

**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 an update by the Davis County Commissioners, and to answer any questions the City Council may have on agenda items. The public is welcome to attend.

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

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, February 18, 2014, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

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

The agenda for the meeting shall be as follows:

### **CALL TO ORDER:**

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

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

7:05 Executive Summary for Planning Commission held February 6, 2014

### **PUBLIC HEARINGS:**

7:10 Brentwood Estates Schematic Plan

### **PRESENTATION OF PETITIONS AND REQUESTS:**

7:25 Recognition of Brigham Mellor and Bob Murri for their Service on the Planning Commission

7:30 TDR Sending and Receiving Zone(s) Ordinance

7:45 Consideration of Contractor for the D&RG Clark Lane Storm Drain Project

7:55 Expansion of City Shop and Storage Facilities

8:05 Financial Update with FY2013 Audited Balances put into the Financial Forecast

### **SUMMARY ACTION:**

8:15 Minute Motion Approving Summary Action List

1. Approval of Minutes from February 4, 2014
2. Amendment to Consolidated Fee Schedule regarding Swim Lesson Fees
3. Resolution Adopting the Storm Drain Master Plan
4. Ratification of Approval of the Storm Water Bond Log

**DISCUSSION ITEMS:**

8:20 Omnibus Zone Text Change

8:30 Flag Lots

8:40 City's Policy on Posting Notices for Public Meetings

**GOVERNING BODY REPORTS:**

8:50 City Manager Report

1. Police and Fire Monthly Activity Reports for January
2. Building Activity Report for January
3. January Justice Court Report

8:55 Mayor Talbot & City Council Reports

**ADJOURN**

**CLOSED SESSION**

Minute motion adjourning to closed session for potential property acquisition.

DATED this 13th day of February, 2014.

**FARMINGTON CITY CORPORATION**

By: Holly Gadd  
Holly Gadd, City Recorder

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

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

CITY COUNCIL AGENDA

For Council Meeting:  
February 18, 2014

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

It is requested that City Council Member John Bilton give the invocation/opening comments to the meeting and it is requested that City Council Member Jim Young 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:  
February 18, 2014

**SUBJECT: Executive Summary for Planning Commission held February 6, 2014**

**ACTION TO BE CONSIDERED:**

None

**GENERAL INFORMATION:**

See enclosed staff report prepared by Eric Anderson.

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



# FARMINGTON CITY

H. JAMES TALBOT  
MAYOR

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

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council  
From: Eric Anderson, Associate Planner  
Date: February 18, 2014  
SUBJECT: EXECUTIVE SUMMARY FOR PLANNING COMMISSION ON FEBRUARY 6, 2014

### RECOMMENDATION

No action required.

### BACKGROUND

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

Item #3. Jared Darger (Public Hearing) – Applicant is requesting recommendation for plat amendment and minor subdivision approval for the Meadow View Subdivision Amendment #1 consisting of 5 lots on 1.32 acres located at 1525 West 425 North in an AE Zone. (S-1-14)

*Voted to recommend this item for approval as written in staff report:*

*Vote: 5-0*

Item #4, Chris Ensign - Applicant is requesting Preliminary Plat approval for The Farmington Bungalows Subdivision (10 lots) on 3.2 acres located at approximately 50 South and 300 West in an OTR zone. (S-15-13)

*Voted to table this item to give applicant and staff more time to look into resolving some of the storm-water issues. This item will likely be on the February 20<sup>th</sup> Planning Commission meeting.*

*Vote: 5-0*

Item #5, Farmington City (Public Hearing) – Applicant is requesting amendments to the Zoning and Subdivision Ordinances (ZT-9-13 and ZT-8-93) by:

- a. Deleting the word “minimum” in 11-28-070;

- b. Striking Section 11-35-103(15) which makes the sale of firearms a prohibited use under Home Occupations.

*Voted to approve a and table b. There was some questions regarding b and whether the cited state statute was taken out of context and whether a thorough review of the state code by the City Attorney may be warranted. Also, there was some discussion as to whether the sale of firearms should or could be a conditional use. At a future meeting, we may schedule the attorney to come and discuss this statute with the Commission more thoroughly.*

*Vote: 5-0*

Among the miscellaneous items were discussions of a possible rewrite to the flag lot ordinance and a requirement for City staff to post notice on properties for public hearings. Both of these items will be discussed tonight by the City Council and the Planning Commission's comments will be further explained as part of that discussion.

Respectfully Submitted



Eric Anderson  
Associate Planner

Review & Concur



Dave Millheim  
City Manager

## CITY COUNCIL AGENDA

For Council Meeting:  
February 18, 2014

**PUBLIC HEARING: Brentwood Estates Schematic Plan**

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

1. Reopen the public hearing.
2. See staff report for recommendation.

### **GENERAL INFORMATION:**

See enclosed staff report prepared by Eric Anderson.

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



# FARMINGTON CITY

H. JAMES TALBOT  
MAYOR

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JAMES YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council  
From: Eric Anderson, Associate City Planner  
Date: February 18, 2014  
SUBJECT: **BRENTWOOD ESTATES SCHEMATIC PLAN**

### RECOMMENDATIONS

1. Reopen the public hearing begun on January 21, 2014;
2. Move that the City Council approve the proposed Schematic Plan for the Brentwood Estates Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:
  - a. The applicant completes a “sensitive area designation plan” prior to preliminary plat;
  - b. The applicant completes the foothill development standards 1-8, as described in Section 11-30-105 prior to Final Plat approval;
  - c. The applicant provides proof that a home will fit on lots 117 and 118, subject to required setbacks;
  - d. The applicant provides proof that a driveway will be able to access lot 117 at an average slope of 14%;
  - e. The City Manager determines what just compensation is for the waiver of open space, and the City Council approves the waiver prior to Preliminary Plat approval;
  - f. The City Council approves the waiver of Sections 11-12-100(b) of the Farmington City Zoning Ordinance;
  - g. Any outstanding issues raised by the DRC shall be addressed by Preliminary Plat;
  - h. Construction vehicles shall be funneled through 1300 North during construction;
  - i. A pedestrian access shall be created to Compton Road;
  - j. The applicant shall install an additional double curb inlet on 1400 North on the east side of the intersection; this new inlet should tie into the other proposed inlet to prevent water from jumping the curb and flowing across the intersection;
  - k. The applicant lowers the east side of the road tying into 1400 North, lessening the cross slope and reducing the overall grade of the turn.

### Findings for Approval:

1. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.
2. The proposed Schematic Plan meets all of the standards for a conservation subdivision such as lot size, width and required setbacks.
3. The outstanding issues raised by the DRC are minor revisions and can be addressed by Preliminary Plat.
4. The density of the proposed subdivision matches the surrounding neighborhoods and conforms to the City's General Land Use Plan which designates this parcel as LDR (Low Density Residential) or 4 units per acre. Because the yield plan (attached) used lot sizes greater than 10,000 square feet, the development meets the required threshold as determined by the City's General Land Use Plan.
5. The second access onto 1400 North is needed for safety issues associated with emergency responses and slope challenges on neighboring roads.

### **BACKGROUND**

The applicant, Ivory Homes, is requesting a recommendation of schematic plan approval for a 24 lot subdivision on property located at approximately 437 West and 1400 North. The subdivision as proposed would consist of 24 lots on 13.82 acres of property. The underlying zone for this property is an LR-F zone, on which Ivory Homes is proposing a conservation subdivision which allows smaller lot sizes with an open space provision.

Some of this property lies in constrained land due to the steep slopes that exceed 30%. To compensate for this slope, the applicant has exceeded the required lot size significantly throughout the proposed subdivision. For instance, the minimum lot size required in the LR-F zone under a conservation subdivision under option 1 is 7,500 s.f. with an average lot size of 9,000 s.f. The smallest lot size proposed by the applicant is 10,000 s.f. and the average lot size is 21,000 s.f. Because of these steep slopes, there is some question as to whether homes will fit on lots 117 and 118, or whether lot 117 is realistically accessible. Additionally, Chapter 11-12-080 requires all conservation subdivisions to complete a "sensitive area designation plan," because of the severe slopes the applicant should complete such a plan.

The proposed development lies in the foothill overlay zone and the applicant shall be required to complete some additional steps such as completing a drainage and erosion control plan, a grading plan, a geology report, a fire protection plan, etc. Under Section 11-30-105 the Planning Commission shall require that all of these plans be submitted. The ordinance does not specify when they shall be completed, just that they are. We are recommending that they be completed prior to preliminary plat approval so the issues are resolved prior to vesting.

The yield plan shows that 24 lots can be constructed. The LR-F zone requires a minimum lot size of 10,000 square feet. A minimum lot size of 7,500 s.f. can be allowed in a conservation subdivision with a set-aside of 10% of the total area for open space. The area of open space required has not been determined yet nor has the area of open space provided by the applicant. The Developer is requesting a waiver of a portion of the open space requirement, the amount of which has yet to be determined. Staff determined that the open space that should be provided would not benefit the City as undeveloped open space, and so the waiver/compensation approach is recommended.

The Developer is also asking for a waiver of Section 11-12-100(b) of the Zoning Ordinance which states: "Buffer from Road. All new dwellings shall be arranged and located a minimum of eighty (80) feet from all external roads with a functional classification higher than a local street." North Compton Road is an important local street, which is a higher classification than a local street. In order to have lots along North Compton Road, a waiver of this requirement by the City Council is required or the homes along this street be setback at least 80'.

Section 11-12-065 allows for a waiver of any provision of this Chapter by a vote of not less than four (4) members of the City Council. (See full waiver provision in the ordinance)

At the December 12<sup>th</sup> Planning Commission meeting, there was concern expressed at having homes backing 1400 North, as it would break the rhythm of the street. All of the homes along the south side of 1400 North to the west of this proposed development have homes fronting the street. Additionally, because a connecting road from this proposed development to either 1400 North or Compton Road was determined to be impossible within City standards (as determined by the City Engineer at the time and Great Basin Engineering) the Planning Commission wanted the developer to add a pedestrian connection to both of these streets from the proposed development. Also, the public expressed concerns over there only being one access point to the development and having all construction vehicles during construction and resident traffic post-construction funneled onto a few small local streets. Because of the concerns of both the public and the commissioners, the Planning Commission added several conditions to address these issues.

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

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

#### **SUPPLEMENTAL INFORMATION**

1. Vicinity Map
2. Revised Schematic Plan
3. Road Cross-section and Profile
4. Yield Plan

Respectfully Submitted



Eric Anderson  
Associate City Planner

Concur



Dave Millheim  
City Manager



# Farmington City





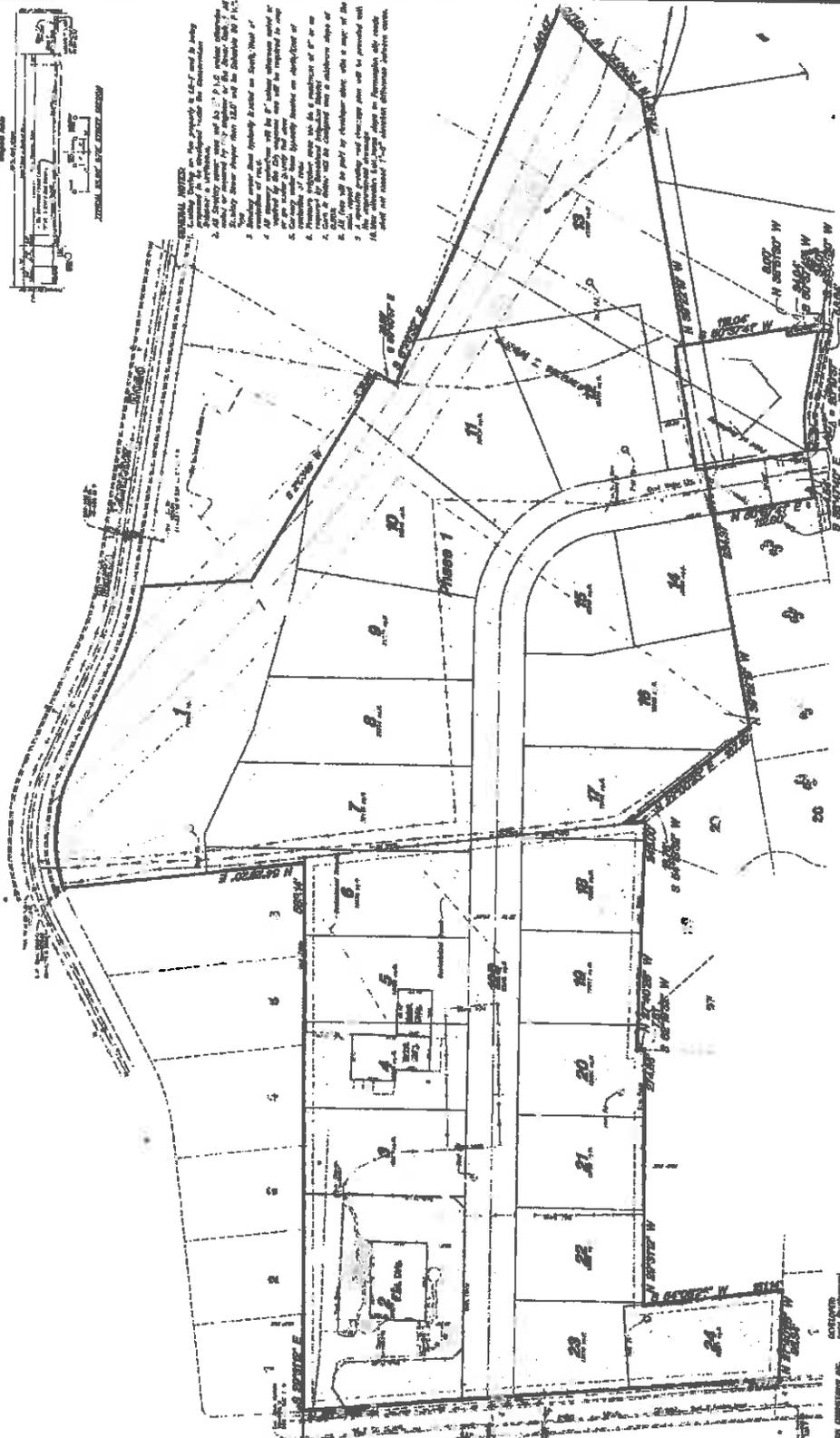


# Brentwood Estates

## Yield Plan

A part of the Southwest 1/4 of Section 12, T3N, R1W, SLB334, U.S. Survey  
 Farmington City, Davis County, Utah  
 July 2013

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**GENERAL NOTES:**  
 1. The plat is subject to all laws, ordinances, rules, regulations, and orders of the State Engineer, the State Surveyor, and the State Board of Surveyors.  
 2. All lots are subject to the provisions of the Utah Subdivision Map Act, Chapter 67B, Utah Code, and the Utah Subdivision Map Act Rules, Chapter 201, Utah Administrative Code.  
 3. The plat is subject to the provisions of the Utah Subdivision Map Act, Chapter 67B, Utah Code, and the Utah Subdivision Map Act Rules, Chapter 201, Utah Administrative Code.  
 4. The plat is subject to the provisions of the Utah Subdivision Map Act, Chapter 67B, Utah Code, and the Utah Subdivision Map Act Rules, Chapter 201, Utah Administrative Code.  
 5. The plat is subject to the provisions of the Utah Subdivision Map Act, Chapter 67B, Utah Code, and the Utah Subdivision Map Act Rules, Chapter 201, Utah Administrative Code.  
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 10. The plat is subject to the provisions of the Utah Subdivision Map Act, Chapter 67B, Utah Code, and the Utah Subdivision Map Act Rules, Chapter 201, Utah Administrative Code.



**Brentwood Estates**  
 Yield Plan  
 15 Oct. 2013  
 61

**GREAT BASIN**  
 INC.

A part of Section 12, T3N, R1W, SLB334, U.S. Survey  
 Farmington City, Davis County, Utah  
 420 West 1000 South  
 Farmington, UT 84201  
 435 EAST GARDEN, FARMINGTON, UT 84201  
 435 EAST GARDEN, FARMINGTON, UT 84201

APPROVED FOR RECORDING  
 STATE ENGINEER  
 STATE SURVEYOR  
 STATE BOARD OF SURVEYORS

APPROVED FOR RECORDING  
 STATE ENGINEER  
 STATE SURVEYOR  
 STATE BOARD OF SURVEYORS

## CITY COUNCIL AGENDA

For Council Meeting:  
February 18, 2014

**S U B J E C T: Recognition of Brigham Mellor and Bob Murri for their Service on the Planning Commission**

### ACTION TO BE CONSIDERED:

None.

### GENERAL INFORMATION:

Mayor Talbot will be making this presentation.

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

## CITY COUNCIL AGENDA

For Council Meeting:  
February 18, 2014

**S U B J E C T: TDR Sending and Receiving Zone(s) Ordinance**

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

Approve the enclosed ordinance regarding transfer of development rights to designate a sending area and a receiving area to enable a possible agreement whereby additional lots (on paper) will be transferred from the regional park and added to the Meadow View subdivision; and open space from the Meadow View subdivision (via a cash payment) will be transferred to the regional park.

### **GENERAL INFORMATION:**

See enclosed staff report prepared by David Petersen.

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

# FARMINGTON CITY



H. JAMES TALBOT  
MAYOR

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

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: February 18, 2014

SUBJECT: **TDR SENDING AND RECEIVING ZONES(S) ORDINANCE**

### RECOMMENDATION

Approve the enclosed ordinance regarding transfer of development rights to designate a sending area and a receiving area to enable a possible agreement whereby additional lots (on paper) will be transferred from the regional park and added to the Meadow View subdivision; and open space from the Meadow View subdivision (via a cash payment) will be transferred to the regional park.

### BACKGROUND

Several months ago, in an effort to better and more strategically establish the type and location of open space in Farmington, the City passed legislation creating an additional tool in its "kit" known as transfer of development rights or TDR. Now it is possible for the City and a property owner, by agreement, to add lots and displace open space in one area (the lot "receiving area") and remove lots and add open space in another area (the lot "sending area") [note: the lots transferred to the sending area create more rooftops in said area over and above the maximum density allowed]. This is at the sole discretion of the City Council after receiving a recommendation from staff.

In consideration of the new legislation referenced above and enacted as Section 11-12-110 of the Zoning Ordinance, the City reviewed a real life future scenario involving the transfer of 5 lots to the Meadow View subdivision. At that time the Council expressed willingness to consider the transfer of lots from its regional park area if and when the legislation passed creating the TDR option. It passed, and now the developer is requesting that the City enter into an agreement to transfer the density rights. However, Section 11-12-110 states that the sending and receiving areas must be identified by ordinance. This should be done prior to entering into an agreement implementing the transfer. Said ordinance is enclosed for your consideration.

The City Council must decide the density right associated with the sending zone (or the area encompassing the regional park). The current General Plan designation for this area is "Rural

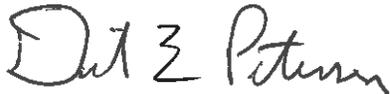
Residential Density”, it allows up to 2 dwelling units per acre, and the typical corresponding zoning district for such a designation is the AE (Agriculture Estates) zone. Notwithstanding this, a charter school has been approved for the site. Normally, as a public use, schools are allowed in most zoning districts, but unlike more mainstream schools, Charter Schools are also designed as office buildings in the event they fail [note: a charter school in Kaysville just announced it is closing its doors to middle school students]. Office buildings are usually found in zones with much higher residential densities than the AE zone. Moreover, the future park site is also in close proximity to the TMU (Transit Mixed Use) zone, which is a high density residential district. Therefore, as an alternative to the 2 units/acre discussed above, staff is recommending a sending zone density of 4 dwelling units/acre which would match an LR zone designation.

With adoption of this ordinance, the density of the sending area is established at 4 dwelling units an acre and the City will be required to track any and all TDR’s sold to the development community until all the sending zone density is allocated elsewhere. This ordinance also approves the Meadow View subdivision as an authorized receiving area. You should note that with approval of this ordinance, staff would then be allowed to prepare an agreement with the developer of Meadow View which would allow for the transfer of 5 density rights (lots) to them for a cost of approximately \$106,032.00 to be paid to the City. These funds can only be used for park acquisition and development.

Supplementary Information

1. Enabling Ordinance.
2. General Plan map showing the proposed sending zone and receiving zone.
3. The current Meadow View subdivision plat.
4. The proposed amended Meadow View subdivision plan showing the additional 5 lots.
5. Section 11-12-110 Transfer of Development Rights/Lots (TDR).

Respectively Submitted



David Petersen  
Community Development Director

Review and Concur



Dave Millheim  
City Manager

**FARMINGTON, UTAH**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE FARMINGTON CITY COUNCIL DESIGNATING SENDING AND RECEIVING ZONES PURSUANT TO SECTION 11-12-110 OF THE FARMINGTON CITY ZONING ORDINANCE RELATING TO A TRANSFER OF DEVELOPMENT RIGHTS**

**WHEREAS**, the Farmington City Council has previously approved and adopted Ordinance No. 213-20, enacting Section 11-12-110 of the Farmington City Municipal Code relating to a transfer of development rights; and

**WHEREAS**, the City Council, after study and consideration, now desires to designate sending and receiving zones pursuant to the terms of that ordinance for the purpose of providing for more integrated and appropriate development within certain areas of the city; and

**WHEREAS**, the City Council has received an application from Northstar Development LLC, requesting the designation of its property as a receiving zone; and

**WHEREAS** the City Council has held all the required and appropriate public hearings, has received a recommendation from the planning commission, and now desires to designate the appropriate sending and receiving zones;

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

**Section 1. Designation of Sending Zone.** That certain real property more particularly described in Exhibit A, attached hereto and incorporated by reference, and shown on the attached maps is hereby designated as a Sending Zone pursuant to Section 11-12-110 of the Farmington City Zoning Ordinance. The City Council's designation of the property shown in Exhibit A as a Sending Zone shall not limit the City's ability to designate other property as Sending Zones pursuant to section 11-12-110. The density right associated with this sending zone shall be 4 units to the acre, consistent with the City's LR (Large Residential) zone designation, which is an appropriate zone designation for the sending zone property pursuant to the Farmington City General Plan.

**Section 2. Designation of Receiving Zone.** Based upon the application of the property owner, that certain real property more particularly shown in Exhibit B, attached hereto and incorporated by reference, and shown on the map in Exhibit B is hereby designated as a Receiving Zone pursuant to section 11-12-110. The City Council's designation of the property in Exhibit B as a Receiving Zone shall not limit the City's ability to designate other property as Receiving Zones pursuant to section 11-12-110.

**Section 3. Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

**Section 4. Effective Date.** This Ordinance shall become effective twenty (20) days after publication or posting, or thirty (30) days after passage, whichever occurs first.

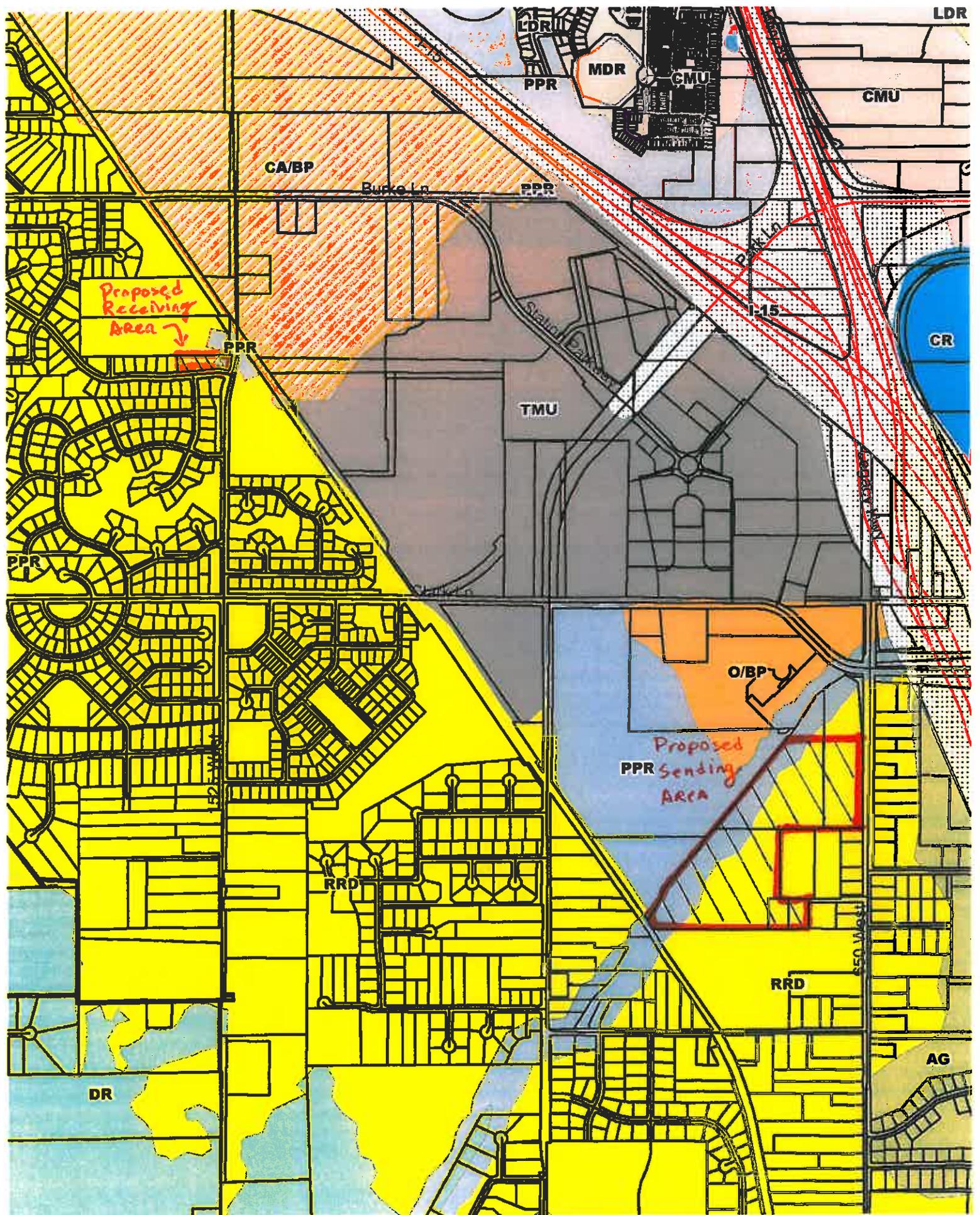
**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,  
STATE OF UTAH, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.**

**FARMINGTON CITY**

ATTEST:

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

By: \_\_\_\_\_  
Jim Talbot  
Mayor



# Meadow View

A Conservation Subdivision

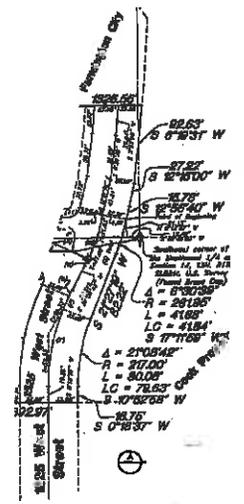
A part of the Southwest 1/4 of Section 14, and the Northwest 1/4 of Section 23, T3N, R1W, SLB&M, U.S. Survey  
Farmington City, Davis County, Utah

Northstar Homes & Development LLC  
owns All Lots Not Marked

**LEGEND**  
 -0001- Parcel A  
 -0002- Parcel B  
 -0003- Parcel C  
 -0004- Parcel D  
 -0005- Parcel E  
 -0006- Parcel F  
 -0007- Parcel G  
 -0008- Parcel H  
 -0009- Parcel I  
 -0010- Parcel J  
 -0011- Parcel K  
 -0012- Parcel L  
 -0013- Parcel M  
 -0014- Parcel N  
 -0015- Parcel O  
 -0016- Parcel P  
 -0017- Parcel Q  
 -0018- Parcel R  
 -0019- Parcel S  
 -0020- Parcel T  
 -0021- Parcel U  
 -0022- Parcel V  
 -0023- Parcel W  
 -0024- Parcel X  
 -0025- Parcel Y  
 -0026- Parcel Z  
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 -0038- Parcel AL  
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 -0249- Parcel IO  
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 -0326- Parcel LN  
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 -0696- Parcel ZV  
 -0697- Parcel ZW  
 -0698- Parcel ZX  
 -0699- Parcel ZY  
 -0700- Parcel ZZ

**Residential Estimates**

Location of Subsets	Distance
Front Lot	30.0'
Side Lot	15.0'
Rear Lot	30.0'
Corner Lot 200' along Street	35.0'



**PREFIX**  
08-525  
**LAST #**  
0032



**SCALE:**  
1" = 100'

**DEVELOPMENT: MEADOW VIEW (A CONSERVATION SUBD.)**  
**CITY: FARMINGTON, LOTS: 1 THRU 19 & PARCELS A,B,& C**

**SW 1/4 SEC. 14, T3N R1W & NW 1/4 SEC. 23, T3N R1W S.L.M. DAVIS COUNTY, UTAH**  
FILE #5330  
8-29-27-13

**NOTES:**  
1. 10' wide Public 2000' Easement as indicated by dashed lines, except as otherwise shown.  
2. Floodable areas must be able to gravity discharge, and shown with wavy pattern.  
3. All report has been prepared and submitted to the City by the developer.

**GREAT BASIN ENGINEERING INC.**  
1000 SOUTH 1475 EAST DERRY, UTAH 84005  
WWW.GBENGINEERING.COM

SECTION 14 CURV DATA				SECTION 23 CURV DATA			
Station	PC	PVI	PT	Station	PC	PVI	PT
1+00.00	1+10.00	1+20.00	1+30.00	1+00.00	1+10.00	1+20.00	1+30.00
1+30.00	1+40.00	1+50.00	1+60.00	1+30.00	1+40.00	1+50.00	1+60.00
1+60.00	1+70.00	1+80.00	1+90.00	1+60.00	1+70.00	1+80.00	1+90.00
1+90.00	2+00.00	2+10.00	2+20.00	1+90.00	2+00.00	2+10.00	2+20.00
2+20.00	2+30.00	2+40.00	2+50.00	2+20.00	2+30.00	2+40.00	2+50.00
2+50.00	2+60.00	2+70.00	2+80.00	2+50.00	2+60.00	2+70.00	2+80.00
2+80.00	2+90.00	3+00.00	3+10.00	2+80.00	2+90.00	3+00.00	3+10.00
3+10.00	3+20.00	3+30.00	3+40.00	3+10.00	3+20.00	3+30.00	3+40.00
3+40.00	3+50.00	3+60.00	3+70.00	3+40.00	3+50.00	3+60.00	3+70.00
3+70.00	3+80.00	3+90.00	4+00.00	3+70.00	3+80.00	3+90.00	4+00.00
4+00.00	4+10.00	4+20.00	4+30.00	4+00.00	4+10.00	4+20.00	4+30.00
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4+60.00	4+70.00	4+80.00	4+90.00	4+60.00	4+70.00	4+80.00	4+90.00
4+90.00	5+00.00	5+10.00	5+20.00	4+90.00	5+00.00	5+10.00	5+20.00
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5+80.00	5+90.00	6+00.00	6+10.00	5+80.00	5+90.00	6+00.00	6+10.00
6+10.00	6+20.00	6+30.00	6+40.00	6+10.00	6+20.00	6+30.00	6+40.00
6+40.00	6+50.00	6+60.00	6+70.00	6+40.00	6+50.00	6+60.00	6+70.00
6+70.00	6+80.00	6+90.00	7+00.00	6+70.00	6+80.00	6+90.00	7+00.00
7+00.00	7+10.00	7+20.00	7+30.00	7+00.00	7+10.00	7+20.00	7+30.00
7+30.00	7+40.00	7+50.00	7+60.00	7+30.00	7+40.00	7+50.00	7+60.00
7+60.00	7+70.00	7+80.00	7+90.00	7+60.00	7+70.00	7+80.00	7+90.00
7+90.00	8+00						



(g) **Constrained and Sensitive Lands.** Restrictions and regulations regarding the preservation, protection, ownership and maintenance of constrained and sensitive lands within a Conservation Subdivision shall be complied with as provided herein.

(h) **Size.** In no event shall any parcel of conservation land be less than 1 acre in size.

**11-12-110 Transfer of Development Rights/Lots. (TDR)**

(a) **Transfer Lots.** Property proposed for conservation land and constrained and sensitive land, if located in a designated receiving zone, may be replaced by one, or more than one, "Transfer Lot". A Transfer Lot is a lot that could have been developed elsewhere in the City, but instead is platted in the place of proposed conservation land, and where money paid to the owner of property located in a designated sending zone by a developer to transfer the lot, and increase the overall residential density of his project. Such lots shall be known and referred to as "Transfer Lots" and must be approved by the City in conjunction with subdivision approval. A Transfer Lot is not the result of a waiver set forth in this Chapter.

(b) **Sole Discretion.** The City has the sole authority to designate sending and receiving zones where such transfer lots are used and may do so by resolution

(c) Any sending zone parcel once a transfer lot density right is taken off the sending zone parcel loses the associated density right unless a future city council decision approves an up zoning to the sending zone parcel.

(d) **Minimum Transfer Lot Size and Dimensional Standards.** The minimum acreage required for any Transfer Lot replacing conservation land shall be determined in accordance with the development incentive chart (option two) and dimensional standards provided in Section 11-12-090.

(e) Any cash payment which results from an agreement regarding a Transfer Lot shall be set aside for the acquisition or improvement of open space and/or park land only, and not for any other use.

(f) The open space acquired involving a Transfer Lot shall be in proximity to the receiving area for said Lot base on the service area or nature of the open space acquired. The service area, whether it is related to a regional facility, community parks, a neighborhood park, etc., shall be determined as set forth in the General Plan

(g) If open space realized in whole or in part by a Transfer lot is moved to another location, transfer lot density rights must be recalculated based upon the characteristics of the new sending zone parcel and in consideration on what as already been transferred to the previous location.

(h) For larger conservation subdivisions greater than 20 acres in size, ten percent of the land must remain as open space and cannot be used by Transfer Lots.

(i) Agreement. A Transfer Lot must be approved by development agreement between the City and the respective owners, acceptable to and at the sole discretion of the City. The development agreement shall be recorded prior to or contemporaneous with the recording of the final plat which contains the Transfer Lot, and the agreement may include, but not be limited to, the following:

- (1) Anticipated value of the Transfer Lot to be paid from the receiving lot owner to the sending lot owner;
- (2) Method of payment for the transfer lot(s) value and when the payment is to be made;
- (3) Cost of improvements, including design costs, and the timing of construction;
- (4) Other costs such as City fees and finance costs, and the timing of the paying thereof;
- (5) Land cost total to be paid to the owner and when this payment to the owner will be made; and
- (6) Developer profit percentage.

11-12-120 Use Regulations.

(a) Subdivision. Subject to use and development restrictions of constrained and sensitive lands as set forth herein, land within Conservation Subdivisions may be used for the following purposes:

- (1) Permitted Uses. Any uses permitted in the relevant zone.
- (2) Conservation Land. Conservation land, subject to the use and development restrictions of conservation land as set forth herein.
- (3) Accessory Uses. Any permitted accessory uses as provided in the relevant zoning regulations.

(b) Conservation Land. Conservation land may be used for the following purposes:

- (1) Permitted Uses. The following uses are permitted in conservation

## CITY COUNCIL AGENDA

For Council Meeting:  
February 18, 2014

**SUBJECT: Consideration of Contractor for the D&RG Clark Lane Storm Drain Project**

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

Approve the proposal from Kapp Construction for the construction of the D&RG and Clark Lane Storm Drain Project in the amount of \$145,124.25 to be paid from account #54-402650.

### **GENERAL INFORMATION:**

See enclosed staff report prepared by Chad Boshell.

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 Staff Report

H. JAMES TALBOT  
MAYOR

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

DAVE MILLHEIM  
CITY MANAGER

To: Honorable Mayor and City Council

From: Chad Boshell, City Engineer

Date: February 18, 2014

SUBJECT: **CONSIDER APPROVAL OF CONTRACTOR FOR THE D&RG CLARK LANE STORM DRAIN PROJECT**

### RECOMMENDATION

1. Approve the proposal from Kapp Construction for the construction of the D&RG & Clark Lane Storm Drain Project in the amount of \$145,124.25 to be paid from account #54-402650.

### BACKGROUND

The City is in the process of installing a storm drain line that crosses Clark Lane and the D&RG rail trail. This storm drain line will drain future development north of Clark Lane and Park Lane and send it to a future regional detention basin south of Clark Lane. This line is being installed in advance of the realignment of Park Lane. Kapp Construction began work on the project but was shut down by UTA due to permitting needed by both the City and Kapp. The project has been redesigned to conform to UTA requirements to install the storm drain so that the manhole structure is out of the normal UTA ROW. These changes have resulted in a cost increase to move the line and install infrastructure that could have been installed at a later date. City staff recommends that the remaining 194 feet of pipe be added to the project so that we do not have to obtain future permits from UTA regarding this project. The original cost was \$53,235.00. With the redesign, required changes, and addition of more pipe and structures Kapp's cost proposal to construct the project is \$145,124.25. City staff recommends that Kapp Construction be awarded the project.

### SUPPLEMENTAL INFORMATION

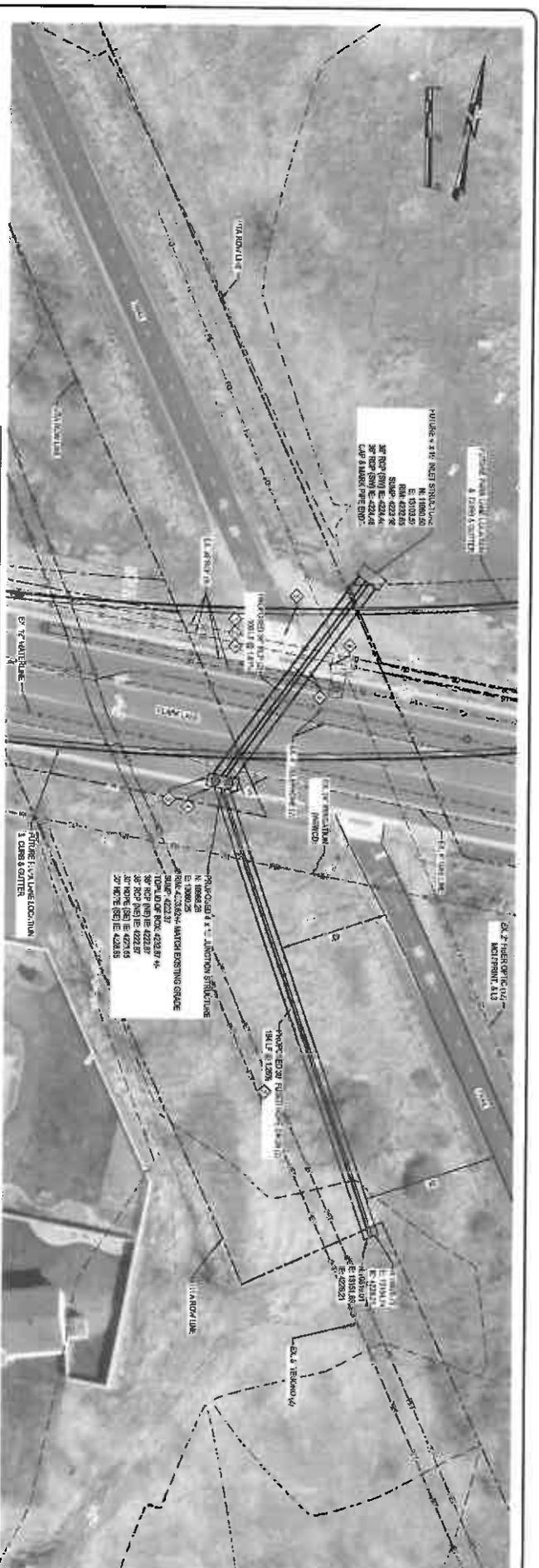
1. Cost Proposal
2. Drawing

Respectively Submitted

Chad Boshell  
City Engineer

Concur

Dave Millheim  
City Manager



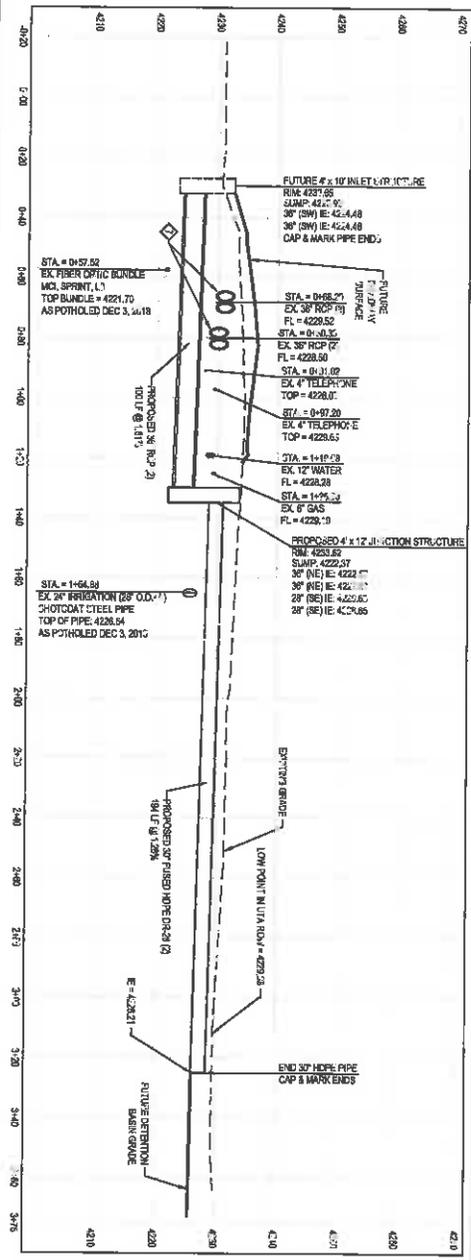
**KEY NOTES**

- 1. FIELD VERIFY HORIZONTAL AND VERTICAL POINT LOCATION OF EXISTING, METAL TIE RODS, SIGNAL PATCH POINT MARKING OVER 8\"/>
- 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND TO SET ONE TIME.
- 3. PROTECT EXISTING STORM DRAIN AND GUTTERS FROM DAMAGE AND REQUIRED PER LOCAL STORM DRAIN CODES, V.L.C.B.E.N.
- 4. PROTECT EXISTING STORM DRAIN AND GUTTERS FROM DAMAGE AND REQUIRED PER LOCAL STORM DRAIN CODES, V.L.C.B.E.N.
- 5. PROTECT EXISTING STORM DRAIN AND GUTTERS FROM DAMAGE AND REQUIRED PER LOCAL STORM DRAIN CODES, V.L.C.B.E.N.
- 6. PROTECT EXISTING STORM DRAIN AND GUTTERS FROM DAMAGE AND REQUIRED PER LOCAL STORM DRAIN CODES, V.L.C.B.E.N.
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- 8. PROTECT EXISTING STORM DRAIN AND GUTTERS FROM DAMAGE AND REQUIRED PER LOCAL STORM DRAIN CODES, V.L.C.B.E.N.
- 9. PROTECT EXISTING STORM DRAIN AND GUTTERS FROM DAMAGE AND REQUIRED PER LOCAL STORM DRAIN CODES, V.L.C.B.E.N.
- 10. PROTECT EXISTING STORM DRAIN AND GUTTERS FROM DAMAGE AND REQUIRED PER LOCAL STORM DRAIN CODES, V.L.C.B.E.N.

**GENERAL NOTES:**

1. FIELD VERIFY HORIZONTAL AND VERTICAL POINT LOCATION OF EXISTING, METAL TIE RODS, SIGNAL PATCH POINT MARKING OVER 8\"/>
- 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND TO SET ONE TIME.
- 3. PROTECT EXISTING STORM DRAIN AND GUTTERS FROM DAMAGE AND REQUIRED PER LOCAL STORM DRAIN CODES, V.L.C.B.E.N.

PERMIT SET  
01-03-2014



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/03/2014
2	ISSUED FOR PERMIT	01/03/2014
3	ISSUED FOR PERMIT	01/03/2014
4	ISSUED FOR PERMIT	01/03/2014
5	ISSUED FOR PERMIT	01/03/2014
6	ISSUED FOR PERMIT	01/03/2014
7	ISSUED FOR PERMIT	01/03/2014
8	ISSUED FOR PERMIT	01/03/2014
9	ISSUED FOR PERMIT	01/03/2014
10	ISSUED FOR PERMIT	01/03/2014

**CALDWELL RICHARDS SORENSEN**  
ANSWERS TO INFRASTRUCTURE

**FARMINGTON OFFICE:**  
100 S. MAIN ST.  
FARMINGTON, CT 06032  
TEL: 860-673-4277  
WWW.CRS-ENGINEERS.COM

**FARMINGTON CITY STORM DRAIN IMPROVEMENTS**  
DARD - CLARK LANE

130022.07  
CU101



**PROPOSAL**

**KAPP CONSTRUCTION  
A UTAH LICENSED GENERAL CONTRACTOR  
1595 WEST 3300 SOUTH  
OGDEN, UTAH 84401  
801-393-7360  
FAX 801-393-8241**

Revision 1-16-2014

**SUBMITTED TO: Farmington City  
PROPOSAL FOR: 36" Storm Drain  
JOB NAME: Clark Lane 36" Storm Drain Crossing  
JOB ADDRESS:**

**We Propose** hereby to furnish material and labor - complete in accordance with specifications below.

Authorized Signature:

---

**Note:** This proposal may be withdrawn by us, 30 days after its date.

*All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written change orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.*

---

**We here by submit specifications and estimate for**

---

<b>ITEM DESCRIPTION</b>	<b>QUANTITY UNITS</b>	<b>PRICE/UNIT</b>	<b>TOTAL</b>
1) Remobilize	1 LS	\$ 1,200.00	\$ 1,000.00
2) UTA Right of Way Permit and Insurance	1 LS	\$ 825.00	\$ 825.00
3) Saw Cut Remove asphalt	3000 SF	\$ 0.65	\$ 1,950.00
4) Remove Curb and Gutter	120 LF	\$ 7.30	\$ 876.00
5) Replace Curb and Gutter	120 LF	\$ 19.80	\$ 2,376.00
6) Remove and Replace Handicap Ramp	1 EA	\$ 2,200.00	\$ 2,200.00
7) 2" Temp Asphalt Patch	3000 SF	\$ 2.80	\$ 8,400.00
8) Traffic Control	1 LS	\$ 7,700.00	\$ 7,700.00
9) Install Double 36" RCP	100 LF	\$ 209.40	\$ 20,940.00
10) Furnish and Install 30" HDPE Double	194 LF	\$ 210.75	\$ 40,885.50
11) Furnish and Install Precast Junction Structure	1 EA	\$ 13,885.00	\$ 13,885.00
12) Remove Replace or Shore existing 36" SD Pipe	4 EA	\$ 3,750.00	\$ 15,000.00
13) Remove and Reinstall 4' Chain Link Fence	120 LF	\$ 10.00	\$ 1,200.00
14) Remove and Reinstall Sign	1 EA	\$ 100.00	\$ 100.00
15) Collar and Raise Existing Qwest Manhole	1 EA	\$ 1,350.00	\$ 1,350.00
8) Gravel Bedding	1050 Tons	\$ 14.35	\$ 15,067.50
9) Import Backfill	1066 Tons	\$ 9.00	\$ 9,594.00
10) Roadbase	135 Tons	\$ 13.15	\$ 1,775.25
<b>Total</b>			<b>\$ 145,124.25</b>

**Notes:**

Price based on revised plan dated 01-03-2014

All billing to be at actual units installed.

All concrete pipe material to be supplied by Farmington City

Doesn't include any Compaction Testing or Camera Inspection of Storm Drain Lines

Doesn't include any elliptical pipe if existing pipe is other than 36" RCP

Doesn't include any removal or plugging of pipe already installed this to be at T&M

Doesn't include any street striping.

Doesn't include items already billed or change orders already billed totaling \$29,362.86

Doesn't include any concrete collars around manhole rings on new junction box.

**Acceptance of Proposal** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

**Date of Acceptance** \_\_\_\_\_

**Signature** \_\_\_\_\_

CITY COUNCIL AGENDA

For Council Meeting:  
February 18, 2014

**S U B J E C T: Expansion of City Shop and Storage Facilities**

**ACTION TO BE CONSIDERED:**

Approve the expansion of the City Shop facility and a new storage building per the attached funding plan.

**GENERAL INFORMATION:**

See enclosed staff report prepared by Keith Johnson.

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

# FARMINGTON CITY



H. JAMES TALBOT  
MAYOR

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

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: February 10, 2014

Subject: **APPROVE EXPANSION OF CITY SHOP AND STORAGE FACILITIES.**

### RECOMMENDATIONS

Approve the expansion of the City Shop facility and a new storage building per the attached funding plan.

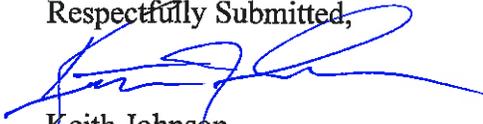
### BACKGROUND

Since there is no more room for any additional staff at Parks and Recreation and at Public Works and with the addition of the new City engineer to the public works building, along with the City needs more storage space as a lot of the vehicles and equipment is stored outside and all of the garbage cans which make them very hard to put together in the winter time. It was decided to look at what could be done to alleviate some of these problems. Walt Hokanson, Neil Miller and myself started meeting with Dave Dixon who was the architect on the original building and tried to decide what could be done to address the over crowding problem and adding an additional storage unit like the one we already have. Dave Dixon has given us some preliminary numbers and it is recommended the City could pay for the project out of the utility funds since they contribute to a lot of the need for expanding and storage (see enclosed worksheet).

We can either incorporate it into the budget for this coming fiscal year, or we might get a better bid if we went to bid early this spring and then it could be done by this summer and keep it out of winter construction. We already got approval to have Dave Dixon draw up the plans for such expansion, which he has been doing and will have them probably done next week.

We are asking for approval to go ahead and approve this expansion in this budget year and to bid this project in the next few weeks. The City will have to hold a public hearing and approve amending the budget for this expense, which can be done at a later City Council meeting as it will be a couple of months before anything will be started or spent on the project.

Respectfully Submitted,



Keith Johnson,  
Assistant City Manager

Review and Concur,



Dave Millheim,  
City Manager



PUBLIC WORKS

UTAH DEPARTMENT OF TRANSPORTATION  
08070001  
UTAH DEPARTMENT OF TRANSPORTATION

Italy's  
Zimiez  
Famous  
Sweat  
084830001  
STATION PARK CENTER GAL LLC  
842 W CLARK LN  
Torrin  
Crazy 8  
Star Nails  
Petco  
Daily  
Beauty

080750071  
FARMINGTON CITY  
A CORPORATION

FARMINGTON  
CITY PUBLIC  
WORKS

084830079  
STATION PARK CENTER GAL LLC  
110 N CLARK LN

100 North

080750050  
STATION PARK  
CENTER GAL LLC

080760113  
DAVEY  
COUNTY

Star 811

080750113  
DAVEY  
COUNTY





PROJECT: NIS

**NOTE**

1. This drawing is intended for use as a schematic design only. It is not to be used for construction purposes. It is the responsibility of the client to verify the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.

**PUBLIC WORKS & LEISURE SERVICES BUILDING ADDITION**

728 WEST 100 NORTH  
FARMINGTON, UTAH  
84025

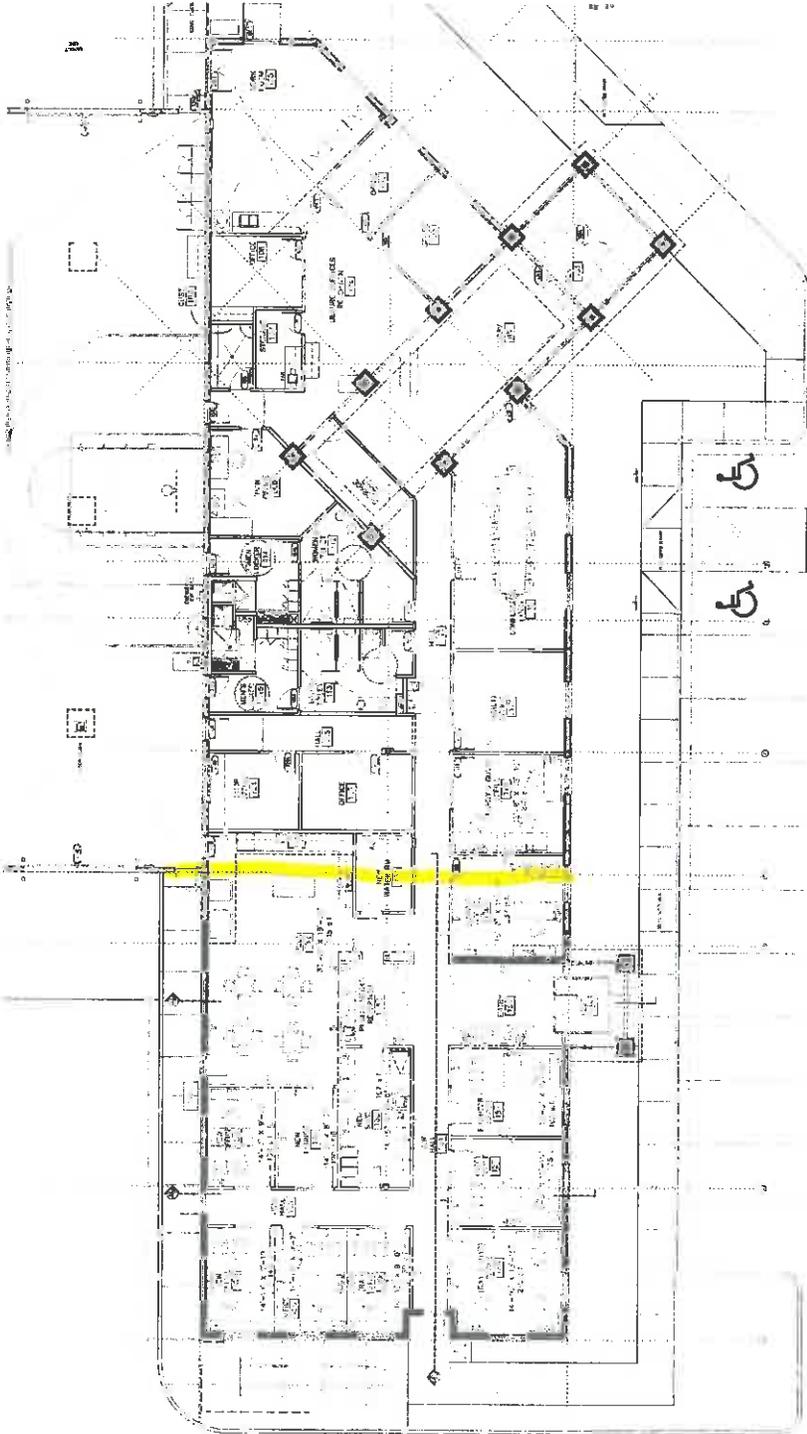
**SCHEMATIC DESIGN**

DATE	DATE	DATE
NO. 100-200	NO. 100-200	NO. 100-200
BY: [Signature]	BY: [Signature]	BY: [Signature]
CHECKED BY: [Signature]	CHECKED BY: [Signature]	CHECKED BY: [Signature]
DATE: [Date]	DATE: [Date]	DATE: [Date]
SCALE: [Scale]	SCALE: [Scale]	SCALE: [Scale]
PROJECT NO. [Number]	PROJECT NO. [Number]	PROJECT NO. [Number]
CLIENT: [Client Name]	CLIENT: [Client Name]	CLIENT: [Client Name]
ARCHITECT: [Firm Name]	ARCHITECT: [Firm Name]	ARCHITECT: [Firm Name]
PROJECT TITLE	PROJECT TITLE	PROJECT TITLE

**FLOOR PLAN**

A-1.01

© 2012, CIXION + ASSOCIATES

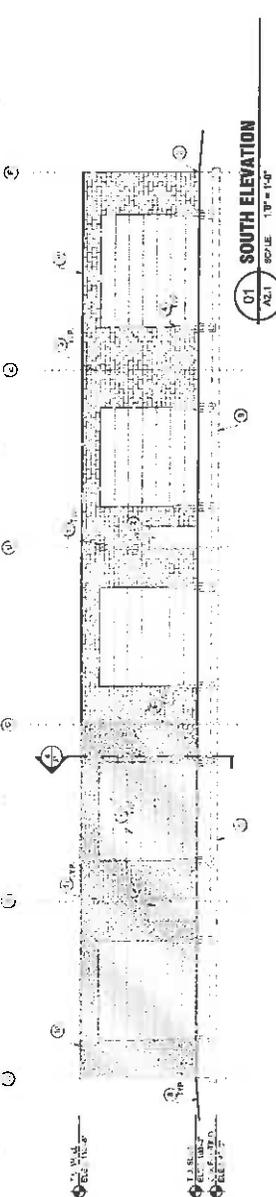


3200 sq ft

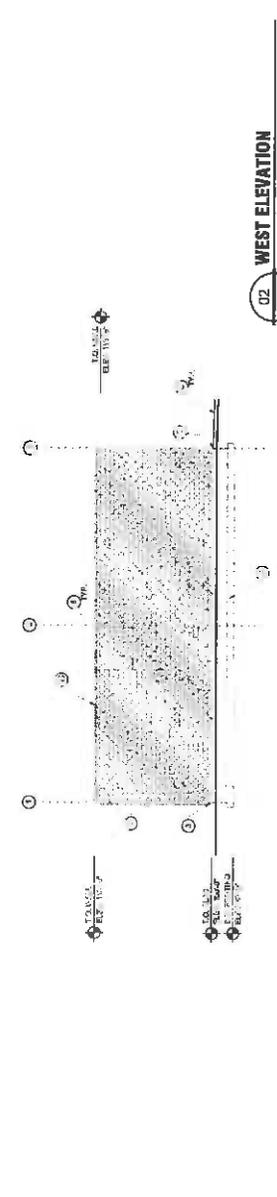


**REFERENCE NOTES**

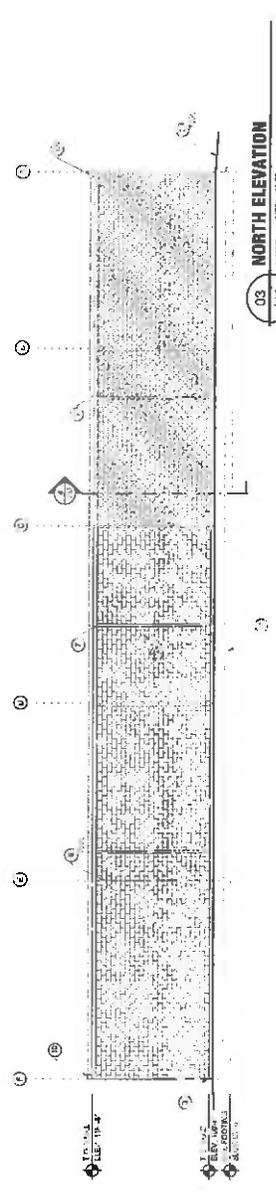
- 1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES PRIOR TO CONSTRUCTION.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
- 3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
- 6. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
- 7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
- 8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THESE DRAWINGS.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES THAT ARE AFFECTED BY THE WORK.
- 10. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
- 11. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORKING ENVIRONMENT AT ALL TIMES.
- 12. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



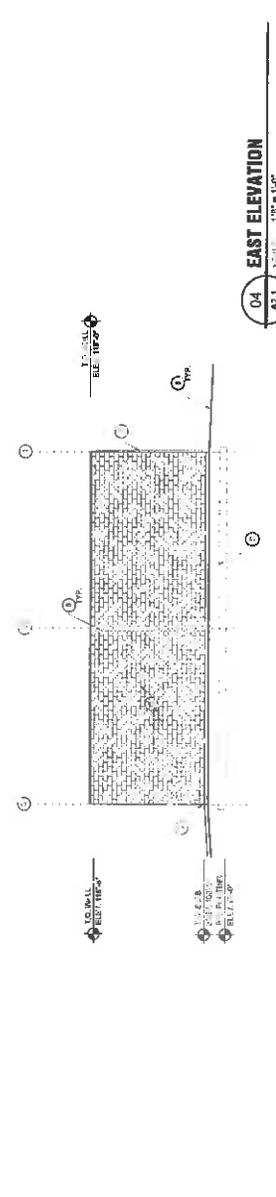
**01 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**03 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**04 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**PUBLIC WORKS AND RECREATION SERVICES BUILDING**  
725 WEST 100 NORTH  
FARMINGTON, UT

CONSTRUCTION DOCUMENTS

DATE	DESCRIPTION

PROJECT NO. 2000-0000-0000  
SHEET NO. 01  
DATE: 01/01/2020

**STORAGE ELEVATIONS**

**A2.1**

© 2000 DODD + PASCARELLI

# Public Works Building Expansion

## Estimated Cost

	<u>City Costs</u>	<u>Contractor</u>	<u>Total Cost</u>
Public Works Building	8,000	413,000	421,000
Storage Building	4,000	340,000	344,000
Furnishings	20,000		20,000
Architect		35,000	35,000
Totals	<u>32,000</u>	<u>788,000</u>	<u>820,000</u>

## Sources of Funds

	<u>Balance</u>	<u>Cost to Fund</u>
Water Fund	1,379,000	350,000
Sewer Fund	208,000	100,000
Garbage Fund	314,000	120,000
Storm Drain Fund	754,000	250,000
General Fund	1,559,000	0
Total Sources		<u>820,000</u>

CITY COUNCIL AGENDA

For Council Meeting:  
February 18, 2014

**S U B J E C T: Financial Update with FY2013 Audited Balances put into the Financial Forecast**

**ACTION TO BE CONSIDERED:**

Discussion Only.

**GENERAL INFORMATION:**

See enclosed staff report prepared by Keith Johnson.

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

# FARMINGTON CITY



H. JAMES TALBOT  
MAYOR

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

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: February 12, 2014

Subject: **FINANCIAL UPDATE WITH FY 2013 AUDITED BALANCES PUT INTO THE FINANCIAL FORECAST.**

### BACKGROUND

Enclosed you will find some worksheets and graphs showing the General Fund balances with audited figures and those figures being put into the financial forecast and what they do in changing the forecast.

As you can see the forecast does change some with the FY 2013 figures put into the forecast model. It does increase the amount of deficits in years after 2017 from what it was last year. This is due mainly with the addition of the full time city engineer and adding the 2 full time captains in the fire dept at the same time.

There are some graphs and information on sales tax and the growth that we are seeing there.

I have also included some graphs that show some ratios that might be helpful to understand the financial well being of the City. I will explain about them in the City Council meeting.

Respectfully Submitted,

Keith Johnson,  
Assistant City Manager

Review and Concur,

Dave Millheim,  
City Manager

**FARMINGTON CITY CORPORATION BUDGET  
GENERAL FUND BALANCE**

**BUDGET**

	Actual Amounts	Amended Budget	Original Budgeted Unrestricted	Restricted Class C	Restricted Liquor Law
Audited Balance 6-30-12	1,047,256	1,047,256	1,047,256	60,879	23,661
Projected Revenue 6-30-2013	7,559,615	7,604,387	6,550,391	601,797	19,054
Projected Expenditures 6-30-2013	7,183,280	7,437,325	6,602,124	546,749	22,369
Projected Balance 6-30-2013	1,423,591	1,214,318	995,523	115,927	20,346
	Approved Budget	Approved Budget			
Budget Revenue 6-30-2014	6,695,984	6,695,984		575,000	20,000
Budget Expenditures 6-30-2014	7,185,621	7,185,621		643,000	31,000
Budget Balance 6-30-2014	933,954	724,681		-68,000	-11,000

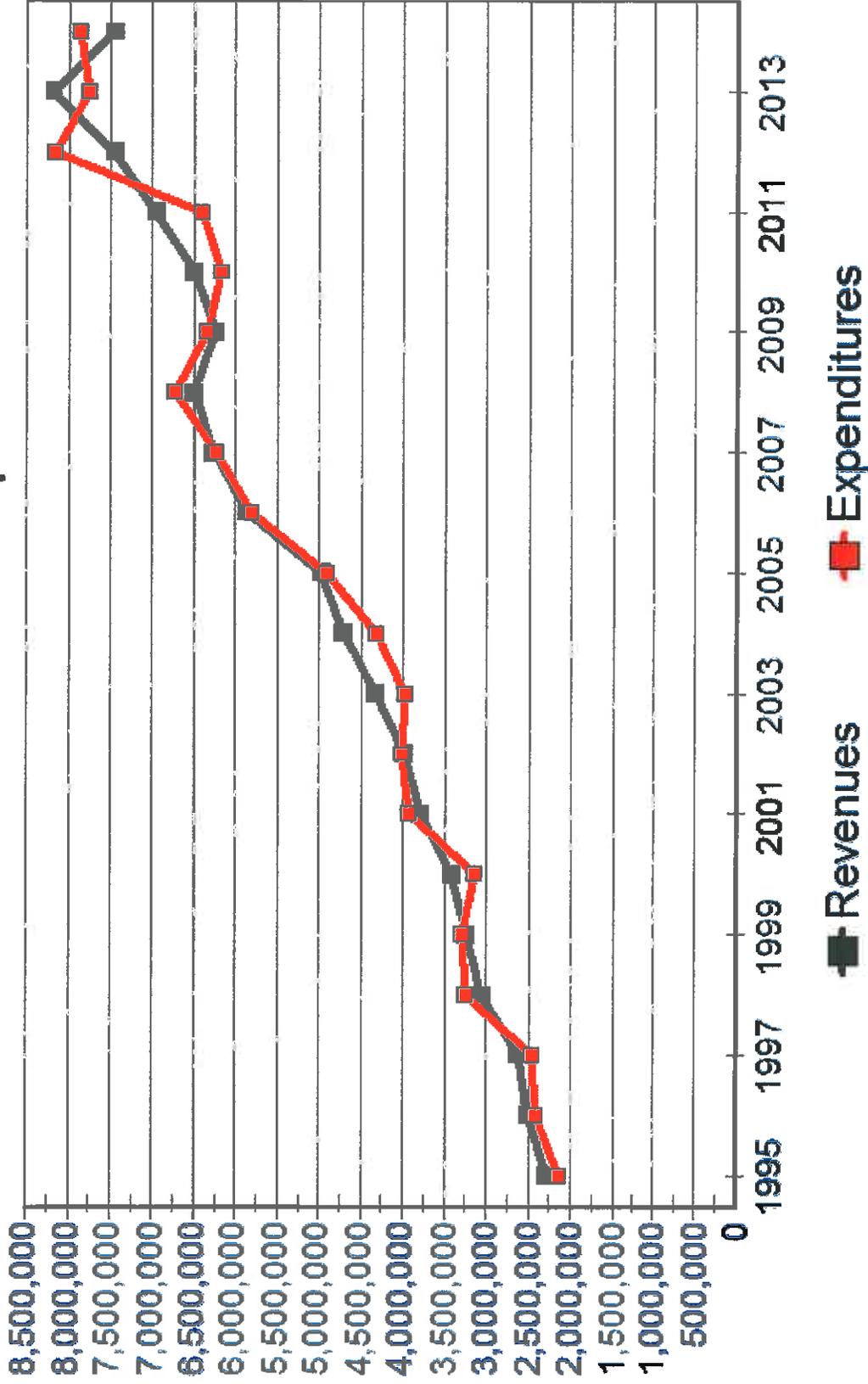
State Required Fund Balance 6-30-2013

6,695,984	6,695,984
x 25%	x .05
<u>1,673,996</u>	<u>334,799</u>

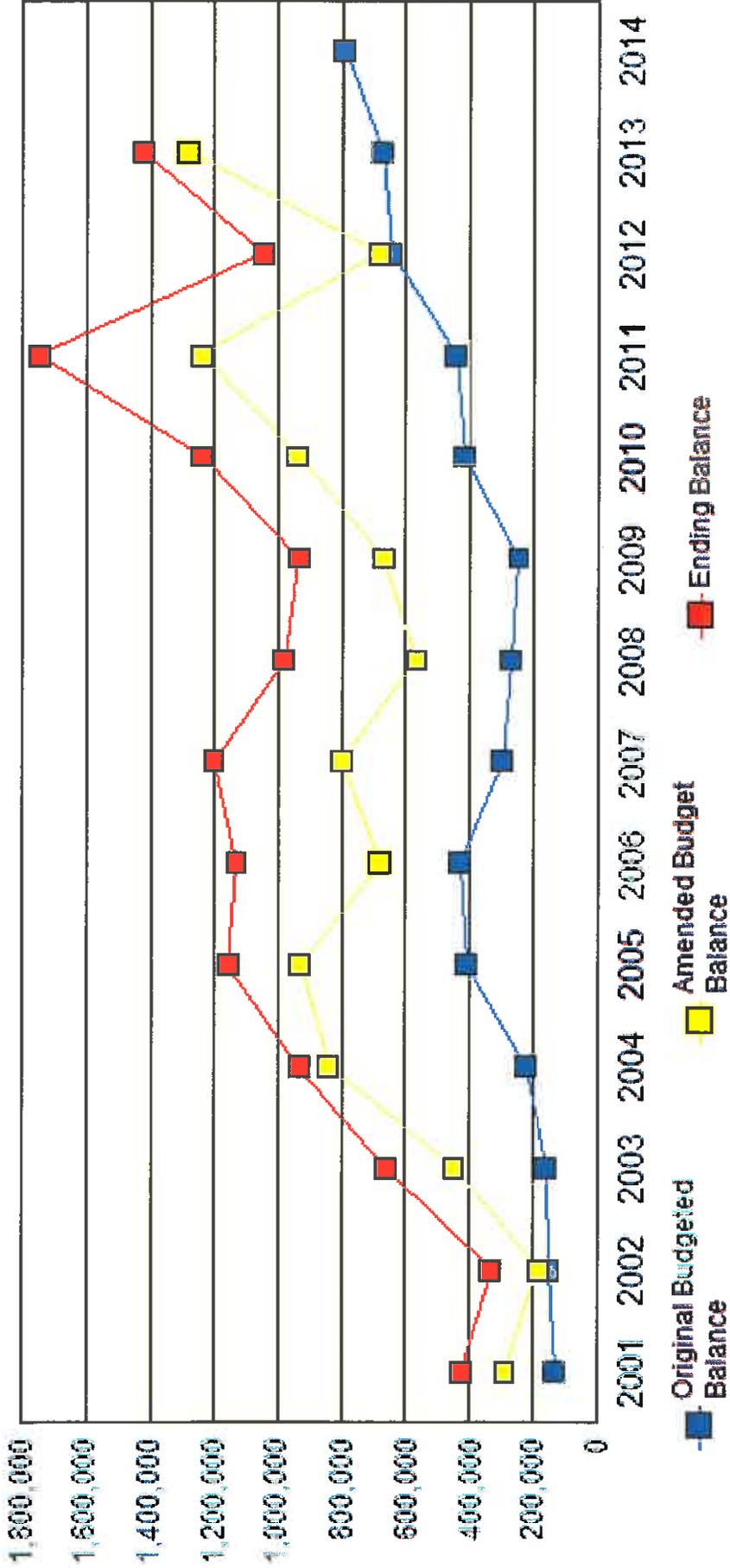
State Required Fund Balance 6-30-2014

6,695,984	6,695,984
x .25	x .05
<u>1,673,996</u>	<u>334,799</u>

# General Fund Revenues and Expenditures



# General Fund Balances



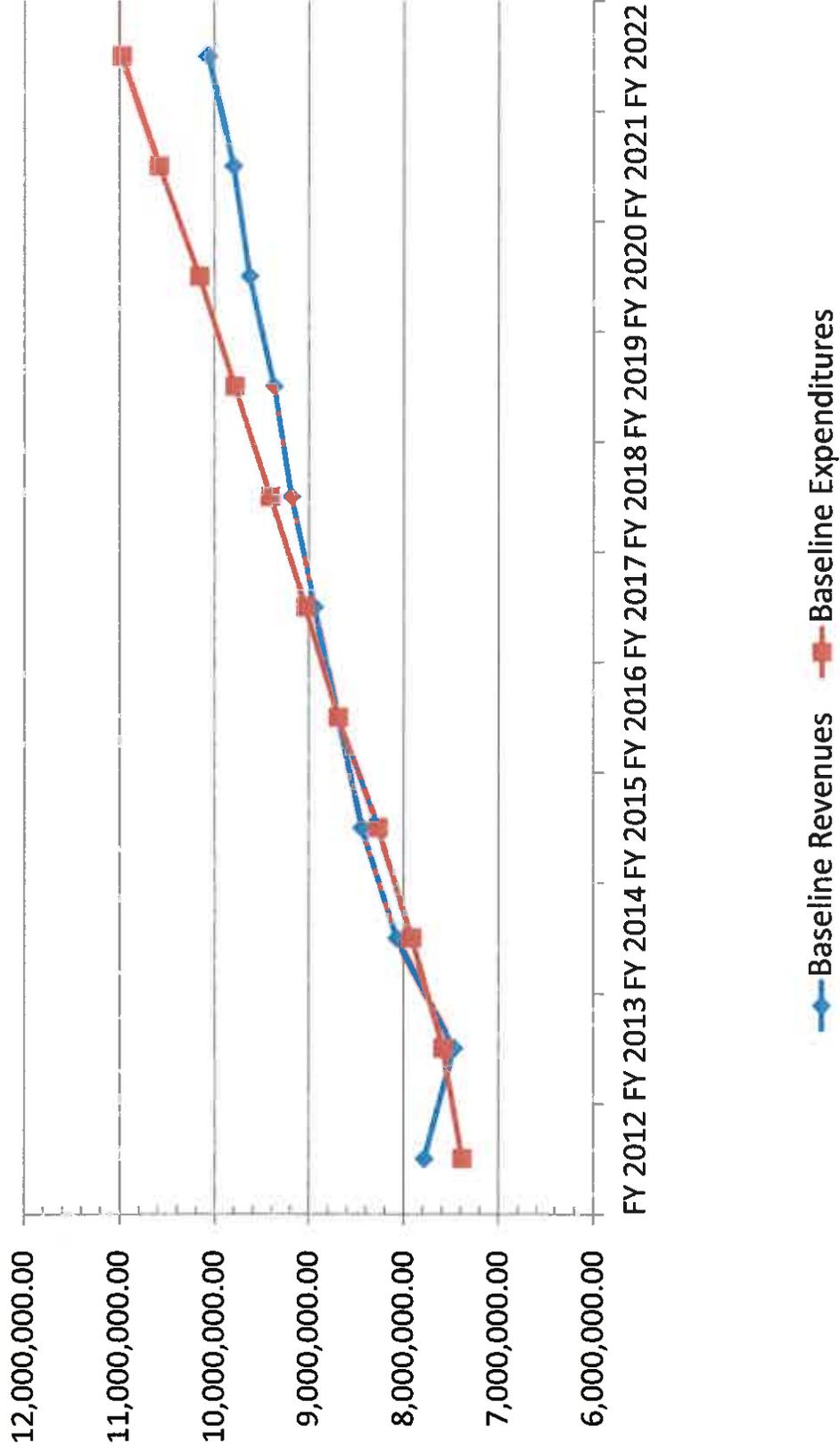
## Ten-year General Fund Forecast Actual – Revised Scenario

	<b>Revised</b>	<b>Revised</b>	<b>Revenue Less</b>	<b>Surplus/Deficit</b>
	<b>Revenues</b>	<b>Expenditures</b>	<b>Expenditures</b>	<b>as a % of Revenue</b>
				<b>Fund Balance</b>
FY 2012 Econowest estimate	\$ 7,735,409	\$ 7,385,781	\$ 349,628	\$ 1,839,830
FY 2012 Actual	\$ 7,447,489	\$ 8,156,024	(708,535)	4.5%
FY 2013 Actual	\$ 8,180,631	\$ 7,752,398	\$ 428,233	-9.5%
FY 2014	\$ 7,894,975	\$ 7,879,724	\$ 15,251	5.2%
FY 2015	\$ 8,331,528	\$ 8,147,838	\$ 183,691	0.2%
FY 2016	\$ 8,606,555	\$ 8,538,420	\$ 68,135	2.2%
FY 2017	\$ 8,876,189	\$ 8,885,455	(9,267)	0.8%
FY 2018	\$ 9,120,179	\$ 9,254,467	(134,288)	-0.1%
FY 2019	\$ 9,303,980	\$ 9,629,910	(325,931)	-1.5%
FY 2020	\$ 9,572,620	\$ 10,004,409	(431,789)	-3.5%
FY 2021	\$ 9,759,461	\$ 10,422,451	(662,990)	-4.5%
FY 2022	\$ 10,049,340	\$ 10,816,914	(767,574)	-6.8%
				-7.6%

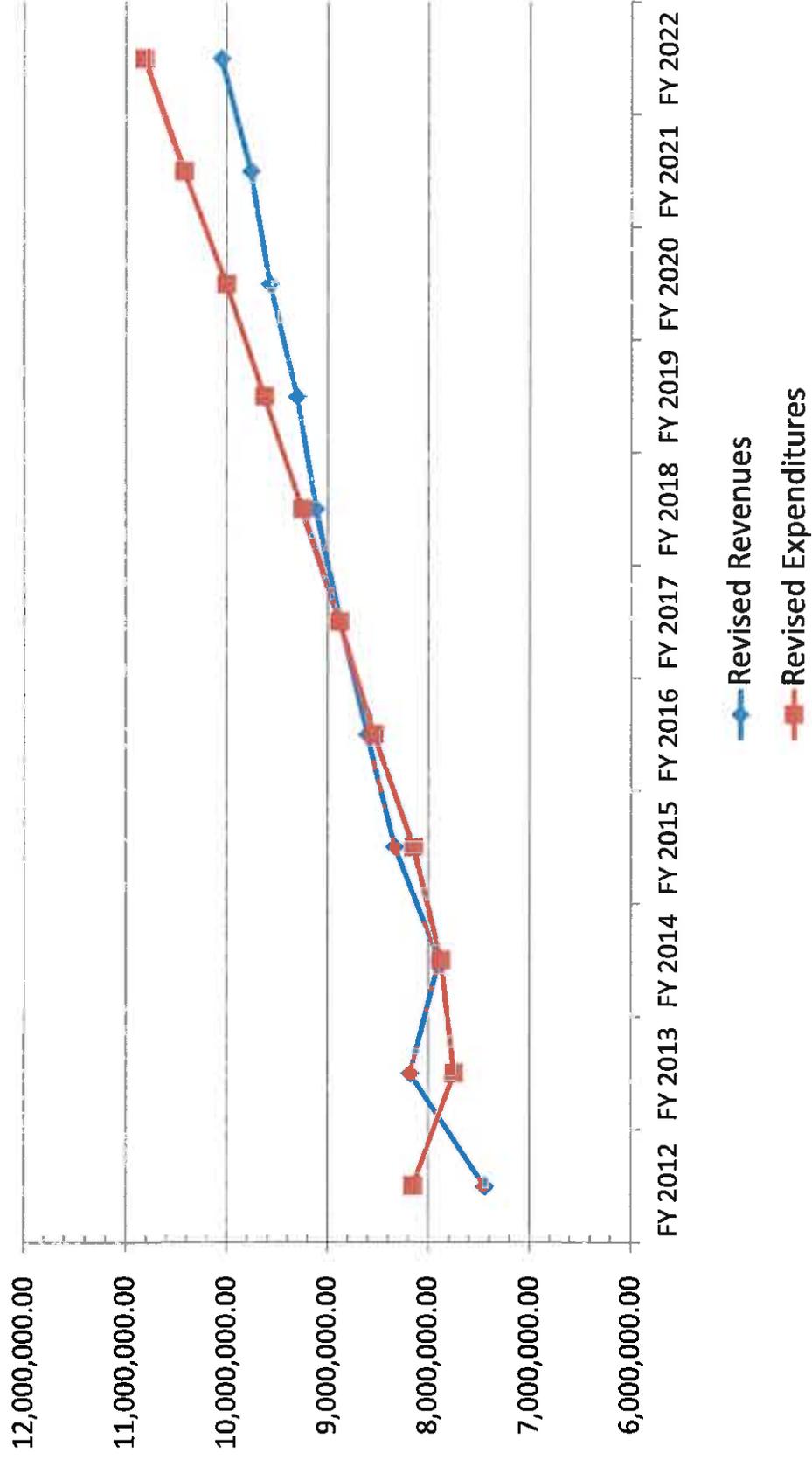
## Ten-year General Fund Forecast Actual – Revised Scenario

	Projections From 2011	Actual 2011	Actual 2012	Actual 2013	Fund Balance Actual 2013
Fund Balance 2011					1,839,830
FY 2012 Econowest estimate	349,629	-	-	-	
FY 2012 Actual	-	(596,751)	(708,535)	(708,535)	1,131,295
FY 2013 Actual	(114,704)	(100,033)	(101,515)	428,233	1,559,528
FY 2014	160,278	190,781	120,135	15,251	1,574,780
FY 2015	171,662	219,207	306,571	183,691	1,758,470
FY 2016	4,705	71,086	191,806	68,135	1,826,606
FY 2017	(93,697)	(7,374)	109,946	(9,267)	1,817,339
FY 2018	(217,698)	(110,072)	(19,948)	(134,288)	1,683,051
FY 2019	(417,251)	(287,096)	(217,675)	(325,931)	1,357,120
FY 2020	(535,321)	(381,320)	(329,965)	(431,789)	925,331
FY 2021	(785,253)	(603,717)	(561,340)	(662,990)	262,341
FY 2022	(914,601)	(705,691)	(671,473)	(767,574)	(505,232)

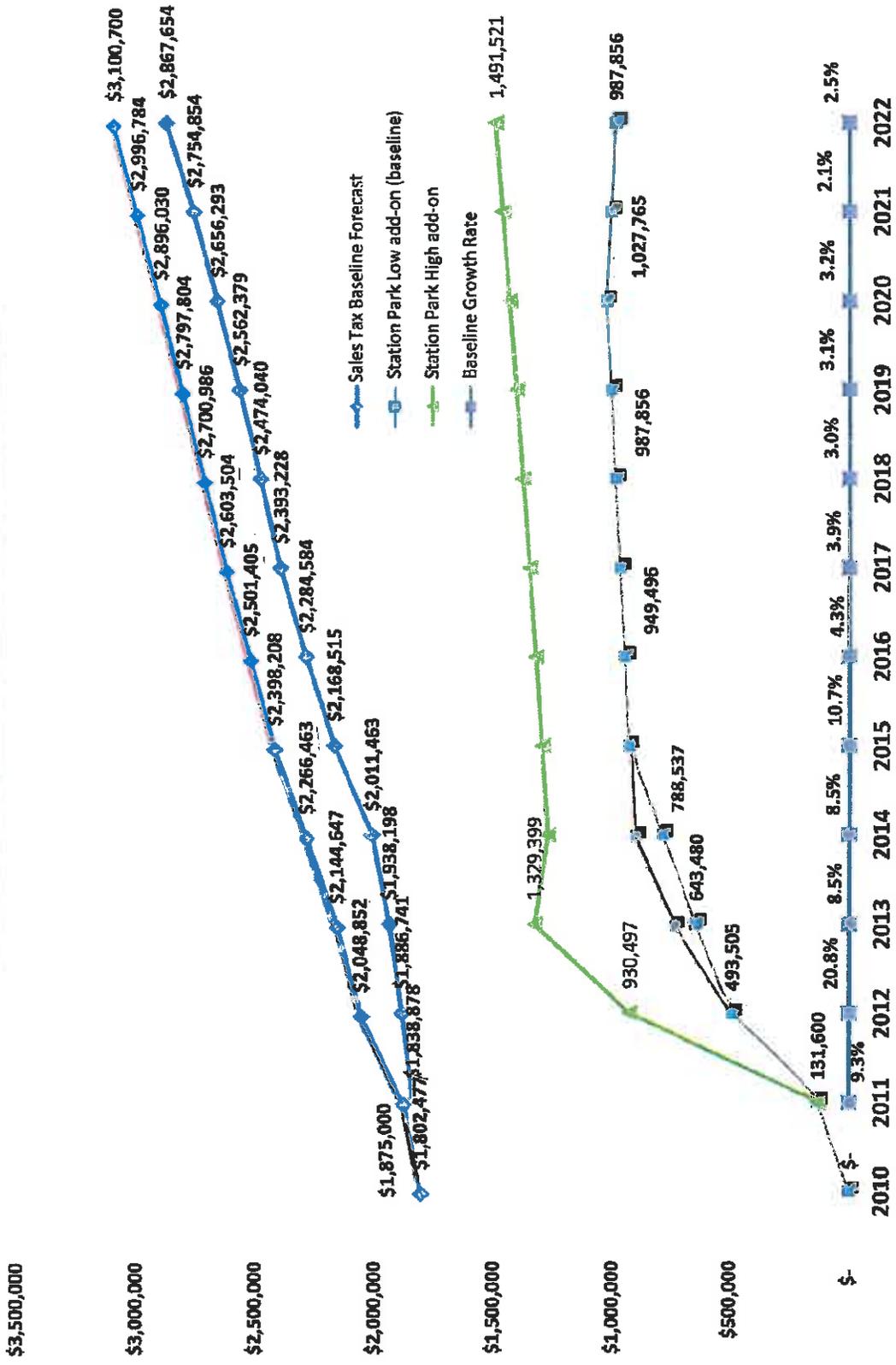
# Original Baseline Revenues Expenses



# Actual - Revised Revenues Expenditures



# Revised Sales Tax Forecasts 2013



## Sales Tax

FY	1995	909,296	
FY	1996	987,703	8.62%
FY	1997	1,017,434	3.01%
FY	1998	1,048,133	3.02%
FY	1999	1,119,604	6.82%
FY	2000	1,224,412	9.36%
FY	2001	1,252,080	2.26%
FY	2002	1,375,352	9.85%
FY	2003	1,179,770	-14.22%
FY	2004	1,283,013	8.75%
FY	2005	1,342,693	4.65%
FY	2006	1,576,348	17.40%
FY	2007	1,870,311	18.65%
FY	2008	2,064,307	10.37%
FY	2009	1,916,700	-7.15%
FY	2010	1,802,477	-5.96%
FY	2011	1,970,478	9.32%
FY	2012	2,380,246	20.80%
FY	2013	2,581,678	8.46%
FY	2014	2,800,000	8.46%

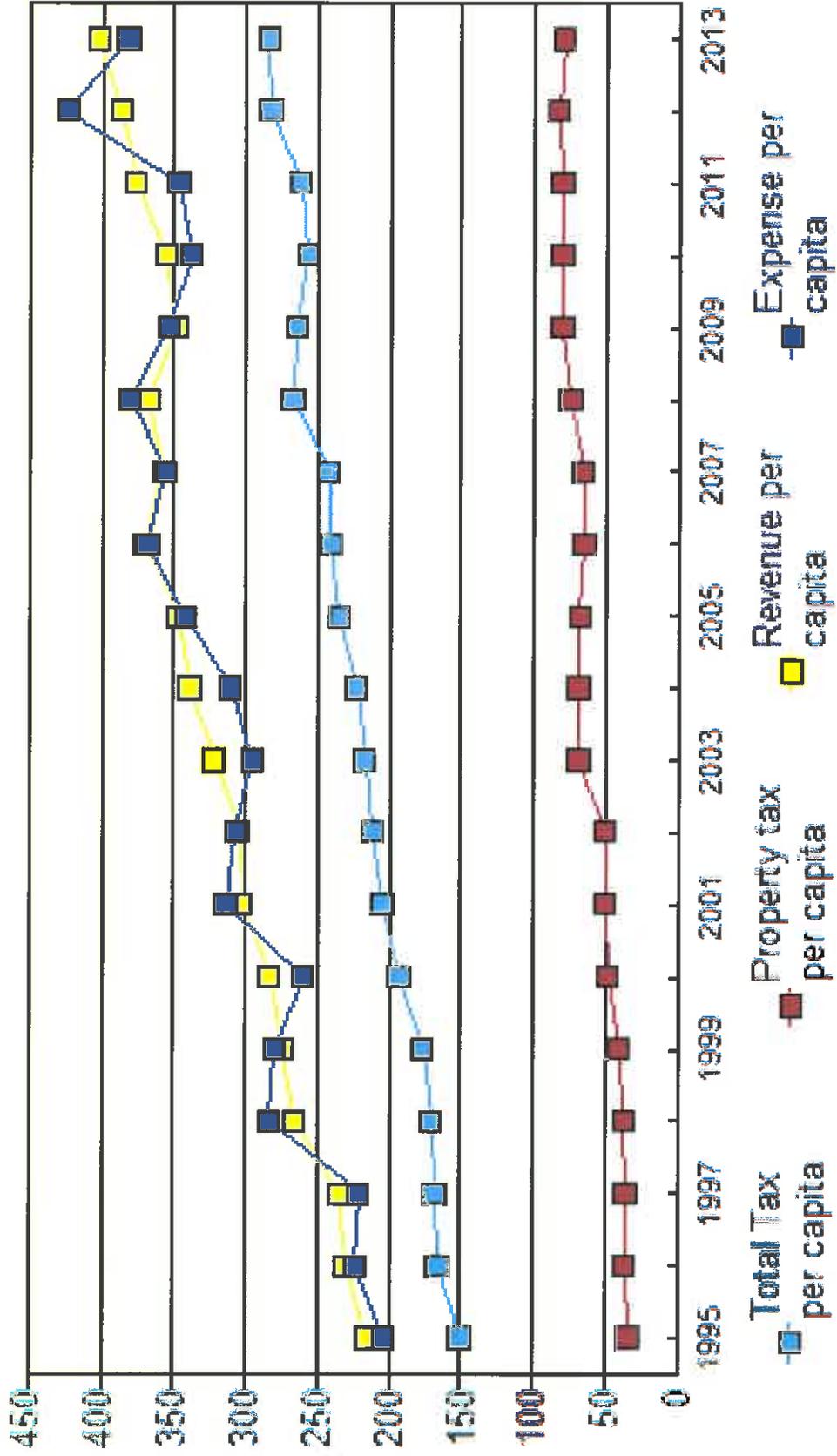
Sales Tax

FY 2014

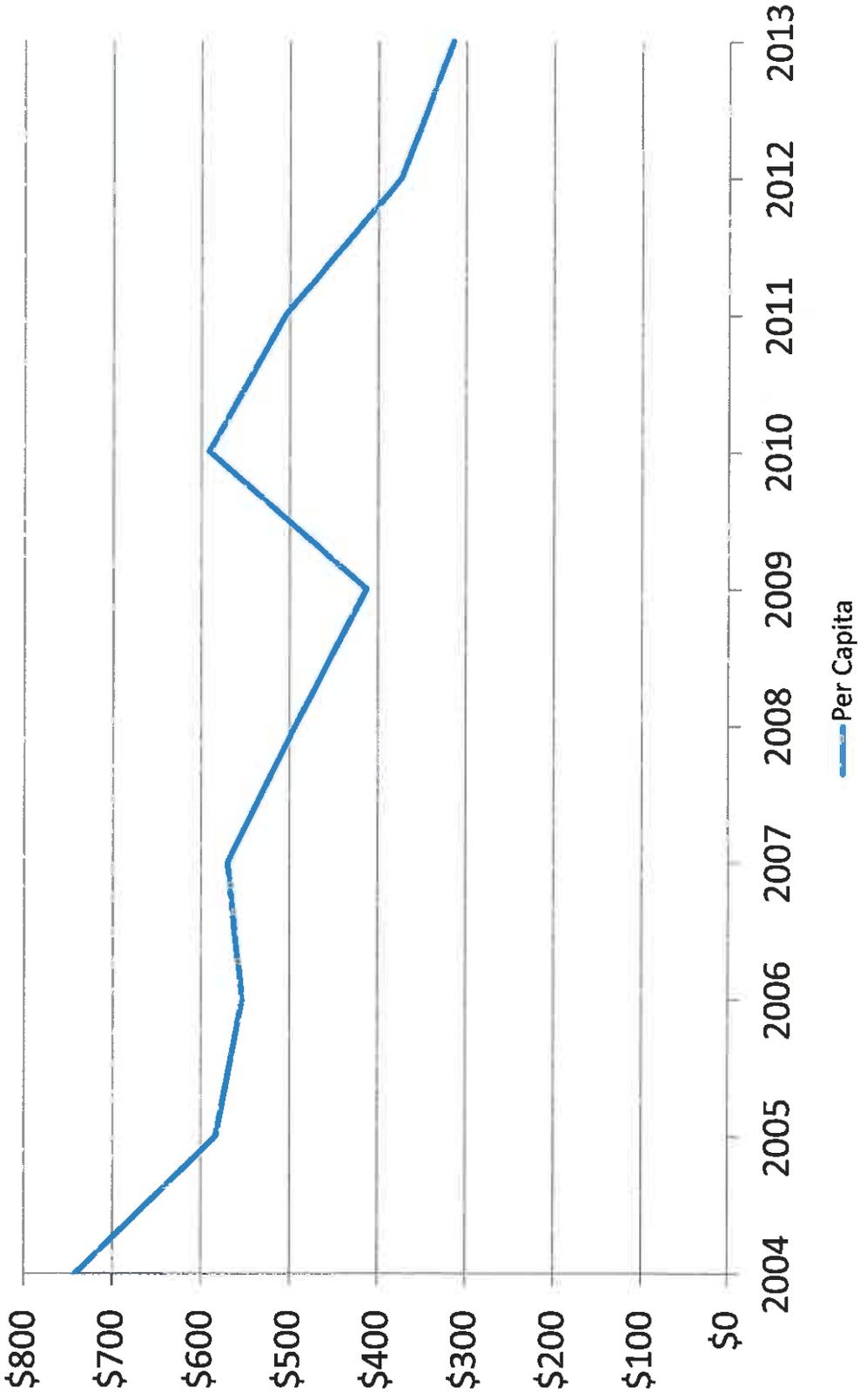
Date of Collection	Date of Deposit	Total Direct Sales	Total Recieved	Percent Increase
July	09/30/13	228,820.25	253,415.52	
August	10/30/13	250,363.67	271,770.75	
September	11/30/13	209,381.95	264,218.86	
October	12/31/13	195,445.95	230,600.64	
November	01/31/14	197,000.00	234,907.02	20.91
December	02/28/14			
January	03/31/14			
February	04/30/14			
March	05/31/14			
April	06/30/14			
May	07/31/14			
June	08/31/14			

Totals 1,081,011.82 1,254,912.79

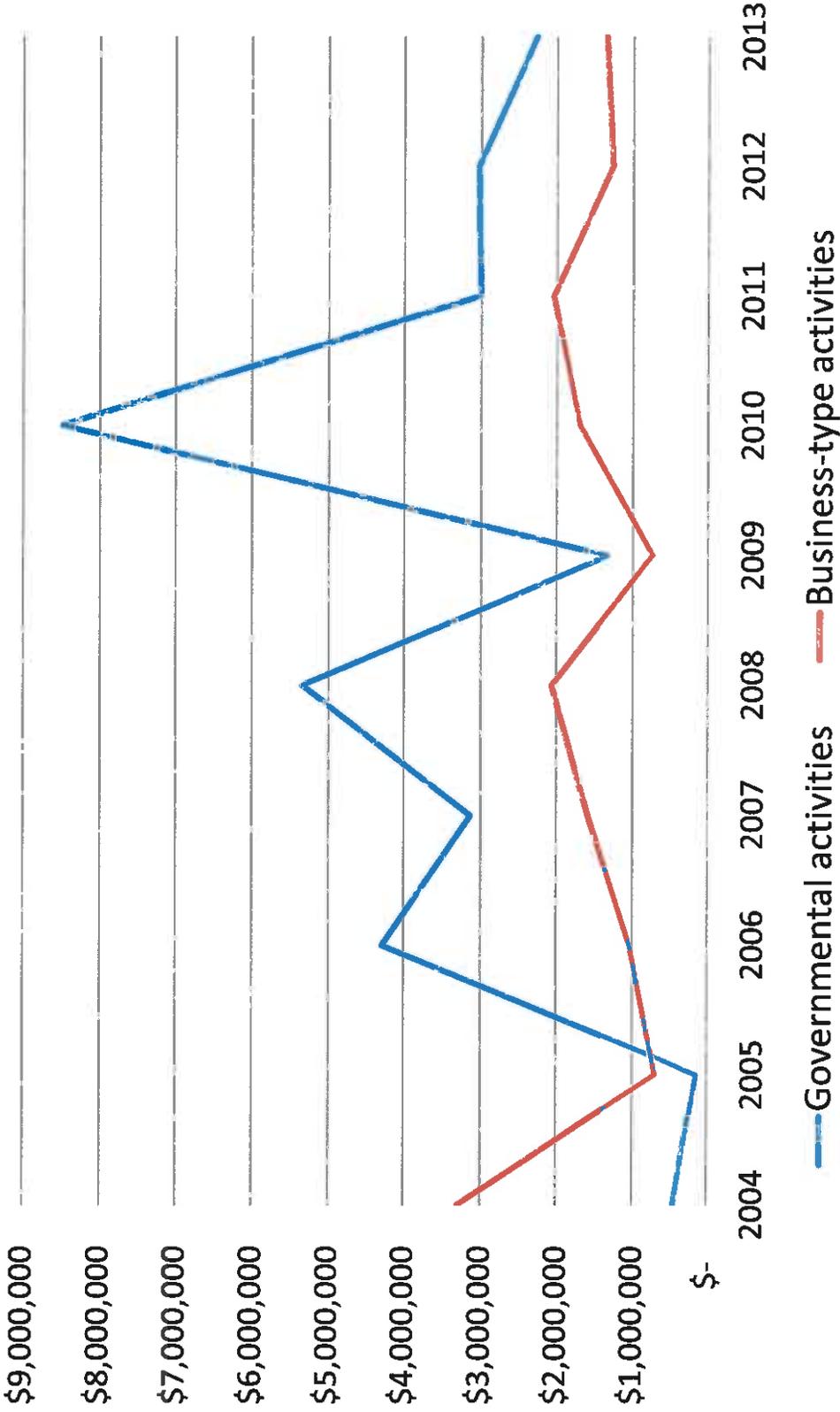
# General Fund



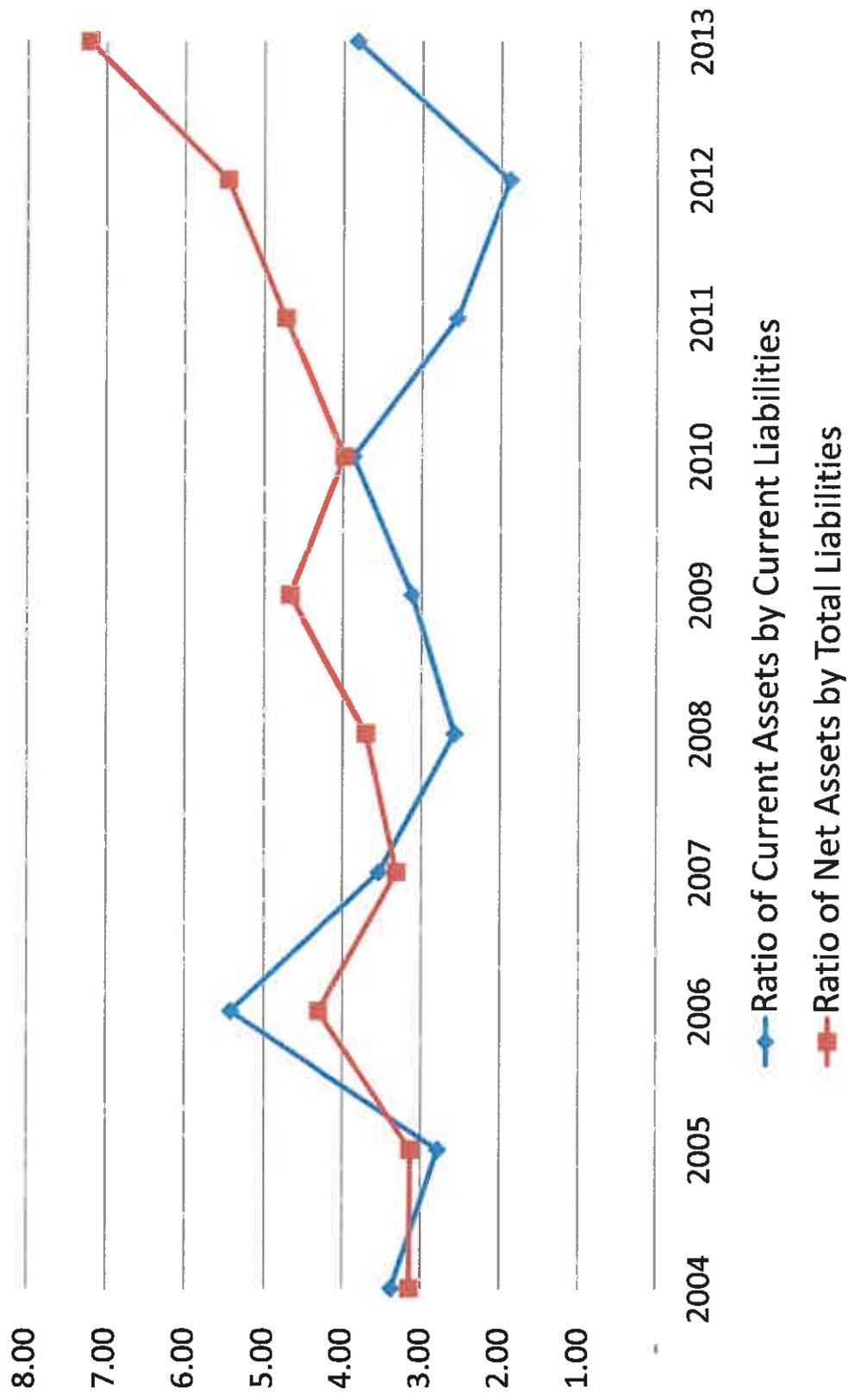
# Debt Per Capita



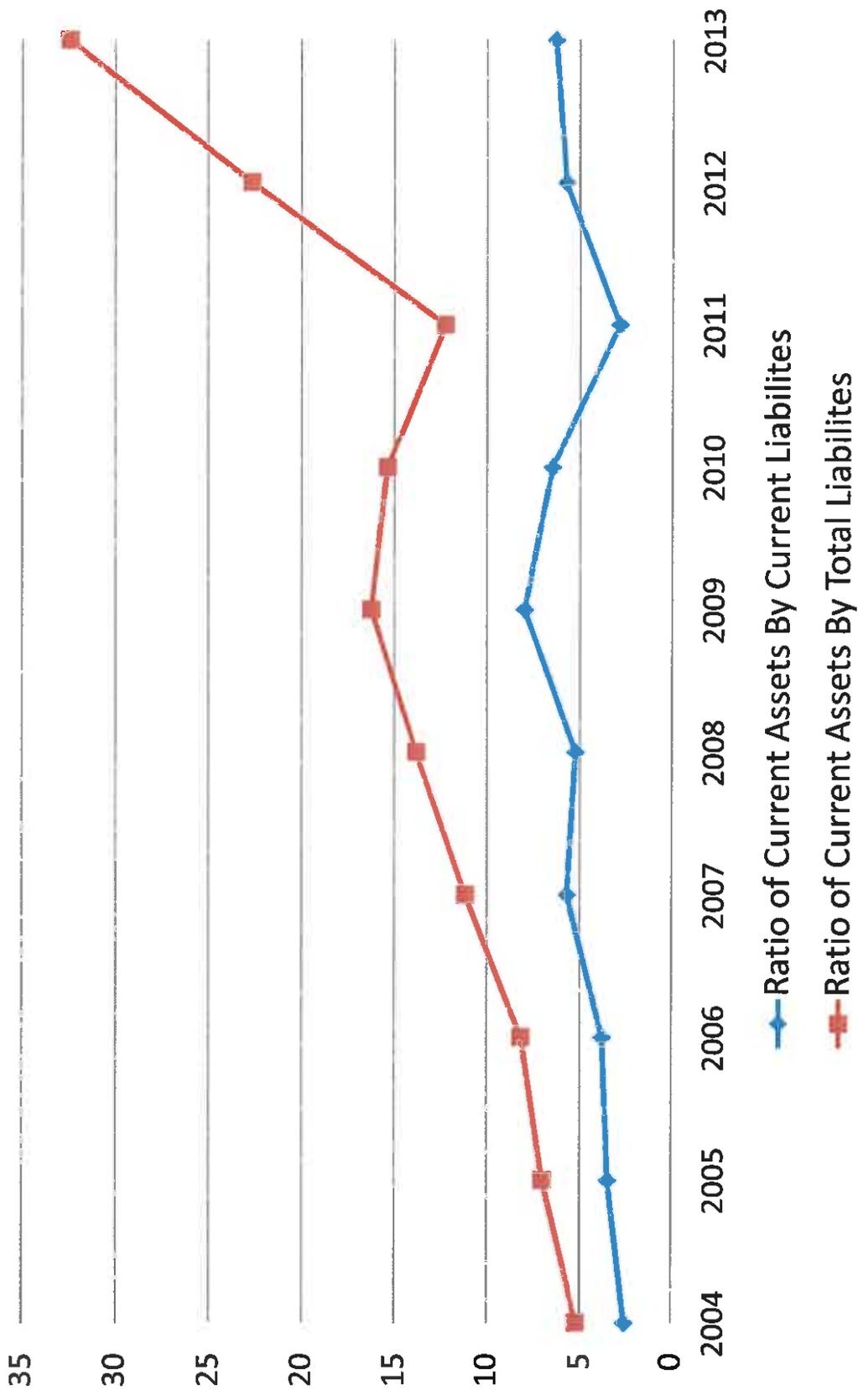
# Change in Net Assets



## Governmental Funds



# Business-Type



## CITY COUNCIL AGENDA

For Council Meeting:  
February 18, 2014

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

1. Approval of Minutes from February 4, 2014
2. Amendment to Consolidated Fee Schedule regarding Swim Lesson Fees
3. Resolution Adopting the Storm Drain Master Plan
4. Ratification of Approval of the Storm Water Bond Log

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

# FARMINGTON CITY COUNCIL MEETING

Tuesday, February 4, 2014

---

## WORK SESSION

*Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz and Jim Young, City Manager Dave Millheim, Associate City Planner Eric Anderson, Development Director David Petersen, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. City Engineer Chad Boshell arrived at 6:50 p.m.*

The work session began at 4:15 p.m., and the following items were discussed:

### Summary Action List

**Dave Millheim** said Item #3, a modification to the 1100 W Street Cross Section, is unique to that specific location. Four property owners are involved, and Henry Walker Homes has signed a deed; the other three are pending. Davis County requested City Council approval of the revised cross section prior to signing the deed and said they will install a sidewalk on the east side of 1100 W. **Brigham Mellor** asked if all of the items on the Summary Action List are approved with one motion, and the City Manager explained that routine items are placed on the list and approved with one motion unless an item is pulled off for separate discussion.

### Preliminary Plat and Preliminary (PUD) Master Plan for the Kestrel Bay Estates PUD Subdivision

**Mayor Talbot** gave a brief background report of this proposal and said it has been a long process. There are several conditions that the applicant must fulfill, and no certificates of occupancy will be issued until all of the requirements have been met.

### City Manager Report

- EDCU Match Grant – The City is ready to focus on the office park area, and staff would like to apply for an EDCU Grant to study soils in the area.
- Verizon – Verizon has asked the City if they can install a cell phone tower at Skate Park. Parks & Recreation Director **Neil Miller** is not in favor of the idea because it may negatively impact the utility of the Park.
- Benchland Water District – Annex Project – Benchland plans to annex an access road to a culinary water tank at 300 W Bella Vista Court and a trail and drainage at 2055 N Bella Vista Road.

## CLOSED SESSION

### Motion:

At 5:00 p.m. **Cory Ritz** made a motion to go into a closed meeting to discuss pending litigation. The motion was seconded by **John Bilton** and 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:**

At 5:50 p.m. **John Bilton** made a motion to reconvene in an open meeting. The motion was seconded by **Jim Young** and unanimously approved.

**Cottages at Rigby Road Schematic Plan, Annexation and Zone Designation related thereto (Ovation Homes)**

Developer **Brad Frost** thanked the **Mayor**, the Council, City staff and the Trails Committee for their assistance during the very long process of creating a schematic plan for this property. He emphasized that if a PUD had been approved, the trail would have worked, but with the 67-lot plan it is not feasible. The Council discussed several related issues, including: storm water detention and placement of utility lines, possible location of the trail, waivers of the open space requirement and the 80-foot buffer, and the number of units per acre. **Eric Anderson** pointed out that a waiver of open space requires a vote of not less than four members of the City Council.

---

**REGULAR SESSION**

*Present Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz and Jim Young, City Manager Dave Millheim, City Development Director David Petersen, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Youth City Council member Steven Swanson was also in attendance.*

**CALL TO ORDER:**

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

The invocation was offered by **Brigham Mellor** and the Pledge of Allegiance was led by local Boy Scout **Jeffrey Wendell** of Troop 401.

**REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:**

**Executive Summary for Planning Commission meeting held January 23, 2014**

The Summary was included in the staff report.

**Invitation to Citizens Academy**

Police Chief **Wayne Hansen** introduced **Stephanie Gonzales**, Woods Cross Police Department's Crime Prevention Specialist. She shared information regarding the Citizens Academy and invited the Mayor and Council to attend the class which will begin March 13, 2014.

**PUBLIC HEARINGS:**

**Preliminary Plat and Preliminary (PUD) Master Plan for the Kestrel Bay Estates PUD Subdivision**

**Eric Anderson** said this PUD will be 50 lots on 8.68 acres of property at 500 S 200 W. The applicant plans to rezone the property from AE to R and build upscale, single-family homes which will be marketed to "empty nesters". The intent of a PUD is to promote flexibility, and this project meets the PUD requirements.

**Scott Balling**, 1995 N 100 E, Centerville, said these homes will be ramblers with basements, fewer bedrooms, and large common areas, and landscaping maintenance by the HOA.

**Public Hearing:**

The Public Hearing was opened at 7:25 p.m.

**Shannon Hicks**, 511 S 111 W, is excited for this project to happen, but she does not want the zoning to change until the project is finalized.

The Public Hearing was closed at 7:26 p.m.

**Brigham Mellor** asked if the driveway for the two flag lots, Lots 215/216, would be shared, and **Mr. Balling** confirmed that it would. **John Bilton** thanked **Shannon Hicks** for her comments and confirmed that the zoning will be handled at the final plat stage.

**Motion:**

**John Bilton** made a motion to table consideration of an ordinance rezoning the property from AE and R-8 to R (PUD) to allow the Planning Commission time to consider said designation concurrent with its review of the Final (PUD) Master Plan and the Final Plat. The motion was seconded by **Cory Ritz** and unanimously approved.

**Motion:**

**Jim Young** made a motion to approve the Preliminary Plat and Preliminary PUD Master Plan subject to all applicable Farmington City ordinances and development standards and the conditions and findings recommended by the Planning Commission and City Staff and included in the staff report. **Doug Anderson** seconded the motion which was unanimously approved.

**Cottages at Rigby Road Schematic Plan, Annexation and Zone Designation related thereto (Ovation Homes)**

**Eric Anderson** said the applicant plans to annex 22.146 acres of property into Farmington, change the zoning to LR and develop a 67-lot residential conservation subdivision with no trail, a

landscape buffer along 1800 N and sidewalks throughout the development. Waivers for the 10% open space and an 80-foot buffer on 1800 N will be required. Staff is recommending either Motion A which waives the open space and has no trail or Motion B which includes a trail. He asked the Council members who visited the trail site to report on their visit.

**Doug Anderson** said the Haight Creek draw is beautiful with a nice 1/4-mile length. One of his concerns was where the trail daylight, and he discovered that it connects to a sidewalk on Rigby Road. Although the trail is steep, it is meant for the residents who live near it.

**Cory Ritz** agreed and said he understands the angst and sees both sides of the argument. The D&RG trail is located next to his home, and cars frequently park near his home to access the trail. He said one gets used to the idea. Because the bottom of the draw will not be able to be fenced, it will continue to draw children to the area.

**Melvin Smith**, 1936 E 1900 N, Layton, attorney for Ovation Homes, said the developer decided to annex the land into Farmington City and submitted a proposal for an assisted living area which was not well received by the public. The 2<sup>nd</sup> submittal for a PUD with 80 lots and a trail was also not well received. After meeting with residents and staff, he submitted a third proposal for a 77-lot PUD and a looped trail. The public seemed to approve, but the Planning Commission turned it down by a 3-2 vote. This proposal is for a conservation subdivision with 67 lots and no trail.

Public Hearing:

**Mayor Talbot** opened the public hearing at 7:55 p.m.

**George Chipman**, 433 S 10 W, Farmington Trails Committee (FTC) Chairman, pointed out the exact location of the trail on the overhead map and said it is 1485 feet long (¼ mile). It would add value to the subdivision, and could be used by anyone who desires exercise, young mothers with babies in strollers, retired couples, joggers, and school children.

**Stacey Nielsen**, 561 Eastborne Court, FTC member, said this is the 14<sup>th</sup> best city in the nation because of its outdoorsy charm, 18,000 acre wildlife preserve, 115 miles of hiking/biking trails and a beautiful historic district. Trails keep people active, and people with active lifestyles give back to the community. The trails are very diverse and can be used by all types of people.

**Kristy McRoberts**, 1417 Haight Creek Drive, Kaysville, informed the Council that the only logical place for the trail is near the Creek which floods every spring. She loves trails but this one would be difficult because of the steep terrain. She expressed concern about the safety of children in the area, the extremely dry weeds in the summer, and the lack of privacy.

**Lani Shepherd**, 720 Somerset Street, said the section of trail she uses most often is less than 1000 feet and is located between Kensington and N Compton. She knows that the FTC will build the trail correctly, and she asked the Council to keep in mind that once a decision is made it cannot be changed.

**Sheri Ellis**, 1722 W Country Bend Road, and **Dave Romney**, 1457 Burke Lane, signed the list but did not comment.

**Terry Stevens**, 1537 E James Drive, Fruit Heights, lives 300 yards from the Farmington border and serves on the FTC. A trail in this location will attract good people with good intentions

and protect the people who live around it. The residents in the area have an obligation to future generations who will want a nice place to walk.

**Leo Laurendeau**, 1523 S Haight Creek Drive, said building a trail is wonderful for a new subdivision. He has lived in this area for 25 years and was told that the existing 25-foot easement was for the County to access Haight Creek. He lives on the other side of 1475 S and asked who would clean up the debris and dog surprises that may end up in his back yard.

**Scott Ogilvie**, 615 S 150 E, said the FTC has done many improvement projects and receives donations for benches, equipment, etc. which means Farmington residents can enjoy nature and improve their health.

**Tracy McCoy**, 685 S 350 E, is also on the FTC, and a trail in this area makes sense. People in his area of the City have become used to having trails near their homes.

**Collette Renstrom**, 1332 Rigby Road, Kaysville, spoke for residents in the Montebella development who opposed the PUD because it did not meet all of the criteria from Section 11-27-070, and the density of this new plan is still too high. The main issue is density and not the trail. The lots are smaller because of the waiver for open space. She asked the Council to allow adequate screening if the trail is allowed.

**Wendy Rasmussen**, 1233 W 175 S, signed the list but did not comment.

**Chris Roybal**, 1267 W 1875 N, said the trail is a minor issue. This 24-acre development is a showpiece of property in the City, and the most important issues are density, the open space waiver, and the buffer along 1800 N. He appreciated the developer's statement that there will be ample room and flexibility for the north side adjustment.

**Larry Olsen**, 1289 W 1875 N, informed the Council that in 1987 he was promised by the City Manager, **Max Forbush**, and **Mayor Arbuckle** that if all of the property owners on that side of the road agreed to install curb and gutter, there would be no additional development on the south side of 1800 N. He expressed concern about density and said there should be no more than 44 lots.

**Bryce Huff**, 780 E 1475 S, Kaysville, thanked the Council for their service and said there were more public comments (84) on this proposal than any other development (Kestrel Bay – 35) this past year. The developer, property owners and Planning Commission finally reached a delicate balance, and he asked the Council to honor the work that was previously done.

**Ron Robinson**, 92 N Country Bend Road, serves on the FTC with 55 volunteers who help maintain the trails in Farmington and address any issues that may arise.

**Wayne Korth**, 785 E 1475 S, Kaysville, lives on west side of the hollow. The FTC has done a great job, but not one person who lives in the area has spoken in favor of the trail. It is a fire hazard and attracts people using drugs and having beer parties. He is also concerned about maintenance and asked the Council to respect the Commission's decision.

**Benjamin Shaw**, 1642 Stayner Drive, said everyone enjoys trails, but this one would be quite short, it would not protect the draw, and the lot sizes would be smaller. Local residents are the best judges to determine whether or not the tradeoffs for a trail are worth it.

**Sam Paget**, 1328 W Sweetwater Lane, asked how this became a trail issue because this one does not make sense. He spent many hours obtaining 250 signatures for less density and larger lots. Although he does not agree 100% with the proposal, it is better than the earlier proposals.

**Mark Taylor**, 1499 Hanks Circle, is a professional and traffic operations engineer who pointed out that there is no sidewalk on Main Street between Haight Creek Drive and Rigby Road. The speed limit is 45 m.p.h., and 15,000 vehicles pass the area each day. Research has shown that without sidewalks a pedestrian is twice as likely to be involved in a vehicle/pedestrian crash. He asked the Council to require a sidewalk on Main and Haight Creek Drive.

The public hearing was closed at 8:55 p.m.

Staff answered the following questions from the Council:

- The trail will affect Lots 55-67 and will not go further south at this time (that may happen in the future when the Clark property is developed);
- This proposal is for 2.88 units per acre (the PUD was 3.1 units per acre) and seems to match the surrounding area;
- Developer **Brad Frost** said they completed a survey on 1800 N and there will be adequate space for a landscaped buffer to ease the transition from the road to the housing;
- The 80-foot buffer is a separate issue and is measured from the dwelling unit to the road, similar to a setback, and it is part of the conservation subdivision;

**Cory Ritz** thought **Chris Roybal** made a good point that the density is the most important issue. **Doug Anderson** asked how long the Shepard Creek Trail has been in place and was told 30 years for the top portion and 15 years for the bottom portion. **John Bilton** said density is a very important point, but while there were many comments in opposition to the trail, but it was difficult to determine if any of them were also opposed to the density. **Jim Young** approves of the current proposal with the exception of the lots near Montebella and is inclined to support Option A. The Haight Creek draw will be used whether or not it is officially a trail, and it should be protected. **Brigham Mellor** asked if a note stating that there will be a trail on private property could be added to the plat. The developer would sell the lots and the trail would be on private property but there would still be access. **Dave Millheim** said it would be more appropriate to do it with an easement in overlay in the no-build area. There was discussion regarding vesting rights and a development agreement, and the City Manager emphasized that there are no vesting rights with a schematic plan approval. **Melvin Smith** said the developer needs to know what the terms are so he can manage expectations. **Doug Anderson** said they should be very clear about the trail issue—if he was a potential buyer, the trail easement would turn him off.

**Motion:**

**Cory Ritz** made a motion to table the annexation ordinance and plat annexing 22.146 acres of land located at approximately 1350 W 1800 N into the corporate limits of Farmington City, along with a zone designation for the Cottages at Rigby Road Conservation Subdivision until such time as the Preliminary Plat has been crafted and reviewed by the City Council and to approve the 67-lot Schematic Plan as presented, with the following conditions:

1. The applicant must obtain a waiver of the open space requirement of 4.882 acres pursuant to Section 11-12-065 and pay the City just compensation as determined by the City Manager and approved by the City Council in conjunction with Preliminary Plat approval.
2. The applicant will obtain a waiver of the 80-foot buffer requirement pursuant to 11-12-100(b) and clarify the relationship of the buffer to the setback along 1800 N.
3. The plan must be updated to show a detention basin and if it is on or partially on County property, written proof of County approval must be obtained prior to Preliminary Plat approval.
4. The applicant will change the name of the subdivision to something that does not use “Rigby Road in its title;
5. The applicant will obtain a survey defining the 1800 North right of way and determine the width of the buffer prior to Preliminary Plat approval. The developer will memorialize his intent not to cause expansion of 1800 N to the south of the existing curb and gutter.
6. The property will be subject to a negative easement or no-build zone by deed or other instrument to restrict building construction or modification of constrained land which has been defined as the non-buildable portion west of the ridge according to the ordinance, and the applicant will receive credit toward the open space requirement for the square footage of this area which will not allow fencing.
7. A public hearing will be held before the Planning Commission during consideration of the Preliminary Plat.
8. A trail easement through the Haight Creek Draw will be established and recorded with the consideration of three possible access points and the establishment of a minimum of two access points. The trail easement will be contained within the no-build zone, and it will be located as close to the Creek as reasonably possible. The trail will be established by the developer with input from the City, and ownership on both sides of the trail will remain with the lot owners who will be allowed to build fences adjacent to the trail to provide protection for their immediate backyards.

**Brigham Mellor** seconded the motion which was approved by Council Members **Jim Young**, **Cory Ritz**, and **John Bilton**. Council Members **Doug Anderson** and **John Bilton** voted against the motion. Because approval of an open space waiver requires at least 4 votes, the first portion of the motion passed, but condition #2 (the open space waiver) did not pass.

*Findings for Approval:*

1. The proposed development meets all of the standards and requirements of a conservation subdivision in the LR zone such as minimum lot sizes, lot widths and setbacks.
2. The proposed development is at a density of 2.85 units per acre which is consistent with the adjacent neighborhoods and the LDR General Plan designation of 4 units per acre.
3. The road layout will mitigate through traffic and be prohibitive to high speeds.
4. 1800 North Street shall be landscaped and retain its rural character.
5. Larger lots shall be situated on the periphery of the project providing an acceptable transition to adjacent neighborhoods.
6. The overall layout follows the low density residential objectives of the General Plan.
7. The applicant will provide storm water detention as per the Farmington City Storm Drain Master Plan.
8. A model showing the pipe size, slope and capacity of the new sanitary sewer line must be approved, and vacating the existing sewer easement must receive board approval [note: a major sewer trunk line crosses the property].

Motion:

**John Bilton** made a motion that the applicant must obtain a waiver of the open space requirement of 4.882 acres pursuant to Section 11-12-065 and pay the City just compensation as determined by the City Manager and approved by the City Council in conjunction with Preliminary Plat approval. **Cory Ritz** seconded the motion which was unanimously approved.

**PRESENTATION OF PETITIONS AND REQUESTS:**

**Pedestrian I-15 Crossing Proposal**

**Dave Millheim** explained that Park Lane was one of the first exchanges of its type, and UDOT agreed that it was not designed for pedestrians or bicycles. Farmington City plans to pursue all of the available funding avenues, but there are \$250 million in requests this year and only \$30 million in capacity.

**Amy Shumway**, 1178 Front Nine Way, has five boys and each summer they set a goal to ride their bikes 100 miles. They lived in Germany for 5 years and developed a love for biking on safe trails. They are grateful for the new trails and Station Park, but residents who live east of I-15 have no bike or pedestrian access to the Legacy Trail or the D&RG Trail. She listed three options:

- A tunnel or bridge under/over I-15 from Farmington Crossing/Oakridge Preserve Trail connecting to Legacy Trail/Farmington Station/Station Park (yellow on the map);
- A shuttle beginning at Maverik and traveling to Farmington Station (blue on the map);
- To continue the Legacy Trail to Shepard Lane and make a safe bike/pedestrian access over I-15 (red on the map).

She encouraged the Council, staff, and residents to push for one or more of these options and said funding is the next important consideration. Utah State Parks has a \$100,000 grant for trails, and the proposal has been added to UDOT's STIP list. **Brigham Mellor** spoke with Senator **Stuart Adams** at a League luncheon who said the yellow option is the most viable and the best starting point is to contact whoever has the funding. He said Farmington City is a beacon for the whole state with regard to transit oriented development.

**Rick McGurk**, 1157 Front Nine Way, said he and his wife would love to go for an evening walk to Station Park. He actually walked from Station Park to his home, but it was not easy. He would love to see a bridge built in this location, but a shuttle would provide access soon.

**Robert Jackson**, 924 N 1100 W, lives north of the proposed bridge, and because there are more drivers than cars in his family, he commutes to his job at the U of U. He rides a bike to Station Park every day, and the recent re-stripping on Park Lane has made it so unsafe because there is no shoulder. He asked that—at the very least—UDOT re-stripe the road.

**Andra Edmund**, 1457 Fairway Lane, has several teenagers who want to work and shop and eat at Station Park. Because she and her husband both work, their options for getting to Station Park are limited, and she is extremely concerned about safety.

**Mike Vowls**, 1673 N St. Andrews Drive, lives next to Heritage Park, and he is not sold on the bridge idea because with a new hotel in Farmington people who stay there may want to access Station Park without having to drive. Also, Lagoon employees continually walk from there to Station Park even if a shuttle is provided.

**Richard Downs**, 1166 W Front Nine Way, is an experienced biker but it is scary going over Park Lane. It is an important thing that we will fight for.

**Scott Tingey**, 923 Kings Crossing Drive, lives north of the proposed bridge area and is an avid runner. He signed up for a half marathon during Festival Days and discovered so many trails in the City. He loves running but does not want to have to drive to running paths.

**Mayor Talbot** said navigating Park Lane is scary in a car, and he would not try to do it on a bike or walking. He thanked the residents for their comments and encouraged everyone to continue working on this project. The City Council directed the City Manager actively pursue this project.

## SUMMARY ACTION

1. Approval of Minutes from the Jan. 21, 2014 Council meeting
2. Eastwood Cove Subdivision Improvements Agreement
3. Modification to 1100 W Street Cross Section
4. Resolution adopting amended Development Standards
5. Jeppsen Minor Subdivision

**Eric Anderson** pointed out that the owner of the Jeppsen Minor Subdivision originally had five lots but reduced it to four to lower property taxes and to avoid having a shared access. Developer **Harv Jeppsen**, 727 Leonard Lane, said the trail is not on his property—it is located further south.

### Motion:

**Jim Young** made a motion to approve the five items on the Summary Action List. The motion was seconded by **Brigham Mellor** and unanimously approved.

## GOVERNING BODY REPORTS:

### City Manager – Dave Millheim

1. EDCU Match Grant – This was discussed during the work session.
2. Verizon Cell Tower request for Skate Park – **Nefi Garcia** of Technology Associates (5710 S Green, Murray) said his company performs the Verizon wireless work in Utah and Idaho, and they are looking for additional data sites in the south Farmington area. The City Manager said the Parks & Recreation Director does not want a cell tower at Skate Park.
3. UTA storm drain line – The City recently began work on the Park Lane reconstruction, and a storm drain line on the western portion of the D&RG needs to be relocated. Kapp Construction was hired to do the job, but UTA placed a stop work order on the job because the City did not have approval to enter the UTA right of way. The City apologized and UTA

waived the permit but asked for a \$4,000 license fee and asked the City to re-route the line which would be a significant (\$100,000) cost increase.

4. TDR Ordinance – Density – A draft TDR (Transfer of Development Rights Sending Zone) ordinance will be reviewed on February 18<sup>th</sup>. The Council will need to establish a density right to the park property with a sending zone and a receiving zone. The City Council will determine case by case where and when to use the TDR Ordinance. Staff will recommend 4 units per acre, and each density unit that is sold may be at different rates because not all lots are created equal.
5. Benchland Water District – Annexing Project – This was discussed during the work session.
6. Public Works Expansion Plans – The drawings will be available at the next meeting.

**Mayor – Jim Talbot**

- There was a brief discussion about the annual Retreat which will be held on February 28 and March 1.

**City Council**

**Doug Anderson:**

- He thanked **George Chipman** for his hard work and effort regarding trails.

**Cory Ritz:**

- He would like to discuss density issues at the retreat.

**ADJOURNMENT**

**Motion:**

**John Bilton** made a motion to adjourn the meeting. The motion was seconded by ?? and unanimously approved, and the meeting was adjourned at 11:10 p.m.

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



# FARMINGTON CITY

H. JAMES TALBOT  
MAYOR

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

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council  
From: Neil Miller, Parks and Recreation Director  
Date: January 30, 2014

**SUBJECT: APPROVE ENCLOSED RESOLUTION, TO THE CONSOLIDATED FEE SCHEDULE, TO CHANGE SWIM LESSON REGISTRATION FEES**

### RECOMENDATION

To approve resolution the swim lesson registration fee based on the following grid

Lesson Type	New Resident Fee	New Non-Resident Fee
Parent & Tot/Beginner	\$32	\$37
Intermediate/Advanced	\$32	\$37

### BACKGROUND

For the past several years we have had a high demand in our swim lessons. During the season of 2013 we had 2,116 registrations of that number 1,485 were Residents and 631 were Non-Residents. The Pool has gone a number of years without increasing any of the fees. We do not have record of when the last fee increase occurred, however, we can say that it was prior to 2008 when the Parks & Rec Department was developed.

The current fee structure is as follows:

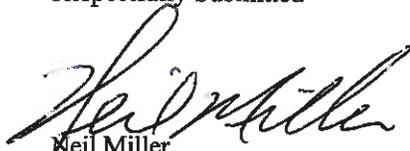
Lesson Type	Existing Resident Fee	Existing Non-Resident Fee
Parent & Tot/Beginner	\$25	\$35
Intermediate/Advanced	\$30	\$35

By increasing the fees the amount of income would increase \$7,500 based on 2013 swim lesson registration numbers. This increase would bring the projected swim lesson income to \$86,800 from \$79,300.

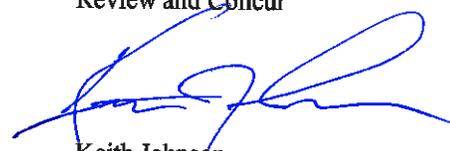
Sylvia has done research to compare various pools in surrounding areas and found the proposed fees to be an average cost for lessons of similar content and length of time.

We feel that this is a necessary change to our very successful swim lesson program and ask for your support in the increase.

Respectfully Submitted

  
Neil Miller  
Parks and Recreation Director

Review and Concur

  
Keith Johnson  
Assistant City Manager

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE FARMINGTON CITY COUNCIL AMENDING THE CONSOLIDATED FEE SCHEDULE RELATING TO SWIM LESSONS**

**WHEREAS**, the City Council has reviewed the Consolidated Fee Schedule and has determined that the same should be amended as provided herein; and

**WHEREAS**, the City Council, upon recommendation from the City’s Administrative staff, has determined that amendment of the consolidated fee schedule is necessary to help cover the growing costs of personnel and maintenance in order to keep the pool running.

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

**Section 1. Amendment.** The Farmington City Consolidated Fee Schedule is hereby amended to increase the fees for swim lessons as follows:

**E3. Swim Lessons**

Residents (1-6).....	\$32
Non-Residents .....	\$37
Parent & Tot	
Resident .....	\$32
Non-Resident .....	\$37
Pre-school	
Resident.....	\$32
Non-Resident.....	\$37

**Section 2. Severability.** If any section, clause or provision of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

**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, ON THIS 18<sup>TH</sup> DAY OF FEBRUARY, 2014.**

**FARMINGTON CITY**

ATTEST:

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

By: \_\_\_\_\_  
H. James Talbot  
Mayor

<b><u>Season Passes</u></b>	
Resident Individual .....	\$50
Resident Family Early Bird .....	\$125 (before May 15)
City Employees - full & permanent part-time including firefighters & elected officials.....	\$25
Resident Family (After May 15) .....	\$150
Non-resident Individual.....	\$75
Non-resident Family .....	\$175
<p>A family pass is for 5 people, ages 3 and under are free and do not count towards the five people. Each person over a total number of 5 is an additional \$10.00.</p>	
<b><u>Lap Swim/Water Aerobics</u></b>	
Lap Swim .....	\$2.50
20 Punches -Resident.....	\$35
20 Punches - Non-resident .....	\$40
<b><u>Pool Rental</u></b>	
Resident Fee.....	\$300
Nonresident .....	\$400
<b><u>Special Activities</u></b>	
Scout Swim Merit Badge	
Resident.....	\$5
Non-resident .....	\$10
After 5:00 p.m. ....	\$2.50
<b><u>Swim Lessons</u></b>	
Residents (1-6).....	<del>\$30</del> 32
Non-Residents .....	<del>\$35</del> 37
Parent & Tot	
Resident .....	<del>\$25</del> 32
Non-Resident .....	<del>\$30</del> 37
Pre-school	
Resident.....	<del>\$25</del> 32
Non-Resident.....	<del>\$30</del> 37



# FARMINGTON CITY

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JAMES YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council

From: Chad Boshell, City Engineer

Date: February 18, 2014

SUBJECT: **RESOLUTION ADOPTING THE STORM DRAIN MASTER PLAN**

### RECOMMENDATION

By minute motion, approve the attached resolution which adopts the storm drain master plan.

### BACKGROUND

The City and CRS has completed an update to the storm drain master plan. The previous master plan was completed in 2007. The storm drain master plan presents public improvements and policies to manage and regulate storm water runoff caused by development to help mitigate flooding and environmental impacts. The plan examines the existing storm drain system and impacts of future development. Existing and future deficiencies are identified and the preferred solution and cost estimates presented. The storm drain master plan will soon be used to update the capital facilities plan and impact fee study. City staff has reviewed the master plan and recommend that it be approved.

### SUPPLEMENTAL INFORMATION

1. Resolution
2. Copies of the Storm Drain Master can be obtained at City Hall

Respectively Submitted

Chad Boshell  
City Engineer

Concur

Dave Millheim  
City Manager

**RESOLUTION 2014 -**

**A RESOLUTION ADOPTING THE STORM DRAIN  
MASTER PLAN**

**WHEREAS**, the City Council of Farmington City has previously adopted a storm drain master plan which was last adopted in 2007; and

**WHEREAS**, the City Council has determined that it is necessary or desirable to protect and promote the health, safety, and weifare of the citizens of Farmington City to adopt a storm drain master plan; and

**WHEREAS**, the City Engineer has recommended an updated storm drain master plan for the orderly operation and development of the City and the protection of its facilities for the benefit of the residents of the City and the City Council has accepted this recommendation;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Farmington City, State of Utah, as follows:

**Section 1. Adoption.** The City Council of Farmington City hereby adopts a storm drain master plan which can be viewed at Farmington City Hall and by this reference made a part hereof. Copies of the storm drain master plan shall be made available to City staff and other interested persons in accordance with the policies and procedures of the City regarding records.

**Section 2. Severability Clause.** 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, on this 18<sup>th</sup> day of February, 2014.

**FARMINGTON CITY**

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

**ATTEST:**

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

### STORM WATER BOND LOG

DATE	NAME	PERMIT	STORM WATER BOND
12/18	Cory & Joni Farnworth	11160	\$1,000.00
1/3	Joel Hale	11182	\$1,000.00
1/17	Kodiak America	11179	\$1,000.00
1/21	Dalton Construction	11170	\$1,000.00
1/22	Joel Hale	11192	\$1,000.00
1/22	Joel Hale	11187	\$1,000.00
2/3	Scott Carter	11205	\$1,000.00

CITY COUNCIL AGENDA

For Council Meeting:  
February 18, 2014

**SUBJECT: Omnibus Zone Text Change**

**ACTION TO BE CONSIDERED:**

Discussion Only.

**GENERAL INFORMATION:**

See enclosed staff report prepared by David Petersen.

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

# FARMINGTON CITY



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MAYOR

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JAMES YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: February 18, 2014

SUBJECT: **OMNIBUS ZONE TEXT CHANGE DISCUSSION**

### RECOMMENDATION

Review the proposed zone text changes set forth below with city staff (this is a discussion item only).

### BACKGROUND

The Planning Commission reviewed the following proposed zone text amendments at their last two meetings. Previously, the City Council expressed a desire to discuss some of these changes. Therefore, this staff report is presented for discussion purposes only in preparation for a public hearing set before the Council at the March 4, 2014, meeting [note: item j] is struck just to illustrate that the Planning Commission did not provide a recommendation regarding this matter even though it is posted as part of the City Council public hearing for March 4, 2014, the Commission elected to hold it for further study].

The updates to the Zoning Ordinance set forth in this proposal include: a) Clarifying direct access (driveway) standards for building lots in Section 11-32-106(1)(e); b) Modifying correctional/detention facilities, half-way houses, etc. as a "not permitted" use in Section 11-18-105; c) Replacing the term "Residential facilities for the elderly" and "handicapped" with "Residential Facilities for people with disabilities" and keeping it as a permitted use in the mixed use zones except the OS zone in Section 11-18-105; d) Removing residential uses in the Office Mixed Use District (OMU) in Section 11-18-105; e) Changing the City's local street cross section standard in Section 12-7-040; f) Reconsidering PUDs as a conditional use in Section 11-27-030 and the appropriate zone districts where PUDs may be allowed and other chapter references related thereto; g) Adding an historic preservation standard in lieu of the 10% common open space requirement for PUDs in 11-27-120(g); h) Deleting the word "minimum" in 11-28-070; and i) Providing a "rear of dwelling" standard for accessory buildings in 11-11-060(a); j) ~~Eliminating sale of firearms related to home occupations in Section 11-35-103(15) as per State Code;~~ and k) Requiring performance bonds for demolitions in Section 11-28-230.

**a) Direct access (driveway) standards of building lots in Section 11-32-106(1)(e).**

A “building lot” must have frontage on a public street (Section 11-2-020(55)). Meanwhile, a “lot” is not subject to the same standard (Section 11-2-020(54)). Consequently, Section 11-32-106(1)(e) regarding driveway access should be modified as follows to clearly specify only “building lots” because building lots are the only lot type which require street frontage:

Driveways shall have direct access to a public street for a building lot. Subject to satisfaction of the provisions of Section 11-3-045 of the City Zoning Ordinances and the grant of a special exception, direct access for a building lot may include access over one adjacent building lot ~~in a platted subdivision~~ provided both building lots have full frontage on a public street, an access easement has been recorded acceptable to the City, and the full face of any dwelling unit located on ~~the~~ both building lots fronts or is fully exposed to the public street.

**b) Correctional/detention facilities, drug or alcohol rehabilitation facilities, etc. as a “not permitted” use in Section 11-18-105.**

The aforementioned uses are shown as “Not Permitted” on the use table for the mixed use zones in Chapter 18. Such a designation may or may not be consistent with Federal Law. The City intends to ensure compliance with the law; therefore, it is recommended that the City eliminate these as uses in these zones to allow time for the City to updates its ordinances accordingly (see below). In the meantime, the City will defer to federal law if such uses are proposed in the mixed use areas.

Civic Uses	RMU	OMU	GMU	TMU	OS
<del>Correctional/detention facilities, half-way houses, drug or alcohol rehabilitation facilities, facilities for the confinement of the mentally ill, homeless shelters, domestic violence shelters, and other similar facilities including those which require that clients stay overnight or longer.</del>	N	N	N	N	N
<del>Government – no point of service; no offices dealing directly or on a limited basis with the public (e.g. public works yards, etc.)</del>	N	N	N	N	N

**c and d) Replacing the term “Residential facilities for the elderly” and “handicapped” with “Residential Facilities for people with disabilities” and keeping it as a permitted use in the mixed use zones except the OS zone in Section 11-18-105.**

The term “Residential facilities for people with disabilities” is a more appropriate term than “Residential facilities for the elderly” and “handicapped”. Also; the City desires to establish a large 240+ acre business park north of Shepard Creek west of I-15 and east of the UTA tracks for multiple reasons. Several months ago in an effort to prevent residential creep into this area,

the City amended its ordinance to disallow most residential uses in the Office Mixed Use (OMU) zone. In the interim, the City has gained a greater understanding of live/work uses due to requests for such uses elsewhere in the community. In order to maintain the future business park as a non-residential area, it is recommended that the City identify these uses as “Not Permitted” or “N” in the OMU zone as follows [note: the Planning Commission recommended that the City move the “Artist Studio” use to the Commercial section of the use table in 11-18-105):

<b>Residential</b>	<b>RMU</b>	<b>OMU</b>	<b>GMU</b>	<b>TMU</b>	<b>OS</b>
Artist Studio	P	<u>PN</u>	P	P	N
Live/work Residential	P	<u>PN</u>	P	P	N
Residential facilities for the elderly; residential facilities for the handicapped; Residential facilities for people with disabilities	P	P	P	P	N

**e) Local street cross-section standard in Section 12-7-040.**

The Fire Department added portions of Appendix D to Ordinance 2012-22 as part of the 2011 Electrical Code update, or Title 10 of the Farmington City Code. Said ordinance was adopted by the City on June 5, 2012 (see enclosed Appendix D). It is recommended that the City amend its local street cross-section in its development standards by resolution and Section 12-7-040 of the Subdivision Ordinance as follows:

**STREET CLASSIFICATION**

	Major Arterial	Minor Arterial	Major Collector	Minor Collector	Important Local	Local
R-O-W width	106 ft.	100 ft.	80 ft.	66 ft.	60 ft.	55 <del>6</del> ft.
width to back of curb	86 ft.	65 ft.	57 ft.	42 ft.	37 ft.	32 <del>3</del> ft.

**f) PUDs as a conditional use in Section 11-27-030 and appropriate zone districts where PUDs may be allowed and other chapter references related thereto.**

Planned Unit Developments are erroneously listed as a conditional use within many districts contained within the Zoning Ordinance because consideration of any permitted or conditional use set forth therein constitutes an administrative act. Meanwhile, the establishment of a PUD is a legislative act (see Section 11-27-080). Accordingly, it is recommended that the City amend sections of the Zoning Ordinance as follows [for entire tables/paragraphs see respective sections in Zoning Ordinance]:

**CHAPTER 10**

**AGRICULTURAL ZONES**

**11-10-020 Schedule of Uses.**

The following table identifies permitted uses by the letter "P" and conditional uses by the letter "C". The letter "X" indicates that the use is not allowed. Uses not listed shall not be allowed except as provided in Section 11-4-105(6):

USE	AGRICULTURE ZONES		
	AA	AE	A
Planned Unit development	e	e	e

**CHAPTER 11**

**SINGLE-FAMILY RESIDENTIAL ZONES**

**11-11-030 Conditional Uses.**

The following are conditional uses in all single-family residential zones. No other conditional uses are allowed, except as provided by Section 11-4-105(6).

- (a) ~~Condominiums, Planned Unit Developments;~~

**CHAPTER 13**

**MULTIPLE-FAMILY RESIDENTIAL ZONES**

**11-13-030 Conditional Uses.**

The following are conditional uses in multiple-family residential zones. No other conditional uses are allowed, except as provided by Section 11-4-105(6):

- (4) ~~Condominiums, Planned Unit Developments;~~

**CHAPTER 14**

**BUSINESS PARK ZONE (BP)**

**11-14-030 Conditional Uses.**

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

- ~~(7) — Planned unit development or condominium, commercial;~~
- ~~(8) — Planned unit development or condominium, residential, in areas where such development provides an appropriate transition from non-residential to lower density residential uses;~~

## **CHAPTER 15**

### **BUSINESS/RESIDENTIAL ZONE (BR)**

#### **11-15-030 Conditional Uses**

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

- ~~(15) — Planned unit development or condominium, commercial;~~
- ~~(16) — Planned unit development or condominium, residential;~~

## **CHAPTER 16**

### **GENERAL COMMERCIAL ZONE (C)**

#### **11-16-030 Conditional Uses.**

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

- ~~(19) — Planned unit development or condominium, commercial;~~
- ~~(20) — Planned unit development, apartments or condominium, residential;~~

## **CHAPTER 17**

### **ORIGINAL TOWNSITE RESIDENTIAL ZONE (OTR)**

#### **11-17-030 Conditional Uses.**

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

- ~~(13) — Single-family residential planned unit development (PUD)~~

## **CHAPTER 19**

## COMMERCIAL MIXED USE (CMU) ZONE

### 11-19-104 Allowable Uses.

The CMU zone provides for a broad variety of land uses. The purpose of the CMU zone is to provide for a mix of uses rather than a single type of use. The specific uses that will be allowed in an CMU zoned area will depend on the location and character of the property to be zoned, the mix and intensities of the uses proposed, and on the character of the surrounding neighborhoods and land uses, and will be determined through the review and approval of either a Planned Unit Development pursuant to Chapter 27 of this Zoning Ordinance, or as a Planned Center Development pursuant to the conditional use permit process.

Among the uses that may be considered for approval in the CMU zone as part of a Planned Center Development are the following:

- ~~(23) Planned unit development or condominium, commercial;~~
- ~~(24) Planned unit development, residential; (minimum density: six (6) units per acre);~~

## CHAPTER 20

### NEIGHBORHOOD MIXED USE (NMU) ZONE

### 11-20-040 Allowable Uses.

The NMU zone provides for a broad variety of land uses. The purpose of the NMU zone is to provide for a mix of uses rather than a single type of use. The specific uses that will be allowed in an NMU zoned area will depend on the location and character of the property to be zoned, the mix and intensities of the uses proposed, and on the character of the surrounding neighborhoods and land uses, and will be determined through the review and approval of either a Planned Unit Development pursuant to Chapter 27 of this Zoning Ordinance, or as a Planned Center Development pursuant to the conditional use permit process.

#### (a) Allowable Uses

Among the uses that may be considered for approval as part of a Planned Center Development are the following:

- ~~(20) Planned unit development or condominium, commercial;~~
- ~~(21) Planned unit development or condominium, residential;~~

## CHAPTER 22

### B ZONE

**11-22-103 Conditional Uses.**

Uses enumerated hereunder are principal uses. The location of these uses shall be subject to review and approval by the Planning Commission as provided in Chapter 8 and the requirements of this Chapter.

~~(3) Single-family residential planned unit development;~~

**CHAPTER 27**

**PLANNED UNIT DEVELOPMENT (PUD)**

**11-27-030 Combination with Residential Zones.**

A Planned Unit Development shall be ~~permitted as a conditional use~~ considered only in the AA, A, AE, LS, S, LR, R, R-2, R-4, and R-8, BP, BR ~~and C, OTR (single-family residential only), NMU, CMU, and B (single-family residential only)~~ zones. The provisions of this Chapter shall prevail in cases of conflict between this Chapter and other chapters (the provisions of the Foothill Ordinance shall be more restrictive than this Chapter).

**g) Historic preservation standard in lieu of the 10% common open space requirement for PUDs in 11-27-120(g).**

Every Planned Unit Development (PUD) must require a 10% set aside of its net area as open space as per Section 11-27-120(g). Years ago in an effort to provide greater flexibility for infill parcels, particularly for properties containing historic resources, the City reduced the minimum acreage requirement for PUDs from 5 acres for single-family PUDs and 3 acres for multi-family PUDs to zero acres. Consequently, some infill projects are small and the 10% open space requirement does not result in significant area. It is recommended that in lieu of the open space requirement, or portion thereof, that the City is allowed to consider historic preservation as an option at its sole discretion as follows:

(g) Every Planned Unit Development shall provide usable common open space, accessible to all lots or units, of not less than 10 percent of the net area (gross area less constrained or sensitive lands), in single-family Planned Unit Developments (see chart below) and 30 percent in multi-family Planned Unit Developments. (Open space requirements in a mixed single-family, multi-family Planned Unit Development shall be computed as a weighted average.) No streets, driveways, parking areas, yard areas typically used for individual structures or areas with slopes greater than 30 percent, wetlands or other constrained lands may be included in the computation of the required open space unless the Planning Commission determines that certain constrained, i.e., rock outcroppings, etc., qualify as unimproved open space in order to enhance the character and function of open space with the development. Playgrounds, parks, swimming pools and related amenities, tennis courts and similar bona fide recreation buildings and facilities and railway system land may be

considered part of the usable common open space. The City, at its sole discretion, may consider preservation of an on-site building or structure eligible, or that may be eligible, for the National Register of Historic Places in lieu of the 10 percent open space requirement or portion thereof.

**h) Deleting the word “minimum” in 11-28-070.**

The current 25% coverage ratio often prevents a property owner from constructing a reasonably sized detached building, like a garage, because said coverage area is limited to the minimum required rear yard area determined by a 30 foot setback in residential zones even if the actual rear yard is much larger than the minimum requirement. It is recommended that the City amend this standard as follows for only residential zones:

**11-28-070 Maximum Coverage Area of Accessory Buildings.**

No accessory building or group of such buildings and no parking space in any residential zone shall cover more than twenty-five percent (25%) of the minimum rear yard space.

**i) Providing a “rear of dwelling” standard for accessory buildings in 11-11-060(a).**

The rear yard constitutes that area between the setback of the building and the property line. The ordinance as currently written prevents a property owner from placing an accessory building in the yard formed by an “L” shaped building but still located to the rear of the dwelling. It is recommended the City amend its ordinance as follows:

**11-11-060 Accessory Buildings and Structures.**

(a) Accessory buildings, except those listed in Subsection (b), shall be located ~~in to the rear of the dwelling yard~~, shall be separated from the main building by a distance in compliance with applicable building codes, shall not encroach on any recorded easement, shall not occupy more than twenty-five percent (25%) of the rear yard, and shall be located at least fifteen (15) feet from any dwelling on an adjacent lot. Such buildings may be located within one (1) foot of the side or rear property line. Accessory buildings shall, without exception, be subordinate in height and area to the main building.

**~~j) Striking Section 11-35-103(15) which makes the sale of firearms a prohibited use under Home Occupations:~~**

~~A few weeks ago Erick Carmiol inquired about the possibility of selling firearms under the City’s Home Occupation ordinance (see attached home occupation ordinance (Chapter 35) and information from Erick Carmiol). Under the City’s current ordinance the “Sale or repair of firearms” is not allowed as a home occupation. Mr. Carmiol provided certain references to the state code stating that no local authority can prevent an individual from selling his firearm (see attached). Do such state code references only refer to the sale of personal property, or do they further allow one to operate a firearm~~

~~business from one's home? Staff recommends that the Planning Commission table consideration of this item pending further clarification from the City Attorney.~~

**k) Amending Section 11-28-230 of the Zoning Ordinance to require performance bonds for demolitions (ZT-9-13).**

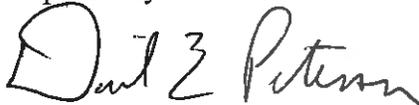
Recently the City adopted an ordinance regarding demolitions. Now in many circumstances one must have a building permit in hand issued by the City for the replacement building before one is allowed to proceed with the demolition. But this does not prevent one from following through with the construction of the replacement building/structure. At the time the new ordinance was enacted the City contemplated a performance bond to ensure compliance. It is recommended that the City amend its ordinance as follows:

(d) Issuance of Demolition Permit for a Main Building.

(1) Except as otherwise provided in subsection (4) of this section, a demolition permit shall be issued only upon compliance with subsections (2) and (3) of this section, if applicable, and if:

(i) A complete building permit application for a use building to replace replacing the demolished building or structure proposed for demolition has been submitted to the Community Development Department; and in the case of a replacement-use building for a dwelling, that is not a multiple family dwelling, the building permit must be issued and the City must receive a cash performance bond in a form acceptable to the City equal in amount to the valuation, as determined by the Building Official, of the replacement building; or

Respectively Submitted



David Petersen  
Community Development Director

Review and Concur



Dave Millheim  
City Manager

CITY COUNCIL AGENDA

For Council Meeting:  
February 18, 2014

**SUBJECT: Flag Lots**

**ACTION TO BE CONSIDERED:**

Discussion Only.

**GENERAL INFORMATION:**

See enclosed staff report prepared by Eric Anderson.

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



# FARMINGTON CITY

H. JAMES TALBOT  
MAYOR

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

DAVE MILLHEIM  
CITY MANAGER

## City Council Memo

To: Honorable Mayor and City Council  
From: Eric Anderson, Associate Planner  
Date: February 18, 2014  
SUBJECT: Memo Regarding Flag Lots.

### RECOMMENDATION

Please consider and review the following memo for discussion of flag lots.

### BACKGROUND

There have been a number of applications recently requesting flag lots within subdivisions. Currently Farmington City Subdivision Ordinance 12-7-030(10) regulates how flag lots are to be developed. It states:

*“(10) Flag lots may be approved by the Planning Commission in any residential zone where, due to unusual parcel dimension, configuration, or topographic conditions, traditional lot design is not feasible. Approval of flag lots shall not be permitted solely on the basis of economic benefit. Such lots shall meet the following criteria:*

*(a) The stem of the lot shall be not less than twenty feet (20') in width and shall not exceed one hundred fifty feet (150') in length;*

*(b) The stem of the lot shall serve one lot only and shall have direct access to a dedicated and improved street;*

*(c) The nearest fire hydrant shall be located no further than one hundred fifty feet (150') from the nearest corner of the proposed building on the lot; and*

*(d) The body of the lot shall meet the lot size and dimensional requirements of the applicable zone. The stem area shall not be used in computing lot size. Proposed buildings shall comply with the minimum setbacks required for the zone. Determinations as to which are the front, side, and rear setbacks shall be made by the Zoning Administrator at the time a building permit is requested and shall be based on the orientation of the proposed home on the lot.*

*(e) The number of flag lots shall not exceed ten percent (10%) of the total lots in the subdivision unless it is determined by the City that the property could not reasonably be developed otherwise.”*

The questions before the City Council for discussion purposes are:

1. Should the City even allow flag lots or not?
2. If we allow flag lots, is the ordinance as it's written sufficient to meet the City's needs?
3. Or, does the ordinance need to be rewritten to create more stringent regulatory mechanisms to make the creation of flag lots abide by stricter standards?

Below is a draft re-write of the flag lot ordinance for further review and discussion:

“(10) Flag lots may be approved by the Planning Commission and the City Council and are prohibited except:

1. To reasonably utilize an irregularly shaped parcel;
2. To reasonably utilize land with severe topography;
3. To provide for the protection of significant natural or environmentally sensitive areas; or
4. To allow a property owner reasonable use and benefit of a parcel of land not otherwise developable.

Flag lots are a conditional use and the creation of a flag lot is a subdivision, therefore all applicable subdivision ordinances, standards and regulations apply. Flag lots are for single family residential dwellings only and are prohibited if the proposed flag lot will: increase the number of access points onto a major thoroughfare or re-subdivide an existing lot or lots in a recorded subdivision.

The design requirements for a flag lot are as follows:

- a) A flag lot shall be comprised of a stem portion and a flag portion.
- b) The stem portion must be contiguous to a dedicated public street.
- c) All buildings can be placed on the flag portion only.
- d) The front yard shall be considered one of the two sides of the flag portion that adjoins the stem and all buildings must face the front yard.
- e) A flag lot must comply with all requirements, standards and ordinances as determined by the underlying zone district in which it is located; this includes setbacks, building height, accessory buildings, minimum lot size, etc.
- f) Minimum lot size calculations exclude the stem and only take the flag portion of the lot into consideration.
- g) The stem shall be at least 28' wide and no longer than 150' long.
- h) The stem shall service one lot only.
- i) The access drive shall be at least 20' wide and no greater than a 15% grade. The drive shall be paved with a hard surface such as asphalt or concrete and conform to all applicable Fire Code regulations, including access to fire hydrants, emergency access and turnarounds.
- j) The access drive must have a minimum of 4' wide landscaped yard along both sides.

- k) All utilities and related services (including easements) shall be provided to the flag lot in accordance with the applicable regulations and ordinances adopted by the City.”

The changes to the previous ordinance are requirements c, d, g, i and j. At the Planning Commission meeting on February 6, 2014 the commissioners generally felt that the ordinance in its current state is insufficient and should be changed to make the regulations of flag lots stricter. The general sentiment was that flag lots are a less than ideal solution to a development design problem, but that in certain cases, flag lots make sense and should be allowed. In these instances, it would be good to have more regulatory mechanisms in place to ensure that the creation of flag lots is designed as well as possible. In addition to the design requirements (a-k) listed in the draft ordinance rewrite above the commissioners suggested adding a requirement that addresses back-to-back flag lots. In those instances, two drives of 28' each may prove to be superfluous. Therefore, in the event that a back-to-back flag lot is created the drives should have more flexibility as to the width and a contingency should be in the ordinance. There was also some discussion as to whether back-to-back flag lots should even be allowed.

Respectfully Submitted



Eric Anderson  
Associate Planner

Review and Concur



Dave Millheim  
City Manager

CITY COUNCIL AGENDA

For Council Meeting:  
February 18, 2014

**SUBJECT: City's Policy on Posting Notices for Public Meetings**

**ACTION TO BE CONSIDERED:**

Discussion Only.

**GENERAL INFORMATION:**

See enclosed staff report prepared by Eric Anderson.

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



# FARMINGTON CITY

H. JAMES TALBOT  
MAYOR

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JAMES YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Memo

To: Honorable Mayor and City Council

From: Eric Anderson, Associate Planner

Date: February 18, 2014

SUBJECT: Memo Regarding the City's Policy on Posting Notice for Public Meetings.

### RECOMMENDATION

Please consider and review the following memo for discussion of public notice requirements.

### BACKGROUND

There has been recent citizen concern expressed on the City's policy of posting notice for public hearings. Particularly, this citizen lives outside of the 300' mailing radius of one subdivision currently under review and did not see notice of a public hearing for project master plan on the City's website. Our City Manager has asked that we get Planning Commission and City Council input as to whether we as City Staff need to do more to notify the public about upcoming public hearings.

Our current notification procedures are as follows:

1. Staff mails a notice to every property owner within a 300' radius 72 hours in advance of the following types of hearings:
  - Schematic Plans (PC and CC)
  - Preliminary PUD Master Plans (PC and CC)
  - Project Master Plan (PC only)
  - Zone Map Change (PC and CC)
  - Zone Text Change (PC and CC)
  - Temporary Use (PC only)
  - Appeals (BOA)
  - Variances (BOA)
2. Staff posts a 10 day notice for Planning Commission and a 14 day notice for City Council in a local newspaper for the following types of hearings:
  - Preliminary PUD Master Plan
  - Zone Map Change
  - Zone Text Change
  - General Plan Map Amendment (PC only)

- General Plan Text Amendment (PC only)
3. Staff mails a notice to every property owner within a 500' radius 72 hours in advance of the following types of hearings:
    - Conditional Use Permit (PC only)
    - Conditional Use Amendment (PC only)
    - Site Plan Concept
    - Site Plan (PC only)
  4. Every agenda for both City Council and Planning Commission is posted in three different public locations (usually City Hall, the County Library and Public Works), in a newspaper at least 24 hours in advance, and on the Utah Public Notice Website. Our City Recorder also posts the agendas to our website and sends an email to a list of people who have signed up to receive it; these two steps are not required by law but are something that the City does above and beyond the State requirements.

Some of the additional steps we could potentially take to notify more citizens of public hearings is to post a notice on the property with a stake or widen the 300' mailing radius to 500' for all mailings. Currently, to the best of our knowledge, the only city within Davis County that posts notice on properties is Kaysville.

At the Planning Commission meeting of February 6, 2014, the Planning Commission expressed interest in seeing notices posted on property in conjunction with our current practices. Several of the commissioners have seen this done in other communities and felt that it was very successful at notifying the public that might otherwise not hear about a public meeting.

Respectfully Submitted



Eric Anderson  
Associate Planner

Review and Concur



Dave Millheim  
City Manager

## CITY COUNCIL AGENDA

For Council Meeting:  
February 18, 2014

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

1. Police and Fire Monthly Activity Reports for January
2. Building Activity Report for January
3. January Justice Court Report

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





# Farmington City Police Department 2014 - Summary Cont.

	Average	Total
Cases	150.00	150

Reports	Average	Total
Officer	72.00	
Crime	59.00	
Accident	21.00	
Supp	44.00	

Citations	Average	Total
Total	87.00	87
Traffic	45.00	
Speed	24.00	
Parking	11.00	
Other	32.00	

Activities	1857.00	1857
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Investigations	44.00	
Working # Reports	37.00	37



# Farmington City Fire Department



## Monthly Activity Report

### January 2014



#### Emergency Services

**Fire / Rescue Related Calls:** 21  
*All Fires, Rescues, Haz-Mats, Vehicle Accidents, CO Calls, False Alarms, Brush Fires, EMS Support, etc...*

**Ambulance Related Calls:** 52 / Transported 24 (46%)  
*Medicals, Traumatic Incidents, Transfers, CO Calls w/ Symptomatic Patients, etc...*

**Calls Missed / Unable to adequately staff:** 3

**Urgent EMS Related Response Times (AVG):** 5.3 Minutes GOAL 4 minutes or less (+ 1.3min.)

**Urgent Fire Related Response Times (AVG):** 8.2 Minutes GOAL 4 minutes or less (+ 4.2min.)

#### Department Man-Hours (based on the following 28-day pay periods January 10<sup>th</sup> and January 24<sup>th</sup>)

<b>Part-Time Shift Staffing:</b>	<b>1,302</b>	<b>Budgeted 1,344</b>	<b>Variance -42</b>
<b>Part-Time Secretary:</b>	<b>40</b>	<b>Budgeted 40</b>	<b>Variance - 0</b>
<b>Part-Time Fire Marshal:</b>	<b>40</b>	<b>Budgeted 40</b>	<b>Variance - 0</b>
<b>Full-Time Captains:</b>	<b>N/A</b>	<b>48/96 Hour Schedule</b>	<b>Variances / Overtime + 16</b>
<b>Full-Time Fire Chief:</b>	<b>N/A</b>	<b>Salary Exempt</b>	
<b>Training &amp; Drills:</b>	<b>69.5</b>		
<b>Emergency Callbacks:</b>	<b>132</b>	<b>FIRE 39 Hrs / EMS 93 Hrs</b>	
<b>Special Event Hours:</b>	<b>35.5</b>		<b>(YTD:) 35.5</b>
<b>Total PT Staffing Hours:</b>	<b>1,503.5</b>		<b>(YTD:) 1,503.5</b>

#### Monthly Revenues & Grant Activity YTD

<b>Ambulance:</b>	<b>Prev. Month</b>	<b>Calendar Year</b>	<b>FY 2014</b>
Ambulance Services Billed (previous month):	\$ 42,159.64	\$456,030.64 YTD	\$256,033.97
Ambulance Billing Collected (previous month):	\$ 42,159.64	\$267,622.67 YTD	\$157,801.55
<b><i>Variances:</i></b>	<b><i>-\$0</i></b>	<b><i>-\$188,408 YTD</i></b>	<b><i>-\$98,232.42</i></b>

**Grants / Assistance / Donations:**

Grants Applied For: None Available	\$ 0	\$0 YTD
Grants / Funds Received: LED TV for Station / UFRA	\$ 200.00	\$200 YTD

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

Drill # 1– Officers Monthly Meeting & Training:	21	
Drill #2– FIRE – NFPA 1410 / Fire Attack Evolutions	36	Avg. Wednesday Night Drill Attendance
Drill #3– EMS – Winter Emergencies – Dr. Fredrickson	36	by FFD Personnel This Month: 14
Drill #4– Wellness & Fitness – Outside Expert	36	

<b>Other:</b> Chiefs Conf. & Winter Fire School / St. George	48	
Ice Rescue Trainer – Dive Rescue Intl. X 6 Personnel	96	Note: 48 Hrs. to be added to the February report.

<b>Total Training / Actual Attended:</b>	<b>273</b>	<b>273 YTD</b>
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**Fire Prevention & Inspection Activities**

<b>Business Inspections:</b>	<b>QTY</b>	
<b>Fire Plan Reviews &amp; Related:</b>	26	
<b>Station Tours &amp; Public Ed Sessions:</b>	8	
	12	

**Health, Wellness & Safety Activities**

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

**FFD Committees & Other Internal Group Status**

<b>Process Improvement Program (PIP) Submittals:</b>	<b>0</b>	<b>0 YTD</b>
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**Active FFD Committees:** Emergency Medical Services (EMS), Apparatus & Equipment, Fire Apparatus & Equipment, Rescue – Heavy Rescue, Water, Rope & Related Equipment, Wildland Apparatus & Equipment, Health, Wellness & Safety, Charity / Fund Raiser, Fire Prevention & Pub-Ed, Haz-Mat, Building and Facilities.

**Additional Narrative:**

*Call volumes (and call-types) followed typical seasonal trends with delivery of emergency services (emergency response times) showing delays based on weather conditions; however, still improving compared to last year’s statistics. Our EMS calls came in with 5.3 minute response time with FIRE calls continuing at approximate 8.2 minute response times. Three calls resulted in no-staffing or short-staffing of apparatus (on-duty crew attending to other calls and/or part-time staffing not available due to availability). FFD fell short of staffing all available shift hours due to call-ins. Administration was able to utilize some of these hours towards business inspections. Ambulance transport percentages came in at 46% (typical). Collections of revenues continue with little predictability due to collection & mandated billing variables. This month’s training focused on Leadership Development, Seating Assignments / Fire Attack Evolutions – NFPA 1410 compliant, EMS Environmental Emergencies with Dr. Fredrickson and Physical Fitness / Wellness Training – Personal Trainer / Fitness Instructor Pete Stokes.*

*Final plans approved with UTA for installation of a water supply system to be installed at the Trax station. This water delivery system will enable FFD to supply fire suppression water to the east side of the station. Two (2) personnel attended the Utah State Chief's conference and Winter Fire School in St. George. An additional six (6) personnel attended the "Ice Rescue Trainer" certification course hosted by FFD here in Farmington (Jan 30-Feb 1, 2014). This course was instructed by Ice Rescue International based out of Colorado and captured attendance from various departments across Utah. This training was a total success and FFD plans to complete all in-house "Ice Rescue Technician" training throughout the month February. This "Technician" certification will now become part of FFD's basic certification requirements. We are still in the process of repairing a couple of station doors and heating systems. These unexpected repairs will require our projected facilities budget to be adjusted before the end of the fiscal year. Several probationary employees have completed their 6-month training and are being placed on regular part-time status. Unfortunately, we ended up with one member who was unable to complete this process and was let go with the opportunity of re-testing in the future. FFD is in the process of recruiting several new hires and will start testing February 10<sup>th</sup>. We have noticed a tremendous influx of applications from qualified individuals as Farmington FD is now a desired location to work as a part-time Firefighter / EMT! We have also been contacted by an Aerial Truck manufacturer who has extended an invitation to visit their factory in February. The primary purpose of this visit is to gain as much information as possible regarding mandates, technology and capabilities of current aerial apparatus. There is no question we will receive more invitations from other manufacturers over the next while and should take advantage of these opportunities in an effort to help ensure we acquire the correct apparatus for Farmington within the next couple of years (right truck, right technology and right price).*

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

*Respectfully,*

**Guido Smith**  
Fire Chief



***Proud Protectors of Your Life and Property – Since 1907***

Month of January 2014	BUILDING ACTIVITY REPORT - JULY 2013 THRU JUNE 2014				
RESIDENTIAL	PERMITS THIS MONTH	DWELLING UNITS THIS MONTH	VALUATION	PERMITS YEAR TO DATE	DWELLING UNITS YEAR TO DATE
<b>NEW CONSTRUCTION *****</b>					
SINGLE FAMILY	10	10	\$2,868,000.00	270	270
DUPLEX	0	0	\$0.00	2	2
MULTIPLE DWELLING	0	0	\$0.00	3	3
OTHER RESIDENTIAL	0	0	\$0.00	65	65
<b>SUB-TOTAL</b>	<b>10</b>	<b>10</b>	<b>\$2,868,000.00</b>	<b>340</b>	<b>340</b>
<b>REMODELS / ALTERATION / ADDITIONS *****</b>					
BASEMENT FINISH	0		\$0.00	36	
CARPORIT/GARAGE	0		\$0.00	14	
ADDITIONS/REMODELS	2		\$67,000.00	48	
SWIMMING POOLS/SPAS	0		\$0.00	6	
OTHER (waterheater,retaining wall,sewer latera.)	8		\$27,912.00	140	
<b>SUB-TOTAL</b>	<b>10</b>		<b>\$94,912.00</b>	<b>244</b>	
<b>NON-RESIDENTIAL - NEW CONSTRUCTION *****</b>					
COMMERCIAL	0		\$0.00	11	
PUBLIC/INSTITUTIONAL	0		\$0.00	0	
CHURCHES	0		\$0.00	0	
OTHERS	0		\$0.00	9	
<b>SUB-TOTAL</b>	<b>0</b>		<b>\$0.00</b>	<b>20</b>	
<b>REMODELS / ALTERATIONS / ADDITIONS - NON-RESIDENTIAL *****</b>					
COMMERCIAL/INDUSTRIAL	0		\$0.00	86	
OFFICE	0		\$0.00	5	
PUBLIC/INSTITUTIONAL	0		\$0.00	2	
CHURCHES	0		\$0.00	0	
OTHER	0		\$0.00	2	
<b>SUB-TOTAL</b>	<b>0</b>		<b>\$0.00</b>	<b>95</b>	
<b>MISCELLANEOUS - NON-RESIDENTIAL *****</b>					
Signs & Awnings	4		\$26,100.00	81	
<b>SUB-TOTAL</b>	<b>4</b>		<b>\$26,100.00</b>	<b>81</b>	
<b>TOTALS</b>	<b>24</b>	<b>10</b>	<b>\$2,989,012.00</b>	<b>780</b>	<b>340</b>



# ***DAVIS COUNTY JUSTICE COURT***

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800 WEST STATE STREET  
PO BOX 618  
FARMINGTON, UTAH 84025

PHONE: (801) 451-4488  
FAX: (801)-451-4481  
[www.daviscountyutah.gov](http://www.daviscountyutah.gov)

**JERALD L. JENSEN**  
JUDGE

February 10, 2014

Farmington City  
Dave Millheim / City Manager  
160 S Main St  
Farmington, UT 84025

Re: Filing Statistics

Enclosed is the Justice Court Monthly Report for January 2014. This report, along with the revenue distribution, is forwarded for your information.

  
Tammy Berg  
Court Administrator

Signature of Judge \_\_\_\_\_

1a. Total Traffic Cases Filed:	317	I. TRAFFIC	lb. Total Traffic Cases Disposed:	316			
Charges Filed		CHARGE DISPOSITIONS					
State	Local	Bail Guilty	Non-Jury Trial	Jury Trial	Dis-	Trans-	Warrants
		Forf Plea	Acquit	Convict	Acquit	Convict	missed
4		Driving Under Influence	2		3		1
34		Impaired Driving DUI Reduced	1				
246	4	Drivers License Violations	7	10	5		15
94		4 Moving Violations	181	22	34		21
		Non-Moving Violations	29	6	36		9
1	10	Parking Tickets	15		1		
		Failure to Appear Informations					

2a. Total Misdemeanors/Infractions Filed:	14	II. CRIMINAL MISDEMEANORS AND INFRACTIONS	2b. Total Misdemeanors/Infractions Disposed:	17
3		Assault	2	1
		Theft		
1		Failure To Appear Informations		
		Public Intoxication	2	
		Illegal Sale-Alcohol		
1		Other Liquor Violations including Open Container		
4		Controlled Substance/Narcotics	5	1
		Bad Checks		
		Domestic Animal Ordinances		
2		Wildlife Resources	2	

	Parks Recreation				
	Planning/Zoning/Fire or Health				
6	Domestic Violence	2		4	
4	Other Misdemeanors/Infractions	1	4	3	1

**Revenue Distribution to Farmington  
January 2014**

**Total of fines and plea in abeyance fees in Farmington Jurisdiction      \$33062.89**  
**Fifty percent remitted to Farmington for January 2014                      \$16531.45**

CITY COUNCIL AGENDA

For Council Meeting:  
February 18, 2014

**SUBJECT: Mayor Talbot & City Council Reports**

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