Resource Trajectory

A variety of wetland and upland habitats in good condition will continue to provide a refuge for a diversity of wildlife and waterfowl. A concerted effort is needed to maintain and improve habitat quality in order to continue to yield effective habitat for all wildlife and waterfowl that depend on this area. Suggestions for habitat maintenance and improvement are given in Chapter 5 – Stewardship Recommendations. The numbers of feral cats observed on the property likely have significant predatory impacts that can not only negatively affect the small mammals and ground-nesting and migratory songbirds that they hunt, but also the raptors and other carnivores that eat them. Trespass and/or mismanaged livestock can result in a decrease of habitat quality for ground-nesting birds and small mammals and could result in a loss of vegetation diversity.

DESIRED FUTURE CONDITIONS

It is of utmost importance to continue to provide effective habitat for the abundant wildlife and waterfowl to assure they will use the Park as a refuge. Habitat improvements can take many forms, but all improvements need to consider how each action may affect other aspects of the ecosystem. For instance, if raptor perches are installed in the southern pastures, the effects of additional raptor presence and hunting on other species must be monitored to assure management objectives are being met. Further, it may be desirable to 'stack' uses of the Park by constructing a stormwater retention pond or ponds on the property, but in such a way as to also improve wetland vegetation and habitat conditions. This could serve a primary ecological goal of increased residence time of water flowing through or over the property for improved water quality as well as increased wetland and riparian extents, all while providing an area for storm water retention prior to the water reaching the Great Salt Lake.

Upland Meadows

The lack of cover and structure in the upland meadows is not beneficial to grassland ground-nesting birds, raptors and small mammals. To improve fallow agricultural lands, it is recommended that non-native noxious weeds be controlled and minimized and native grasses such as Inland salt grass (*Distichlis spicata*), alkali sacaton (*Sporobolus airoides*), and alkali grass (*Puccinellia nuttalliana*) be planted to diversify ground cover for a host of species. As possible, a slight variation of topography could be incorporated by the creation of small mounds and hills to be revegetated with saltbush (*Atriplex spp*) and greasewood (*Sarcobatus vermiculatus*). This action would create topographic, vegetation, and habitat complexity to improve cover for nesting ground birds (short-eared owls, killdeer, pheasant) and habitat for small rodents.

The increase in vegetation composition, structure and diversity could then increase insect diversity and productivity that would in turn improve foraging and nesting conditions for many avian species. The vegetation modification could also benefit small mammals such as the Meadow and Montane vole, Little Pocket mouse, Grasshopper Mouse, Vagrant shrew and Ord's kangaroo rat population to then also provide a prey base for a variety of raptors, mammals and snakes.

Open Water - Buffalo Pond

Buffalo Pond is a hot spot for waterfowl and other aquatic birds. Enhancement of the habitat complexity around the pond would be beneficial to multiple species of resident and neotropical migrants. This enhancement would entail planting vegetation with structure variability including peach leaf willow (*Salix amygdaloides*) and coyote willow (*Salix exigua*), as well as additional cottonwoods that would provide habitat structure for a multitude of species.

Improved habitat structure around that pond would also increase the insect diversity in the area. Additional species that could be drawn to the area due to an increase in insects include bats (Little brown myotis and Silver-haired bat) and the violet-green swallow and common nighthawk. Stands of willow and a dense shrub understory near open water are preferred habitats for several species including the rare Northern waterthrush and Wilson's warbler. Additional cottonwoods would benefit sparrows, warblers, and raptors.

Issue Identification

- **Feral cats** are prevalent throughout the Park. These cats are significant predators to small mammal and bird populations – especially ground-nesting and roosting species. A program to remove these individuals is recommended.

Figure 31. One of the many feral cats on the Park

- **Phragmites and other noxious weeds**
  Noxious weeds have little wildlife value and reduce habitat quality. The presence, extent and density of these species can have a negative effect on the diversity, quantity and distribution of wildlife populations. However, careful consideration must be given to the methods utilized to reduce or remove the phragmites, the rate at which the habitat is modified, and species to take its place to assure the birds do not leave the area entirely.

- **Conservation Easement Violations**
  There were several violations of the Conservation Easements were documented and described in the winter of 2014. These included illegal soil dumping, unsightly trash and debris, hunting, and storage of personal property among others.

- **Storm Water Discharge onto the Park**
  The discharge of stormwater directly onto the property is noticeable throughout the park as no trash grates or screens nor drain filters appear to be present on storm drains. As a result contaminants easily reach the Park and it is relatively unknown what types and in what concentrations these contaminants reach the Park.

Resource: Water Resources

Resource Summary

Significant Features

→ **Baer, Haight, Spring and Shepard Creek traverse the Park** –In this otherwise arid area, four creeks traverse the property on their way to the Great Salt Lake to sustain a mosaic of wetland habitats.

→ **Jurisdictional Wetlands** – There are approximately 148 acres of US Army Corps of Engineers jurisdictional wetlands on the Park. This assures that a wetland permit would mostly likely be required for most activities on the property.

→ **Wetland Habitat Interspersion** –The Park provides open deep water, open shallow water, saline playas, wet meadows and emergent marshes. Each of these wetland habitats satisfies different needs of wildlife as well as function to maintain or improve water quality.

Threats

→ **Noxious Weeds** – Noxious weeds are scattered throughout the Park, and will be a constant management task to maintain suitable wildlife habitat.

→ **Water Quality** As a number of storm water culverts discharge directly onto the Park. All pollutants and debris on roads will end up on the property and decrease water quality.

→ **Availability of Fresh Water –** The threat of more frequent and severe droughts as well as increased water use by residents may translate to less available water for the wetlands of the Park to reduce the function of the wetlands of the area.

Description

Baer and Shepard Creek originate from the mountains just East of Farmington. Haight Creek and Spring Creek originate from springs also on the east side of the City. Shepard and Spring Creek diverge just east of Interstate 15, then the two waterways flow parallel to one another in a south and west direction ½ mile apart toward the Park. The fresh water that flows downslope from both the snowmelt and the spring support the rich ecosystem on the shore of the Great Salt Lake. The fresh water dilutes the highly saline waters of the Great Salt Lake to create brackish waters within the wetlands closer to the Great Salt Lake.

Shallow water and the consistent fluctuation of the Great Salt Lake are basic ingredients in the creation of highly productive habitats for wading birds as these areas are highly suitable for aquatic invertebrates upon which shorebirds feed. Plant communities at the saltwater/freshwater interface are dynamic as a result of ongoing fluctuations with seasonal variation and periods of climatic change. This sustains habitats in a fresh and vigorous condition.

Habitat edges that are associated with wetlands such as dikes, riverbanks and shorelines are sites of freshwater invertebrate abundance. These areas are especially productive sites for midges, which are feed for many birds, fish, bats and dragonflies.

Adjudicated Water Rights

There are many adjudicated water rights in and around the Park. There are many (at least 13) groundwater wells around the park with owners ranging from Wheeler Machinery to the LDS Church to individual owners.

Surface water rights are also in and around the park also with various owners from individuals to the LDS Church to the Utah Division of Wildlife Resources. Of particular interest is ownership of 8cfs from Baer Creek that is owned by the Utah Division of Wildlife Resources (Right # 31-2715). Further 1 cfs from surface drains are owned by Christensen Land Company near where Spring Creek enters the Park (Right # 31-5164).

At this time, it is unknown as to the seniority of these water rights – thus the regularity in which the water is actually delivered.

A possible discussion with the owners of the surface water rights in the area would help to understand the amount and schedule of water delivery. This information would serve useful in any future potential management actions that may require water for habitat restoration or creation in various areas of the park.

Groundwater

Groundwater is present at relatively shallow depths throughout the Park – anywhere between at the surface or up to 3 feet deep. The depth varies depending on soil and subsoil characteristics, and the amount of area upstream and gradient available to supply water for infiltration into the aquifers. The quality of the groundwater is generally good in the east shore aquifer system (UDWR 2009), but increasing pumping of ground water may pose a threat to the wetlands on the Park.

Conditions

Past Conditions

Prior to settlement, it is likely that the area now West of Interstate 15 was a mosaic of wetlands with upland islands. Water would flow freely from wetland to wetland in the flat to gently sloping areas prior to it reaching its final destination of the Great Salt Lake.

Current Conditions

The development of the area has resulted in various degrees of channelization of the creeks in the region. Creeks have been straightened, piped and/or re-routed so as to manage flooding susceptibility within the developed areas. Additionally, since the groundwater is so shallow in the area, the City has installed several land drains and storm drain pipes to direct water toward the lake. There are several storm drains that discharge directly onto the Park or into a ditch or creek that directs the water toward the Park (See figures 28 and 29 below). The creeks and at the Park are in fair condition since they have been so modified and are recipients of storm water pollutants. Contaminants to the Park through these systems would include:

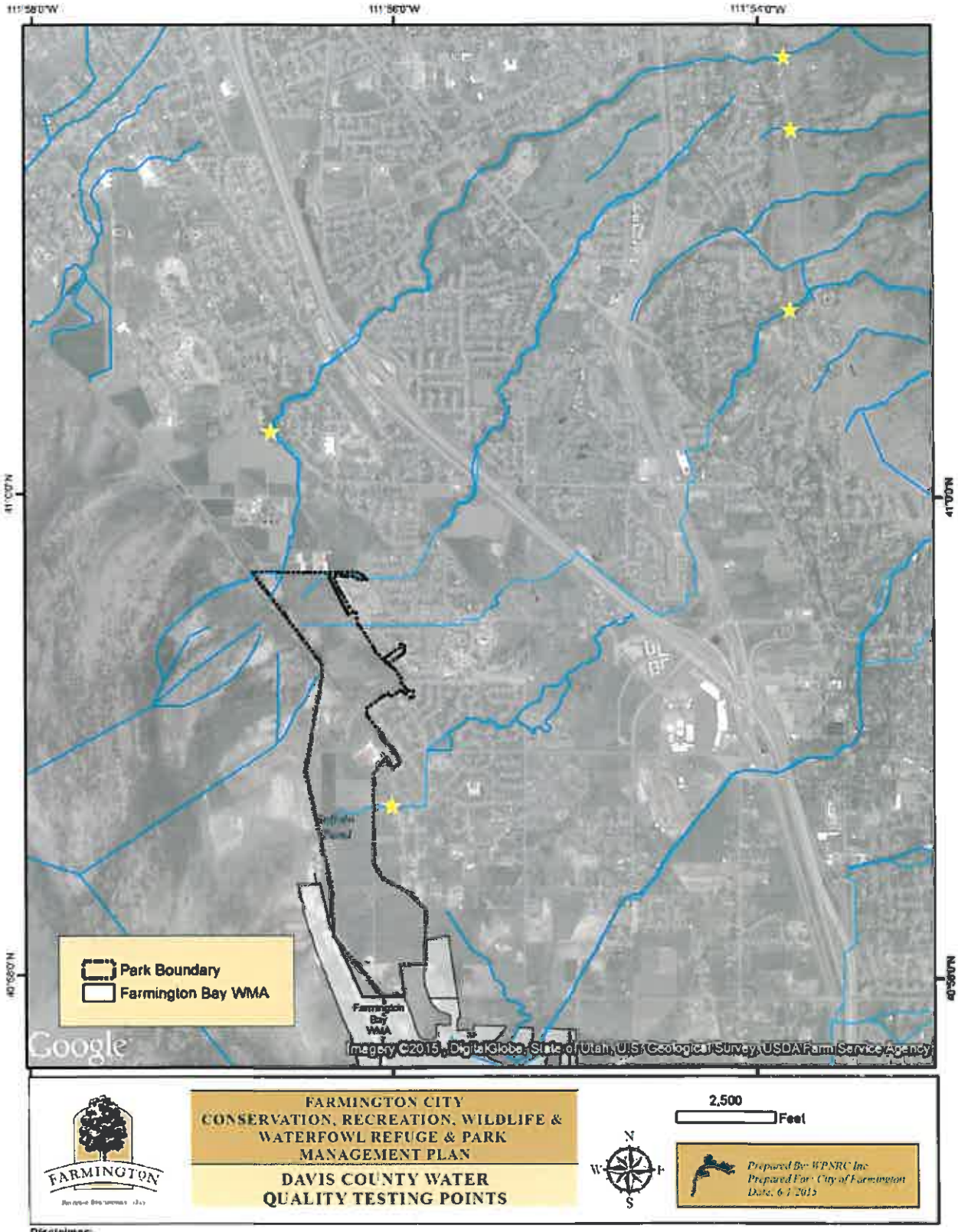
- Sedimentation and debris from storm drains.
- Pollutants from livestock waste.
- Herbicides from noxious weed control measures.
- Sedimentation from loosened soil from livestock grazing

Figure 32. Storm drain from Hollybrook Way

Figure 33. Plentiful trash debris that rests in the emergent marsh of Shepard Creek prior to it reaching Buffalo Pond

The Davis County Department of Health samples water quality on upper and lower Baer Creek, Upper and lower Haight Creek, and upper and a lower Shepard Creek. (See Figure 30) For the most part, water quality is at standards, but sometimes, E.coli numbers are high, particularly in lower Baer Creek. The county does not test water quality during storm events.

Figure 34. Davis County Water Quality testing Points



Disclaimer:
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The maps are distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use.

Resource Trajectory

Should there continue to be further development in this area of Farmington, the increase in paved streets will increase the amount of storm water likely to be discharged onto the Park. Storm water often carries pollutants, debris and sediment. If these pollutants are discharged onto the Park, the degradation of water quality could have negative effects on the wildlife (particularly herptofauna). With intense summer storms potentially on the rise in the future, it will be important to upgrade storm water management techniques where possible.

It should be noted that control regulations for off –site and upstream watershed background sources for nutrient loading from Non-Point Sources is beyond the scope of this plan.

DESIRED FUTURE CONDITIONS

The installation of trash racks, trash grates and/or drain guards on the storm drains that discharge onto the Park can reduce the debris and pollutants being released into the Park with every storm. It should be noted that these installations will likely require more maintenance to assure they remain clear of debris that would appear unsightly or cause blockage to the storm drains.

DRAFT

Resource: Geology and Soils

Resource Summary

Significant Features

→ **Unique Great Salt Lake Landscape and Geology -** As the Great Salt Lake is a terminal basin, the millennia of sediments that have been deposited in the area can be up to 10,000 feet thick.

→ **Unique salt affected ecosystem** – The terminus of the watershed being the Great Salt Lake has created a highly saline environment. The suite of vegetation and wildlife species that have adapted to this environment are a unique feature of the arid West, the Great Basin and thus the Park.

Significant Threats

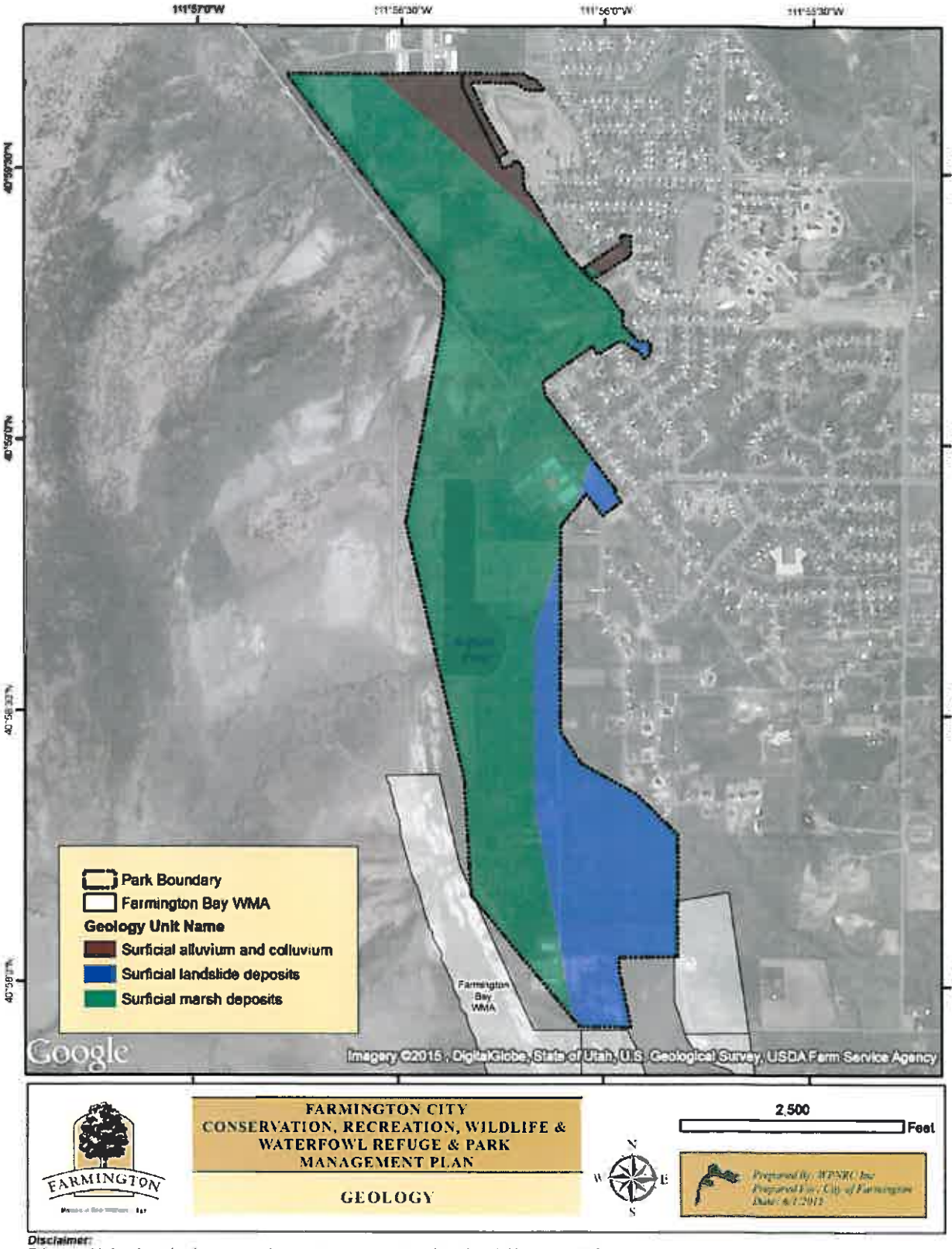
→ **Salty Soils-** Although saline soils are a natural feature of the Park, it often provides challenges for vegetation management. All seed mixes to be used at the Park should include saline tolerant species.

Description

Geology

The geology of the area is a mixture of lacustrine deposits coming from the West from the millennia of rise and fall of the Great Salt Lake and landslides from the Wasatch Front. Davis County has a map of areas that are geologic hazards due to areas that are subject to debris flow. The active Wastach Fault is at the base of the Wasatch Range is at the eastern margin of the depositional basin of the Great Salt Lake. The GSL Basin is overlain by Quaternary fill and surficial deposits that are mostly fluvial, lacustrine and deltaic origin. These Quaternary deposits hold the important ground water aquifers that underly the area (Bishop et al 2009).

Figure 35: Geology of the Park in Farmington



Disclaimer:
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usibility of the information. The maps are distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use.

Soils

It is important to associate the underlying soils with the vegetation types as soil chemical and physical properties strongly influence the vegetation community that develops upon it. The following soils are found on the Park (see Figure 25). It is important to note that the soils in the area were mapped at a scale that may not capture the inherent variability of soil at a finer scale. However, the soil map provides good context for both the current and past vegetation types, as well as the vegetation the soils may be able to support with some management actions. The soil types on the properties are summarized below.

WgA – Warm Springs Fine sandy loam

This soil is found on lake terraces, is highly alkaline (with a pH up to 10 at 8" depth) and formed from lacustrine deposits. On average, the water table is approximately 33" from the soil surface. Since the soil is so saline (with many different salts) as well as sodic (high in sodium), the soils support a select suite of plants that are tolerant to these conditions. The Natural Resource Conservation Service (NRCS) describes the soils as an 'alkali bottom' rangeland site. The Warm Springs fine sandy loam is not a listed hydric soil.

WhA – Warm Springs fine sandy loam – channeled.

Same as WgA above, channeled.

AS – Arave-Saltair Complex 0-1% slopes

These soils are found on lake plains and also formed from lacustrine deposits. On average, the water table is approximately 24" from the soil surface. The soil texture is a silt loam at the surface and generally becomes more fine textured with depth. This soil is also relatively alkaline with a pH of up to 8.5 to 9. This soil is not a listed hydric soil and is also described as an 'alkali bottom' rangeland by the NRCS classification.

Sa- Saltair silty clay loam

Saltair silty clay loam is a poorly drained soil formed in lacustrine deposits with occasional flooding hazards. The Saltair soil experiences continuous or periodic saturation and reduction. The Saltair soil is included on the National Hydric Soils list.

SPL - Saltair-Playas-Lasil Complex

The *SPL* soils are a complex that consists of 40% of the Saltair soil unit, 35% of the Playa soil unit and 20% of the Lasil soil unit. The complex is found on historic lake plains (playas) that formed from lacustrine deposits from mixed lake sediments. The Saltair soil is described above and is on the National Hydric Soils list and is listed as a 'Desert Salty Silt' rangeland site by the NRCS.

The Playa series is typed as an Entisol, which is a soil that does not show any profile development other than an A horizon. These can occur as a result of erosion, continuous repeated deposition or flooding or saturation. The Playa soil type is also found on the Hydric Soils list and is also listed as a 'Desert Salty Silt' rangeland site.

The Lasil series is a saline-alkali affected soil that is somewhat poorly drained. They are generally located on lake plains and they formed from calcareous mixed lake sediments from sedimentary and igneous rocks. The Lasil series is not included on the National Hydric Soils list and is described by the NRCS as an 'alkali bottom' rangeland site.

Lb – Lakeshore fine sandy loam – 0-1% slopes

These soils are found on lake terraces and formed in lacustrine deposits. On average, the water table is only 10" below the soil surface. Lakeshore is on the national hydric soil list. Since the soil tends to be alkaline, the NRCS described the vegetation community on these soils as a 'wet saline meadow'.

SkA – Sunset Loam – Drained 0-1% slopes

These soils are found on flood plains and stream terraces and were formed from alluvium. Since these soils have been drained, the water table is on average 51" below the soil surface. Sunset loam is not a listed hydric

soil and is described by the NRCS as a semi-wet fresh meadow. The soil has low salinitiy, with a relatively neutral to alkaline pH and is thus designated as prime farmland if it is irrigated. The soil exhibits a very consistent texture of loam to a depth of 68".

Ac – airport silt loam – 0-2% slopes

These soils are found on lake terraces and were formed in lacustrine deposits. These soils are both saline and sodic and are listed as an 'alkali bottom' vegetation community by the NRCS. On average, the water table is about 33" below the soil surface and these soils are thus not a listed hydric soil. The soil texture becomes slightly more fine with depth trending from a silty clay loam to a clay loam.

PEP - Pintailake-Eimarsh-Playa Complexes

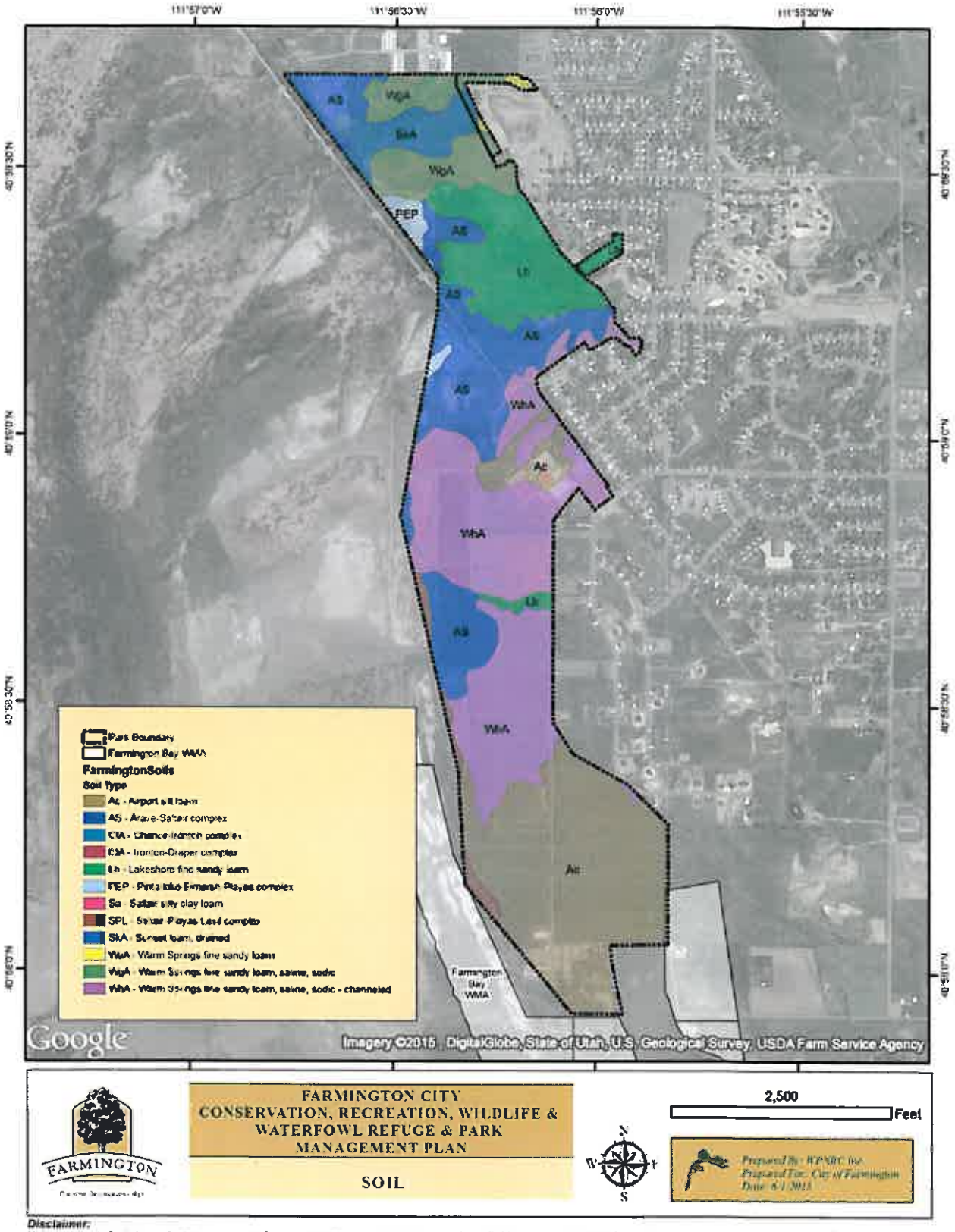
The Pintailake series consists of very deep, very poorly drained soils that formed in alluvium over lacustrine deposits derived from limestone, shale, and quartzite and is found on lake plains with gentle slopes of 0 to 1%. The Pintailake series comprises approximately 45% of the map unit. The parent material is alluvium over lacustrine deposits derived from limestone, shale, and quartzite. The Pintailake is a hydric soil and classified as 'Lakeshore Marsh' by the NRCS.

The Eimarsh series also consists of very deep, poorly drained soils that formed in lacustrine deposits derived from limestone, shale, and quartzite. Eimarsh soils are also on lake plains with gentle slopes of 0 to 1% and are classified as a 'Wet saline meadow' by the NRCS. The Eimarsh soil is a hydric soil and comprises approximately30% of the map unit.

The Playa series is typed as an Entisol, which is a soil that does not show any profile development other than an A horizon. These can occur as a result of erosion, continuous repeated deposition or flooding or saturation. Playas comprise about 10% of the map unit and are classified as a 'Desert Salty silt' rangeland site by the NRCS.

DRAFT

Figure 36. Soil Types at the Park



Disclaimer:
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usibility of the information. The maps are distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use.

Past and Current Conditions

The past and current conditions are essentially the same for geology, however, the soils have likely been altered as they have been drained and otherwise worked for agriculture over the years. This may mean that the soil profile may not be the same as described in the NRCS Soil Survey.

Resource Trajectory

There is little threat to the soils and geology of the area as erosive forces are minor in such a gently sloping area

DESIRED FUTURE CONDITIONS

Be sure to characterize the soil in more detail if any activity or building is permitted on the Park, as the soil drainage, tendency to pond or flood and soil chemical characteristics can affect structures and/or level of success of proposed habitat enhancements.

DRAFT

Table 9: Dominant soils found at the Park and adjacent areas

Name	Erosion Potential	Location in Park	Ponding Hazard	Soil origination	Potential Management Issues
WgA/Wha – Warm Springs Fine sandy loam (Wha is drained)	Low runoff class	Under most of Hunter's Creek CE	None	Lacustrine deposits	~ 33 inches to water table, poorly drained, very high salinity and sodicity,(difficult revegetation)
AS – Arave-Saltair Complex	Medium runoff class	Under southern ½ of Buffalo pond, north Buffalo Ranches and some of Farmington Ranches CE and north western region of Hunter's Creek CE	None	Lacustrine deposits	~24 inches to water table, poorly drained, very high salinity and sodicity,(difficult revegetation)
Sa- Saltair silty clay loam	Very high runoff class	Under eastern region of Dem Gardner property	Occasional	Lacustrine deposits	Hydric soil, depth to water table only 6 inches
CIA – Chance – Ironton complex	Very high runoff class	Under Dem Gardner property	None	Alluvium	Hydric soil, poorly drained, depth to water table 9 inches
SPL - Saltair-Playas-Lasil Complex	Negligible runoff	Far western side of property	Occasional	Lacustrine deposits	Hydric soil, poorly drained, depth to water table varies between 15 and 50 inches, high salinity and sodicity
Lb – Lakeshore fine sandy loam	Negligible runoff	Under Shepard Ck and under most of Farmington Meadows	Frequent	Lacustrine deposits	Hydric soil, poorly drained, very high salinity and sodicity
SkA – Sunset Loam – Drained	Low runoff class	Under central portion of Hunter's Creek CE	None	Alluvium	Well drained, prime farmland if irrigated
Ac – airport silt loam	Medium runoff class	Under southern ½ of Buffalo Ranch and under facilities at Buffalo Ranch	None	Lacustrine deposits	~ 33 inches to water table, poorly drained, high salinity and sodicity,(difficult revegetation)
PEP - Pintailake-Eimarsh-Playa Complexes	High runoff class	Under northwestern section of Farmington Meadows CE	Frequent	Lacustrine depostis	Depth to water table between 5 and 15 inches, very poorly drained, high salinity and sodicity

Source: NRCS Soil Survey of Davis-Weber Area, Utah, 2003 (USDA 2003).

Chapter 4 - Resource Influences

The previous chapter, Resource Element Descriptions, discussed natural resources in detail. This chapter highlights the influences that can affect the condition of natural resources at the Park. Impacts and influences interacting with natural resources may be regional or localized, originate inside or outside the park boundary, and occur naturally or from human activities. These influences may have beneficial effects, detrimental effects, or both. The following information outlines sources of the most significant or likely influences, and the subsequent impacts that may result, as well as recommendations to help stem negative impacts. The City of Farmington is intending to initiate discussions with the Farmington Bay WMA to consider the possibility and interest of a cooperative management agreement. A cooperative management agreement would benefit both the Park and the WMA to assure habitat conditions and objectives are consistent across boundaries to serve the primary purpose as wildlife and waterfowl refuge area.

Regional Influences

Climate

Climatic patterns influence the nature of geophysical resources with differences in moisture availability, length of growing seasons, and overall ecosystem development. Most precipitation comes as snow in the winter or rains in the early spring (April and May). A summary of average annual temperature and precipitation is given for Farmington Utah, from records taken between 1893 to 1965. The combination of latitude, landscape position and timing and amount of precipitation dictates the vegetation communities that establish in any given area.

Farmington 1893-1965

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Temperature													
Average daily maximum	37.8	43.2	52.3	62.7	72.8	82.4	91.5	89.1	79.1	66.2	50.8	40.1	
Average daily minimum	19.1	23.8	29.9	37.0	44.0	50.8	58.3	56.5	47.1	37.9	28.4	22.1	
Precipitation (Monthly average)	2.2	2.1	2.24	2.34	2.17	1.1	0.5	1.05	0.96	1.56	1.84	1.94	19.99

WRCC Accessed 2015_04_16 http://www.wrcc.dri.edu/cgi-bin/cliMAIN.pl?utfarg

Population Growth and Development

The Wasatch Front has seen extraordinary population growth in the last 10 years as many find this suburb of Salt Lake as a desirable place to live and still able to work in a large metropolitan area. Population trends and predictions are provided in Table 10 for Davis County, Utah, which is the most likely population center to supply visitors to the Park. The growth of this area of Davis County may slow as a result of being 'built out'. As this area becomes an integral part of the regional recreation and trail system, park visitation is expected to increase.

Table 10: Population figures for Davis County Utah

	Davis County	Average % increase
1990	188,471	NA
1995	216,054	14%
2000	240,204	11%
2005	278,278	16%
2010	307,550	11%
2015	323,992	5%
2020 (est)	347,412	7%
2030 (est)	386,672	11%

Source: Davis County Demographer (Site accessed April 17, 2015)

Adjacent Land Uses

The Park is surrounded on the East and North sides by various levels of development, consisting of residential neighborhoods to the East and agricultural activities on the north. The Farmington Bay Wildlife Management Area (WMA) is directly adjacent on the south side of the Park. The Great Salt Lake lies immediately to the West. The combination of these different surrounding land uses creates a gentle boundary between the Great Salt Lake Ecosystem and urbanization. The placement of conservation easements over these properties was an insightful action accomplished by the City of Farmington, not only to provide the City relief from flooding potential from the inevitable rise of the Great Salt Lake in wet years, but also to provide open space and wildlife and waterfowl habitat along the shore of the Great Salt Lake with minimal human interaction.

Land uses adjacent to the Park can create increased pressure on the natural resources of the Park as different land management practices or activities creates inconsistencies of overall land management goals, and thus land management activities. The following is a brief description of adjacent landowners and/or activities:

- Privately owned parcels- As more people move onto the Wasatch Front, these subdivisions are considered "suburbs" of the greater Salt Lake area. A number of impacts due to infilling of these suburbs adjacent to the Park can have daily impacts on the Parks natural resources, including:

    1. Domestic and feral pets- Homeowners dogs and cats will intermittently escape and venture onto the Park, where they can be a nuisance to park visitors and park wildlife. In particular, feral cats can have a devastating effect on bird and small mammal populations, thus affecting the rest of the ecosystem.

2. Increased roads in adjacent subdivisions, thus impermeable area- The increased storm water coming off these roads onto the Park will likely bring more pollutants from the surface water runoff.
3. Increased refuse and debris. - Increased use of the Park will likely mean more refuse from pets (horses, dogs) as well as picnic refuse and other debris onto Park property

- Livestock use
  The continuing permitted use of livestock grazing provides valuable feed and space for the lessees of the Park. A central management concern for these lessees is the maintenance of sufficient forage and water for the livestock. If livestock grazing is executed consistent with the easements, this activity is consistent with the primary purpose of the Park as a wildlife and waterfowl refuge. Further, the allowance of livestock grazing in the easements provides a very powerful land management tool for potential habitat improvements or changes.

- Farmington Bay Waterfowl Management Area
  Directly south of the Park, the 18,000-acre Farmington Bay WMA was established in 1935 and has been managed ever since to provide habitat for hundreds of thousands of waterbirds, songbirds and raptors. In fact, by 1991, the Farmington Bay WMA was part of a dedication of the Great Salt Lake into the Western Hemispheric Shorebird Reserve Network. Further, to the North, many other preserves lie along the shores of the Great Salt Lake including the Great Salt Lake Shorelands (managed by The Nature Conservancy), the Howard Slough, Ogden Bay and Harold Crane Wildlife Management Areas (managed by the State of Utah), and the Bear River Migratory Refuge (managed by the US Fish and Wildlife Service). (See Figure 27) All of these refuges and designations reflect the significance of this ecosystem to millions of shorebirds and waterfowl. The City of Farmington intends to pursue a cooperative management agreement with Farmington WMA to ensure consistent land management in the area for the wildlife and waterfowl

The following **recommendations** are provided to assist in managing the impacts associated with the **influences of adjacent properties**.

A. Work with landowners and City Planners to minimize or limit the impacts of the adjacent development and land uses.

B. Continue to enlist the help of residential neighbors and adjacent landowners. Use mailings, workshops, volunteer contacts, and handouts, to assist in the dissemination of information such as:

1. Assistance in monitoring park vegetation and wildlife.
2. Weed control and techniques
4. Landscaping with native plant species
5. Proper trash management
6. Controlling the effects of dogs and cats on wildlife

C. Implement the use of Ecological Sensitivity Zones (see Chapter 5)

Wildlife Corridors

Wildlife corridors are widely known to be important to species conservation. What is important to keep in mind are issues of scale- that is, what is the home range of the animal utilizing the corridor, and how far do they travel? For instance, a corridor for a mouse may be the riparian area next to a small stream, while for a migrating shorebird, the Rocky Mountain flyway from South America up to the arctic may be its movement corridor. Since the Park lies on the shores of the Great Salt Lake – a major migrating bird Flyway, several species of birds use the Park for loafing and foraging, and a few species may use the Park for nesting.

Habitat Fragmentation

Effects of further fragmentation of habitat in this area would be somewhat subtle and the effects difficult to predict. Habitat fragmentation could take the form of different visitor use patterns and trail use. As such, any future trails will remain on the outskirts of the Park to assure as little disturbance to the wildlife and waterfowl as possible. If nesting birds are found near trails, then City staff should consider creating a buffer area around that nest and implement trail closures if necessary to allow successful nesting and rearing.

Noxious Weeds

A constant threat to the preservation of biological resources is the invasion of exotic plant species, particularly noxious weeds. These can move into disturbed areas, multiply, and persist over time. Weed control is essential because exotics have few natural enemies. When weeds spread into native ecosystems, they reduce the diversity, destroy habitat by shading native plants, or eliminate natives with **allelopathic** chemicals. The creeks that run through the Park serve as a course for new and different noxious weed species to become established on the Park. An integrated weed management plan for the Park should include:

A. Prioritized goals for weed management.
B. Clearly identified and understood prevention techniques.
C. Plans for management and control of exotic species.

Plants that are not part of Utah's native vegetation are considered **exotic species**, and those that are listed on a list generated by the State are considered **Noxious weeds**

Park Facilities and Continued Park Development

Visitation

Visitor numbers have not been estimated for the Park at this time. City staff should pay close attention to not only the number of visitors, but the type of recreation in which each visitor partakes, as well as the seasonal trends in visitor numbers and activities. Each recreation activity will have a different impact on the various resources at the park. The combination of the knowledge of visitor interests and activities and the natural resources at the park will help direct the management of the Park as to prioritization and allocation of resources to sustain a refuge for the wildlife and waterfowl. All existing and proposed trails are consistent with this purpose as they will remain on the outer edges of the refuge.

Carrying Capacity and Natural Resources

Carrying capacity is a term defined as the reasonable maximum load or population that an area will support without undergoing deterioration. In theory, the carrying capacity for a Park such as this one would be the maximum number of visitors that would not compromise the natural resources. In reality, because of the many factors involved (i.e. visitor behavior, types of activities, park maintenance, surrounding land use, etc.) it is difficult to develop an exact number of visitors for the carrying capacity based on any equations or statistical relationship to the resources. At many parks, carrying capacity can be based on the number of parking spaces. But these methods do not address the effects on the natural resources.

For the Park, the best approach is to use quantitative as well as qualitative resource monitoring that can be done either annually by City staff or volunteers every 5 years as part of the management process. Through this type of monitoring, the following can be discerned:

- **Vegetation trends such as increased exotics, loss of species, or compositional changes.**
- **Wildlife changes such as loss of species, a decrease or increase in utilization by certain species.**
- **Erosion from social trail formation or stream bank trampling.**
- **Water quality monitoring data**

The results from this type of monitoring will provide important information on resource trends and provide insight into the possible effects of visitor numbers. These trends would inform City staff as to whether the activities in the Park are causing impacts beyond the sustainable carrying capacity. At that point it will be up to the City to decide the best course of actions to sustain the natural resource objectives.

If the level of use appears to be exceeding the carrying capacity, the City staff should consider a range of options including: redistributing visitors, curtailing some visitor activities, capping visitor numbers, increasing park buffer areas, initiating fee rates, increasing the maintenance budget for weed control, revegetation or other mitigation activities.

The level and types of recreation offered at the Park should be synchronized with the management objectives and the long-term protection of the Park's natural resources.

Recreation

Trail Use

Trail use by visitors provides the best means of experiencing the quality of the Park first hand. It is also important to recognize how trails and trail use from different user groups may have implications on wildlife populations and productivity, vegetation health and distribution, and the possibility of soil erosion. Different user groups will also have an effect on mitigation requirements and maintenance costs.

Impacts of Trails on Wildlife

Many studies have been conducted on the effects of trail construction and subsequent human use of these trails has on wildlife populations. Recreational trails can affect larger ecosystem processes by provoking changes in the distribution of wildlife across the landscape. The effects of trails such as altered vegetation structure, modified bird and mammal assemblages, and different tolerance levels of wildlife species to human recreationists can all potentially alter wildlife community structure in the vicinity and the distribution of wildlife across the landscape.

Trail corridors can also facilitate predator invasions by providing predators with a travel corridor and creating smaller fragments, which are often easier for predators to penetrate. This appears to be the case with the many feral cats on the Park property

Further, increased human disturbance is often an instigator for shifting wildlife use patterns on the landscape. Many wildlife species will become adapted to predictable, benign disturbances, such as cars driving down a road. Unpredictable but infrequent disturbances (people infrequently walking down a trail) allowed birds to return to their nests after the disturbance had passed; but with unpredictable, high level disturbances (many humans walking down a trail throughout the day), most birds were displaced all of the time, and only very few tolerant species remained in the area (Hockin et al. 1992). Gutzwiller et al. (1998) reported that the presence of people can cause behavioral changes that can negatively influence avian fitness. Increased stress, prevention of access to important resources, and a reduction of fecundity and survival were all noted in this study. Knight and Cole (1991) reported that recreationists primarily affect wildlife through unintentional disturbance.

In order to mitigate the negative effects trails can have in wildlife, suggestions include:

A. Place trails in less sensitive habitats- away from riparian corridors, deciduous- bushy vegetation, aspen stands, and old growth forests. Trails should be 30' from creeks and riparian brushy vegetation, where many neotropical migrants nest.
B. Restrict or modify trail use during seasons of the year when wildlife is especially vulnerable or sensitive to disturbance (nesting and fledging season).
C. Establish secure areas that trails do not penetrate to ensure that wildlife have a refuge from human visitors.
D. Concentrate recreational activities in "sacrifice areas" in order to maintain a high level of intact habitat- especially in sensitive areas
E. Consolidate trails so there is less fragmentation and more interior core habitat, and less anthropogenic edge effects.

Picnic Areas

Picnic areas can modify areas of natural habitat and may create an unnatural source of food for area wildlife, an increase in noxious weeds, the accumulation of trash and litter that attract wildlife, and are potential sources of wildfires. Careful use and disposal of food is important to prevent potential

problems between visitors and wildlife. Wildlife proof trash facilities greatly help in preventing such problems.

Picnic Mitigations

1) Explicitly instruct visitors to not feed the wildlife they encounter and act responsibly with food storage, preparation and disposal
2) Always use wildlife proof trash cans.

Dogs in the Park

The presence of dogs accompanying their owners while at the park creates special concerns. Most domestic dogs still retain instincts to hunt and/or chase other animals. Even if dogs are controlled and not allowed to chase wildlife, their very presence has been shown to be disruptive to many wildlife species. Especially during winter, harassment by dogs results in excessive energy expenditures by wildlife.

Domestic dogs can potentially introduce diseases (distemper, parvovirus, and rabies) and transport parasites into wildlife habitats. Cumulative impacts of domestic dogs may have important implications for wildlife populations. Because of these factors, careful consideration of dog policies for the park will be critical in controlling the profound effects possible. Dog feces and marking areas with urination may impact sensitive wildlife species and create clean-up issues for park staff.

Dog Mitigations

1) Dogs should be on-leash at all times
2) Have seasonal "No Dog" signs on trails during the spring when wildlife is most sensitive to dogs due to fledging
3) Install dog feces collection bags on trails that allow dogs, and have trashcans at trailhead to facilitate dog walkers cooperation
4) Install information board to inform dog owners of the issues with dogs off-leash, and dog feces.

Feral Cats

Although this is a controversial topic, it is a clear management issue for the Park, particularly since the main objective is to promote wildlife and waterfowl habitat and refuge. A new study shows that cats (feral cats in particular) kill far more birds and small mammals than scientists previously thought. Through a systematic review and quantitative estimate, it has been estimated that cats kill 1.3 to 4.0 billion birds each year in the United States (Dauphine and Cooper 2009). Additionally, it is estimated that 6.3 to 22.3 billion small mammals succumb to feral cats. The loss of these small mammals can indirectly kill native predators by removing their food base.

- It should be noted that the trap, neuter and re-release programs that have been encouraged as a more humane way to reduce feral cat populations have not shown success.

Chapter 5 - Stewardship Recommendations

The goals and objectives below have been written to help sustain this unique part of the Wasatch Front of Utah. Each recommendation bolsters the primary function of the Park as a wildlife and waterfowl refuge as recreationists will be limited to trails and any future trails will be sited on the outskirts of the Park to assure as little disturbance to the wildlife as possible.

Stewardship Goals and Objectives

The Baseline Resource Assessment and review of all available studies suggest the stewardship goals and objectives for the next five years should be:

To preserve and protect the valuable natural resources of the Park

- Protect the wetland areas of the Park to assure habitat for wildlife and waterfowl is preserved as well as to provide a unique, natural experience for Park visitors.
- Protect any potential nesting areas by accurately identifying nest sites each year and protecting them from disturbance during nesting and fledging periods.
- Maintain and improve water quality in the creeks to protect valuable wildlife at the park.
- Implement a feral cat control program in the Park to reduce wildlife loss to feral cat hunting.
- Implement an aggressive noxious weed control program to improve conditions for native vegetation communities and thus wildlife habitat.

To maintain the outstanding scenic and natural qualities of the Park

- Continue sustainable trail construction and maintenance procedures on all new and existing trails to minimize erosion and assure proper routing. Be sure to maintain unobstructed views to the Great Salt Lake
- Concentrate recreational use and foot traffic as much as possible to conserve sensitive areas for natural resources.

Implement a comprehensive natural resource monitoring program to ensure that the above goals and objectives are met

- Monitor bird populations and all vegetation types as recommended in Chapter 6- Monitoring.
- Use GIS as a natural resource planning and monitoring tool.

DRAFT

Prioritized Stewardship Actions

These are actions the park staff can conduct now to protect this resource:

Action Items	Area	Priority	Suggested Contact
Control the spread of noxious and invasive weeds	Vegetation, Wildlife	High	Brandon Hunt, Davis County
Implement a program for control of the feral cat population	Wildlife	High	Davis County Animal Control
GPS boundaries of fenced pastures, especially in the northern region of the Park	All	High	City Staff
Instigate at least bi-annual communication with livestock lessees to have them submit to the City their livestock types, numbers and length of time in the pastures	Wildlife, Vegetation	High	City Staff
Regularly scheduled quantitative bird surveys	Wildlife	High	Audubon Society
Install a few raptor perches in the south upland meadows for hunting and possibly nesting	Wildlife	Moderate	Audubon Society
Keep a detailed register of visitor numbers and activities to assure the best care for the natural resources in the future.	Vegetation, Wildlife, soils	High	City staff
Survey for small mammals	Wildlife	Moderate	UDWR
Plant willows and other native plants within riprap around Buffalo Pond to improve wildlife habitat	Wildlife	High	WP NRC
Full survey for herps	Wildlife	Moderate	UDWR
Plant milkweed species within wet meadows to create habitat for the Monarch butterfly	Wildlife	Low	WP NRC
Post interpretive signage around the park	Vegetation, Wildlife	High	City staff

Action Items	Area	Priority	Suggested Contact
Instigate an annual vegetation monitoring program to quantitatively assess livestock grazing intensity to assure Conservation Values are being preserved	Vegetation, Wildlife	Low	WP NRC
Instigate a program to provide habitat and larval hosts for the Monarch butterfly by planting native species of milkweed (*Asclepias incarnata*) in the wet fresh meadows	Vegetation, Wildlife	Medium	WP NRC

Additional details for recommended Action Items listed above:

- The local **Audubon Society** chapters often have high quality birders that are willing and able to do regular surveys and monitoring for birds. Audubon is often able to recognize courting and nesting behavior for the different species of birds found at the Park. This information would be most useful in effectively managing the property for the birds that are using it or would use it.

- Control of the **feral cat population** is imperative to allow birds and small mammals a higher chance of survival, and thus use and reproduction at the Park

- A **survey for small mammals** would yield information regarding the types and numbers of this class of wildlife using the Park, and thus the potential to support raptors. This action in tandem with a feral cat control program would most likely show a sharp increase of wildlife use over time.

- **A survey for herptpofauna** would inform whether there is potential habitat for the sensitive northern leopard frog and/or what other species may be present at the Park

- **Keeping a log of visitor number and intention** will aid the City in caring for the resources at the park as they will know where to focus on resource maintenance and possible future development.

- **Interpretive signs around the Park** can educate visitors about the natural history of the Park to protect the environment and provide a fuller visitor experience.

- **Maintaining numbers and types of livestock** will not only aid in assuring Conservation Easement and Zoning regulations are being met, but when paired with a vegetation and utilization monitoring program will also inform maintenance and management of the pastures into the future

- Installing **raptor perches** in the southern pastures will encourage more raptor use and hunting of those upland meadows. This also may help keep the feral cat population down.

- Recent studies have shown that the **Monarch butterfly** is losing habitat at an alarming rate. Many populations of milkweed plants have been removed by farms throughout the United States. It would be possible to re-introduce swamp milkweed to some areas in the park to provide beautiful wildflowers and provide valuable reproductive habitat for the Monarch butterfly.

Prioritized Plans and Inventories

Resource Management Plans and Inventories (to be completed within 5 years)	Area	Priority	Suggested Contact
Devise a comprehensive Weed Management Plan that includes a computerized weed control database. Set up a simple way to assure all weed control efforts are recorded with all the necessary information such as target species, date, applicator's name, herbicide name and rate.	Vegetation, Wildlife	High	Brandon Hunt, Davis County
Develop a written protocol for communication with Livestock lessees to know the number, type and length of time in each pasture of livestock on the Park	Vegetation, Wildlife	High	City Staff
Develop a written protocol for regular Conservation Easement monitoring to assure potential violators are notified	All	High	City Staff, trail volunteers
Develop a revegetation plan. Revegetation helps to encourage higher proportion of the Park to be dominated by native species, thus better habitat for wildlife.	Vegetation, Wildlife, Soils, Water	Medium	WP NRC
Develop a plan for cooperative management Seek to identify and preserve important habitat and movement corridors associated with the Park in cooperation with neighboring land owners/managers.	Wildlife, Vegetation	High	Farmington Bay WMA, Community leaders

Additional details for recommended Plans and Inventories listed above:

- A **detailed noxious weed management plan** would assist in improving wildlife habitat, while understanding which weeds should be the highest priorities as well as keeping track of methods used will inform more efficient weed control going forward.
- Relevant private landowners, the Farmington Bay WMA and other interested organizations and citizens could all be **potential partners** in the development of a comprehensive plan to preserve wildlife habitat and movement corridors within and adjacent to the Park.
- Revegetation plan should include tips on re-using good topsoil, seeding techniques, mulching techniques to assure successful revegetation before weeds move in.

Ecological Sensitivity Zones

More specific delineation of wildlife and waterfowl refuge areas at the Park can help define the vulnerability of each area to changes in land use, Park use and/or management. The demarcation of these zones can provide useful information for planning processes for the park. The procedure of delineating sensitivity zones requires consideration of both biotic and abiotic characteristics of the landscape. These characteristics help determine the susceptibility of an area to possible changes to individual attributes of an ecosystem. The following list outlines attributes that were considered in the delineation of these zones, and the necessary scrutiny associated with each attribute:

- ✓ Wildlife- presence, patterns of use, corridors and possible breeding areas
  - Are there rare of sensitive species present?
  - Are there areas within or adjacent to the park mapped by UDWR or Farmington Bay WMA as important habitat?
  - Does the park have areas that provide essential or critical habitats?

- ✓ Acreage and surrounding areas
  - Is there large, high quality contiguous wildlife and vegetation habitat within and around the park?
  - What is the condition and land use surrounding the park?

- ✓ Vegetation community type and condition
  - Are there sensitive species present?
  - What vegetation community types are there?
  - How much of the vegetation is native?
  - What is the condition of the vegetation?

- ✓ Park setting and how it relates to recreational function and potential use
  - Are there areas of the park that would be more suitable to different permitted uses, or areas that would add cost and long-term management issues?

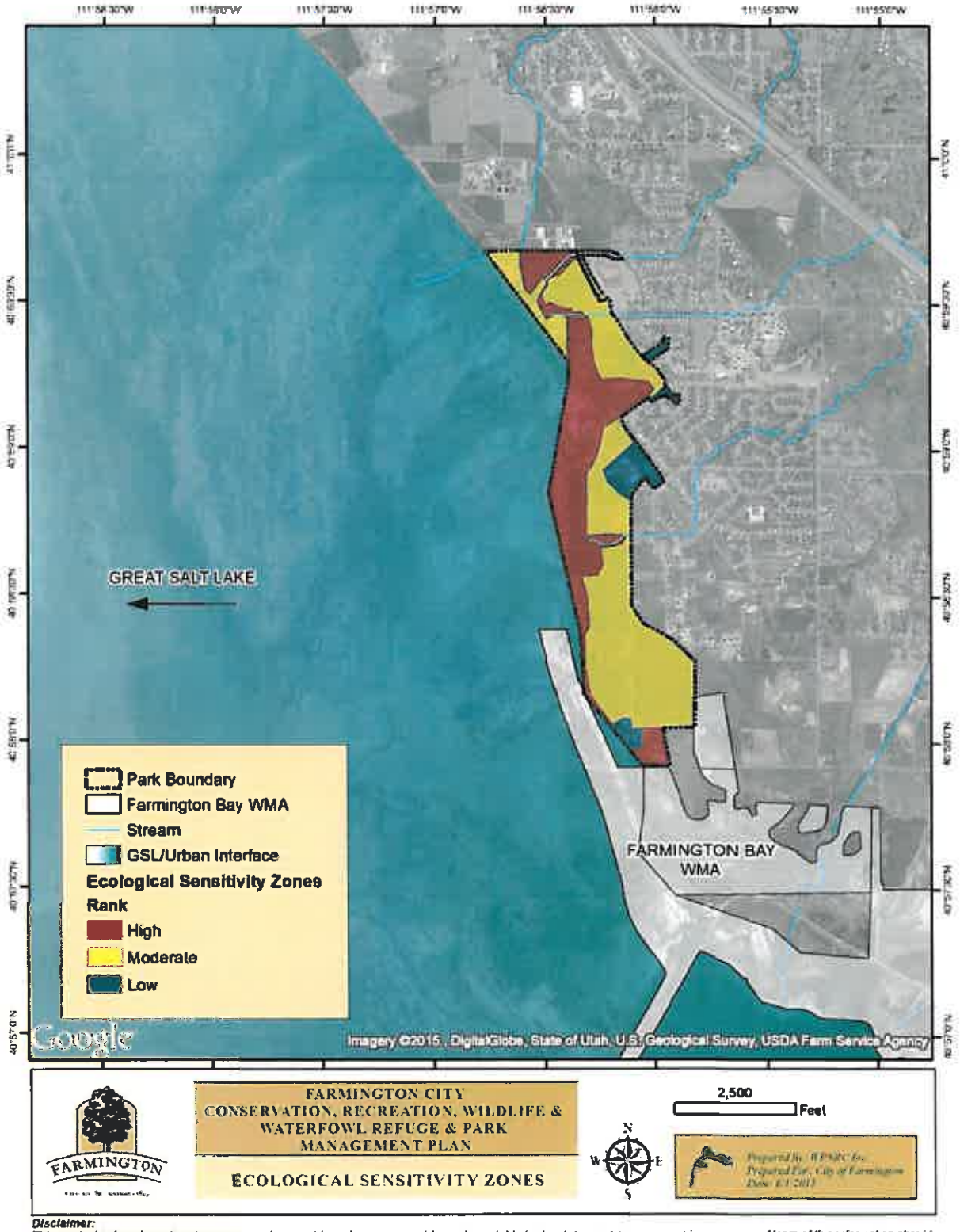
For example, the **High Sensitivity Zones** may include habitat for rare or sensitive bird species, incorporate an area known to be used for wildlife reproduction activities, and/or encompass intact areas of important wildlife habitat (nesting habitat or migratory routes). It could also have native vegetation that could be easily impacted or soils or geology that make it susceptible to increased flooding or limited drainage. These areas are likely to be highly sensitive to disturbance to wildlife.

The **Moderate Sensitivity Zones** would generally encompass areas that are less ecologically vulnerable, but still have high scenic and ecological values. These may have intact vegetation in good condition, but not as large and contiguous habitat for wildlife. It may provide corridors for wildlife, but not critical migratory or other critical habitat.

The **Low Sensitivity Zones** are generally areas that are not habitat for sensitive species, have vegetation in fair to poor condition and/or is primarily non-native vegetation (weeds or non-native turf grass), and/or has hydro-physical conditions that make it less sensitive (such as soils that are not subject to excessive ponding or flooding, no threats to water quality, etc.).

Figure 37 shows proposed sensitivity zones to allow the highest use of the Park as a wildlife and waterfowl refuge

Figure 37. Ecological Sensitivity Zones



Disclaimer:
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The maps are distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use.

- The **high sensitivity** zones are generally those areas closest to the Great Salt Lake and adjacent to the Farmington Bay WMA. Some of the high ecological sensitivity zone surrounds Haight and Shepard Creeks as these waterways have high potential for successful habitat restoration and/or enhancement. Much of these areas also have a variety of good condition wetland habitats (e.g. emergent marsh, wet meadow, playa, etc)

- The **moderate sensitivity** zones are chiefly the upland meadows as well as the non-native emergent marsh on the west side of the park. The non-native emergent marsh is a great candidate for targeted grazing to reduce the density of the common reed to create more effective habitat for the wildlife and waterfowl of the area (as is currently being done at the Farmington Bay WMA). The upland meadows can be strategically managed so as to allow rotational grazing to allow some pastures to rest while providing more effective hunting grounds for raptors. Raptor perches could also be installed in the south central pastures to encourage more raptor use.

- The **low sensitivity** zones are the structures within the Park. As these areas are already developed, future Park needs could be accommodated in these areas. Small low sensitivity areas are located directly adjacent to housing developments as the human activity in these areas would exclude much wildlife or waterfowl use.

Best Management Practices

Best management practices (BMPs) are proactive management techniques that limit impacts to resources. Park staff, contractors, and volunteers should utilize these techniques to limit or prevent negative impacts to resources. Included in the appendix is a comprehensive list of general BMPs from numerous agencies that are suggested guidelines for future park operations.

The ecological sensitivity zones discussed in the previous section outline the biological/ecological rationales for designating certain areas of the park in high, medium or low sensitivity zones. The demarcation of these zones should occur when more information is known regarding Park visitorship, wildlife use in terms of timing and extent, and consensus on Park development and objectives. The Park's-specific ecological sensitivity zones may be modified as the conditions around or within the park change, but these recommendations are intended to protect habitat for the long-term. Future land use changes that may involve the modification of sensitive areas should be considered based on their potential impact on the resources.

Chapter 6 - Resource Monitoring

Resource monitoring will be the most efficient and useful method for evaluating the potential changes occurring to the natural resources present. Effective monitoring applications provide a qualitative and quantifiable approach to the improvement or degradation in wildlife and waterfowl density and distribution, plant community health, as well as trail sustainability and soil protection. The suggested approach for creating a monitoring protocol would be:

1. **To establish baseline monitoring points and an initial round of comprehensive data (performed by the City Staff or other qualified organization)**
2. **Conduct routine monitoring with the coordination of City staff throughout the year and/or annually**
3. **Follow up with a full monitoring effort in 5 years or sooner as needed or as Park use changes**

The following tables are provided to assist in identifying particular issues to monitor within each specific resource.

Vegetation Monitoring

Monitoring Actions	Priority	Suggested contact
Vegetation community monitoring – Vegetation plot locations should be established to track changes in health and diversity of plant communities in the park, particularly in or around areas that will be treated for noxious weeds. Subsequent monitoring could fall to the City staff or possibly volunteers.	High	WP NRC
Monitor weed populations- Track weed patch size and distribution with photo monitoring and incorporate into GIS. Volunteers may be utilized to assist City staff in this effort. Put all information regarding control efforts into a database including date sprayed, name and rate of herbicide used and target species	High	Brandon Hunt – Davis County Weed Supervisor

Wildlife Monitoring

Monitoring Actions	Best time to conduct	Priority	Suggested contact
Monitor bird use – Each moth of the year, Audubon volunteers (or Great Salt Lake Birders) could likely be available to walk the trails and do point counts for birds	Feb 1 – May 15	High	Local Audubon Society Chapter
Monitor amphibian populations- This can easily be done by conducting evening surveys when frogs are calling. Presence, absence and trends in populations should be recorded.	Early May	Med	Park Staff, UDWR
Breeding Bird Surveys- The local Audubon Society Chapter can assist with conducting breeding bird surveys.	Spring	High	Audubon Society.

Geophysical Monitoring

Monitoring Actions	Priority	Suggested contact
Monitor surface water drainage-Try to determine a general relationship between storm intensity and flooding as well as sedimentation and debris collection.	Med	Davis County

Chapter 7 - Conclusion

The emphasis of this plan is to provide information and data in balancing the needs of the natural resources present with the current and future needs of Farmington's residents and local visitors.

The Farmington City Conservation, Recreation, Wildlife and Waterfowl Refuge and Park is a unique area with ability to continue to harbor valuable habitat for both plants, wildlife and waterfowl, while affording a true nature experience to visitors. Any future development and/or use of the Park should pay close attention to proposed ecological sensitivity zones, as these zones will take into account the Conservation Values as outlined in the conservation easements with consideration given to present and future visitorship and use of the Park.

High quality habitat along the Great Salt Lake is worth both protecting and improving as witnessed by the numerous wildlife and waterfowl conservation areas around the shores of the Great Salt Lake. Protecting and enhancing these areas to a high quality condition can provide for a financial, ecological, and recreational experience for the residents and visitors of the City of Farmington. A thriving city exists less than 2 miles from an amazing recreational and wildlife viewing opportunity. As the urban interface expands, wildlife viewing and outdoor recreational opportunities will only become more valuable.

Successful stewardship requires an ongoing commitment to resource management. Investments in staff resources and funding for management planning are necessary if the stewardship and management recommendations are to be executed. Proper stewardship of the Park's natural resources will require a cooperative effort between City staff, The Utah DWR, scientists, Park visitors and volunteers, and surrounding landowners.

This Management Plan is expected to remain current for five years. After five years have elapsed, the plan should be updated to reflect changes that have taken place in the condition of the resources. A major monitoring effort should already be in effect as part of the update process. The *Resource Element Descriptions* should be revisited and the condition statements updated. *Resource Trajectories* should be analyzed to determine if the park resources are declining or responding favorably to management activities. This five-year plan update is critical to the effectiveness of resource stewardship.

References

Behle, W.H. 1978. Avian biogeography of the Great Basin and Intermountain Region. Great Basin Naturalist Memoirs 2:55-80.

Bertness, M.D., L. Gough, and S.W. Shumway. 1992. Salt tolerances and the distribution of fugitive salt plants. Ecology 73(5):1842-1851.

Billings, W.D. 1990. *Bromus tectorum,* a biotic cause of ecosystem impoverishment in the Great Basin. Pages 301-322 In: Woodwell, G.M. (ed.). The earth in transition -- patterns and processes of biotic impoverishment. Cambridge University Press, Cambridge, UK.

Bishop, Charles E., Mike Lowe, Janae Wallace, Richard L. Emerson, and J. Scott Horn. 2009. Wetlands in the Farmington Bay Area, Davis County, Utah- An Evaluation of the Threats Posed by Ground-Water Development and Drought. Utah Division of Natural Resources.

Blancher P. J. Estimated number of birds killed by house cats (*Felis catus*) in Canada. Avian Conservation and Ecology (in press) .

Bolen, E.G. 1964. Plant ecology of spring-fed salt marshes in western Utah. Ecological Monographs 84:148-166.

Bonnaud E. *et al.* The diet of feral cats on islands: a review and a call for more studies. *Biol. Conserv.* **13**, 581–603 (2011) .

Brotherson, J.D. 1987. Plant community zonation in response to soil gradients in a saline meadow near Utah Lake, Utah County, Utah. Great Basin Naturalist 47:322-333.

Bureau of Land Management, 2015. http://www.blm.gov/ca/st/en/prog/weeds.html (Accessed June 5, 2015)

Chadwick, D.G. Jr, D.E. Hansen, J.P. Riley, R. Hinshaw, and P.A. Sturm. 1983. A hydrology management model of the Farmington Bay area, Great Salt Lake, Utah. Regional and State Water Resources Planning and Management, American Water Resources Association, October.

Christensen, E.M. 1963. The foothill bunchgrass vegetation of central Utah. Ecology 44:156-158.

Comstock, J.P. and J.E. Ehleringer. 1992. Plant adaptation in the Great Basin and Colorado Plateau. Great Basin Naturalist 52:195-215.

Dauphiné N. & Cooper R. J.. Impacts of free-ranging domestic cats (*Felis catus*) on birds in the United States: a review of recent research with conservation and management recommendations. *Proceedings of the Fourth International Partners in Flight Conference: Tundra to Tropics* 205–219Partners in Flight: US, (2009) .

Fiero, W.B. 1986. Geology of the Great Basin, a natural history. University ofNevadaPress, Reno, NV. 217

Flowers, S. 1934. Vegetation of the Great Salt Lake region. Botanical Gazette 95:858-418.

Flowers, S. 1942. Plant life of the Great Salt Lake region. News Bulletin of the Mineralogical Society of Utah 3(3).86-56.

Foote, A.L. 1988. Plants important to birds on Great Salt Lake wetlands. Utah Ornithological Society 4:21-31.

Gates, D.H, L.A. Stoddart, and C.W. Cook. 1956. Soil as a factor influencing plant distribution on salt deserts of Utah. Ecological Monographs 26:155-175.

Germano, D.J., and D.N. Lawhead. 1986. Species diversity and habitat complexity: Does vegetation organize vertebrate communities in the Great Basin? Great Basin Naturalist 46:711-720.

Goodman, P.J. 1973. Physiological and ecotypic adaptations of plants to salt desert conditions in Utah. Journal of Ecology 61:473-494.

Hockin, D., M. Ounsted, M. Gorman, D. Hill, V. Keller, M.A.. Baker 1992. Examination of the effects of disturbance on birds with reference to its importance in ecological assessments J. of Environmental Management V 36 Issue 4: 253-286.

Kadlec, J.A. 1982. Mechanisms affecting salinity of Great Salt Lake marshes. American Midland Naturalist 107:82-94.

Kearney, T.H., L.J. Briggs, H.L. Shantz, J.W. McLane, and R.L. Piemeisel. 1914. Indicator significance of vegetation in Tooele Valley. Utah Journal of Agricultural Research 1:365-417.

Kearney, T.H., L.J. Briggs, H.L. Shantz, J.W. McLane, and R.L. Piemeisel. 1914. Indicator significance of vegetation in Tooele Valley. Utah Journal of Agricultural Research 1:365-417.

Knight, R.L. and D.N. Cole 1991. Wildlife Responses to Recreationists. Ch 4 in Wildlife and Recreationists: Coexistence Through Management and Research, edited by R.L. Knight, Kevin Gutzwiller.

Longcore T., Rich C. & Sullivan L. M.. Critical assessment of claims regarding management of feral cats by trap-neuter-return. *Conserv. Biol.* **23**, 887–894 (2009) .

Loss S. R., Will T. & Marra P. P.. Direct human-caused mortality of birds: improving quantification of magnitude and assessment of population impact. *Front. Ecol. Environ.* **20**, 357–364 (2012) .

Marks, M., B. Lapin, and J. Randall. 1994. *Phragmites communis:* Threats, management, and monitoring. Natural Areas Journal 14:285-294.

Morgan, D.L. 1947. The Great Salt Lake. University of Utah Press, Salt Lake City, LIT. 440 p.

Paul, D.S. 1988. Contemporary birdlife of the Great Salt Lake. Utah Ornithological Society 4:32-43.

Pough, F.H. Herpetology – Third Edition. Upper Saddle River, NJ: Pearson Education, 2004. Print.

Medina F. M. *et al.* A global review of the impacts of invasive cats on island endangered vertebrates. *Global Change Biol.* **17**, 3503–3510 (2011) .

Rawley E. V. 1980. Wildlife of the Great Salt Lake. Utah Geological and Mineral Survey Bulletin 116, 1980

Skougard, M.G., and J.D. Brotherson. 1979. Vegetational response in three environmental gradients in

the salt playa near Goshen, Utah County. Great Basin Naturalist 39:44-58.

Smith, L.M., and J.A. Kadlec. 1988. Seed banks and their role during drawdown of a North American marsh. Journal of Applied Ecology 20(2):673-684.

Smith, L.M. and J.A. Kadlec. 1985. Predictions of vegetation change following fire in a Great Salt Lake marsh. Aquatic Botany 21:43-51.

Smith, L.M., and J.A. Kadlec. 1985. Fire and herbivory in a Great Salt Lake marsh. Ecology 66:25-265.

United States Department of Agriculture (USDA), Natural Resource Conservation Service. 2003. Soil Survey of Davis-Weber Area, Utah.

Vale, T.R. 1975. Presettlement vegetation in the sagebrush grass area of the Intermountain West. Journal of Range Management 28:2-36.

Weller,W., B.H. Wingfield, and J.B Low. 1968. Effects of habitat deterioration on bird populations of a small Utah marsh. Condor 60:220-226.

Wilcox, B.A., D.D. Murphy, P.A. Ehrilch, and G.T. Austin. 1988. Insular biogeography of the montane butterfly faunas in the Great Basin: Comparison with birds and mammals. Oecologia 69:188-194.

Wolf, K.E. 1954. Ecology of the Great Salt Lake marshes. Utah Academy of Sciences, Arts, and Letters Proceedings 82:3-40.

van Heezik Y., Smyth A., Adams A. & Gordon J.. Do domestic cats impose an unsustainable harvest on urban bird populations. *Biol. Conserv.* **143**, 121–130 (2010) .

Young, J, R.A. Evans, B.A. Roundy, and J.A. Brown. 1986. Dynamic landforms and plant communities in a pluvial lake basin. Great Basin Naturalist 46:1-21.

Gutzwiller, K.J., H.A. Marcum, H.B. Harvey, J.D. Roth, S.H. Anderson, 1998. Bird tolerance to human intrusion in Wyoming Montane forests. The Condor. V. 100, No. 3: 519-527.

DRAFT

CITY COUNCIL AGENDA

For Council Meeting:
April 19, 2016

SUBJECT: Minute Motion Approving Summary Action List

1. License Agreements: Wood and Anderson
2. Arbor Day Proclamation
3. Approval of Minutes from March 15, 2016
4. Meadow View Phase II Improvements Agreement
5. Farmington Park Phase III Final Plat
6. Meadows at City Park Phase II Final PUD Master Plan

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

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: April 19, 2016

SUBJECT: **LICENSE AGREEMENTS: WOOD AND ANDERSON**

RECOMMENDATION

Approve the enclosed license agreements enabling: 1) Scott G. and Leanne Wood to install a fence within North Compton Road as requested; and 2) Rex and Chaya Anderson to install a fence across a trail easement at 1362 North 1580 West.

BACKGROUND

Wood. The Wood's own property at 224 West 1100 North and are in the process of installing a swimming pool. As per ordinance, the outdoor pool, which is adjacent to North Compton Road, must be enclosed by a fence at least 6 feet in height. The west side of the road near the pool site is characterized by steep slopes and it may make sense to place the fence at the crest of the road for now (see enclosed request).

The City Council must decide whether or not the fence is best placed behind at the curb and gutter at this location, or down the slope closer to the pool.

Anderson. A trail easement exists on the south side of the Anderson property. Pursuant to previous discussions, the Council conceptually voted not to vacate the easement but allow the Anderson's to place a fence across it by agreement.

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager

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

Shannon Dr(1200 N)
Steven Cir(130 W)
Shannon Dr(190 W)
North Compton Rd(300 W)
Alice Ln(285 W)
Heather Cir(120 W)
1100 North()
Compton Rd(300 W)
Farmington Hill Dr(100 W)
1000 North()

WHEN RECORDED RETURN TO:
Farmington City
Attn: Zoning Administrator
160 S Main St
Farmington, UT 84025

Affects Parcel No. 080520124

LICENSE AND PERMIT

THIS PERMIT is made and entered into as of the ____ day of _____, 2016, by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the "City," and Scott G. & Leanne Wood, hereinafter referred to as "Permittee."

RECITALS:

WHEREAS, City is the holder of a public right-of-way (the "Right-of-way") along the perimeter of Permittee's property which is located at 224 West North Compton Road; and

WHEREAS, Permittee is desirous of obtaining a permit from the City for using part of the said Right-of-way for a fence ("Facilities") on the Right-of-way; and

WHEREAS, City is willing to grant a permit for such use;

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

1. For the sum of One Hundred Dollars ($100.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, City hereby grants permission and license to Permittee to install and maintain Facilities within the Right-of-way shown in Exhibit "A," attached hereto and by this reference made a part hereof. Said Right-of-way is located in Davis County, State of Utah, and this permit is SUBJECT TO the following additional conditions:

2. Prior to any installation, the Permittee's plans, specifications and timetable for installation of said Facilities shall be submitted to and must be approved by the City's Community Development Director before any work thereon may commence. Permittee will make any changes in such plans, specifications or timetable as and when requested by the City. The Facilities shall be constructed and maintained strictly in accordance with the approved plan and specifications.

3. Permittee agrees not to erect any other structure other than said Facilities or make any other improvements on the said Right-of-way. Permittee agrees to perform all such installation pursuant to all applicable federal laws or regulations, City ordinances and state law. Installation and maintenance of the Facilities on the Right-of-way shall be at Permittee's sole expense.

4. Permittee will, at Permittee's sole expense, and within the time and when requested in writing by the City, remove, replace or alter the Facilities installed by Permittee on the Right-of-way.

5. Permittee agrees that at all times this Permit shall be subject to any use of the Premises the City may desire within the scope of the granted right-of-way, and City shall not be liable to Permittee for any loss of use or damage to Permittee's Facilities resulting from such use.

6. Permittee agrees, upon written notice from the City, to repair any damage caused to the Right-of-way as a result of Permittee's or his/her/its agents or successor's use of this permit.

7. This License and Permit is subject to revocation by the City for any reason and at any time upon the expiration of thirty (30) days prior written notice sent to Permittee at the Permittee's above-stated address. Upon receipt of such notice, Permittee shall remove the Facilities from the Right-of-way, restoring the surface of the Right-of-way as near as possible to its condition prior to the date hereof.

8. Permittee agrees to indemnify, hold harmless and defend the City, its agents and employees, from and against all claims, mechanics liens, demands, damages, actions, costs and charges, for personal injury or property damage and other liabilities, including attorneys' fees, arising out of or by any reason of Permittee's use of said Right-of-way or any activities conducted thereon by Permittee, or his/her/its agents, employees, invitees or trespassers.

9. Any ambiguity in this License and Permit shall be construed in favor of the City.

10. This License and Permit embodies the entire agreement between the parties and it cannot be changed except through a written instrument signed by both parties.

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

"CITY"

FARMINGTON CITY

ATTEST:

_____
City Recorder

By:_____
Mayor

"PERMITTEE"

_____
Scott G. Wood

_____
Leanne Wood

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF DAVIS)

On the _____ day of _____, 2016, personally appeared before me H. James Talbot, who being duly sworn, did say that he is the Mayor of **FARMINGTON CITY**, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said _____ acknowledged to me that the City executed the same.

_____
Notary Public
Seal: Residing at:

_____

PERMITTEE ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF DAVIS)

On the _____ day of _____, 2016, personally appeared before me Scott G Wood and Leanne Wood who being duly sworn, did say that (s)he is the signer of the foregoing instrument, who duly acknowledged to me that (s)he executed the same.

_____
Notary Public
Seal: Residing at:

_____

Application No.
(For City Use Only)

FARMINGTON

VARIANCE APPLICATION TO THE ZONING ADMINISTRATOR

~~Application for~~ property located at : 224 West 1100 North Farmington,Utah 84025

Date : 3/29/16 Current zone: _____

Property Owner: Scott G Wood Phone No.: 801-390-9478

(Current property owner must sign application)

Email: scott@insur-west.com Fax: 801-451-8318 Cell No. 801-390-9478

Mailing Address : 224 West 1100 North Farmington,Utah Zip Code: 84025

Developer/Agent: self Phone No.: _____

Email: _____ Fax: _____ Cell No. _____

Mailing Address: _____ Zip Code: _____

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY AND AFFIDAVIT OF PROPERTY OWNERSHIP MUST BE ATTACHED

Please provide a brief description of the variance requested. If necessary, a separate sheet may be attached.

We are needing to put a fence around our swimming pool in our back yard. The East side of the property is on a steep Hill with no side walk. We are asking for approval to run the fence for 65 ft from the NorthEast Corner South next to the curb. We will also be Landscaping the Hill to retain it. Remaining 95 Ft which runs to the front of the property or South we would keep open to the Public for the sake of safety and the merger of N Compton Rd & 1100 North turning right. We will be Landscaping and retaining the Hill the whole 160 Ft frontage on the East side. We have eliminated two very large Cottonwood trees which have certainly made the location more beautiful.

Please refer to Chapter 5 of the Farmington City Zoning Ordinance for further information.

GENERAL NOTES

TOPSOIL NOTES

HYDROSEED MULCH FOR LAWN OR WILDFLOWER

SOD NOTES

IRRIGATION NOTES

ROCK WALL / RETAINING WALL NOTES

LIGHTING NOTES

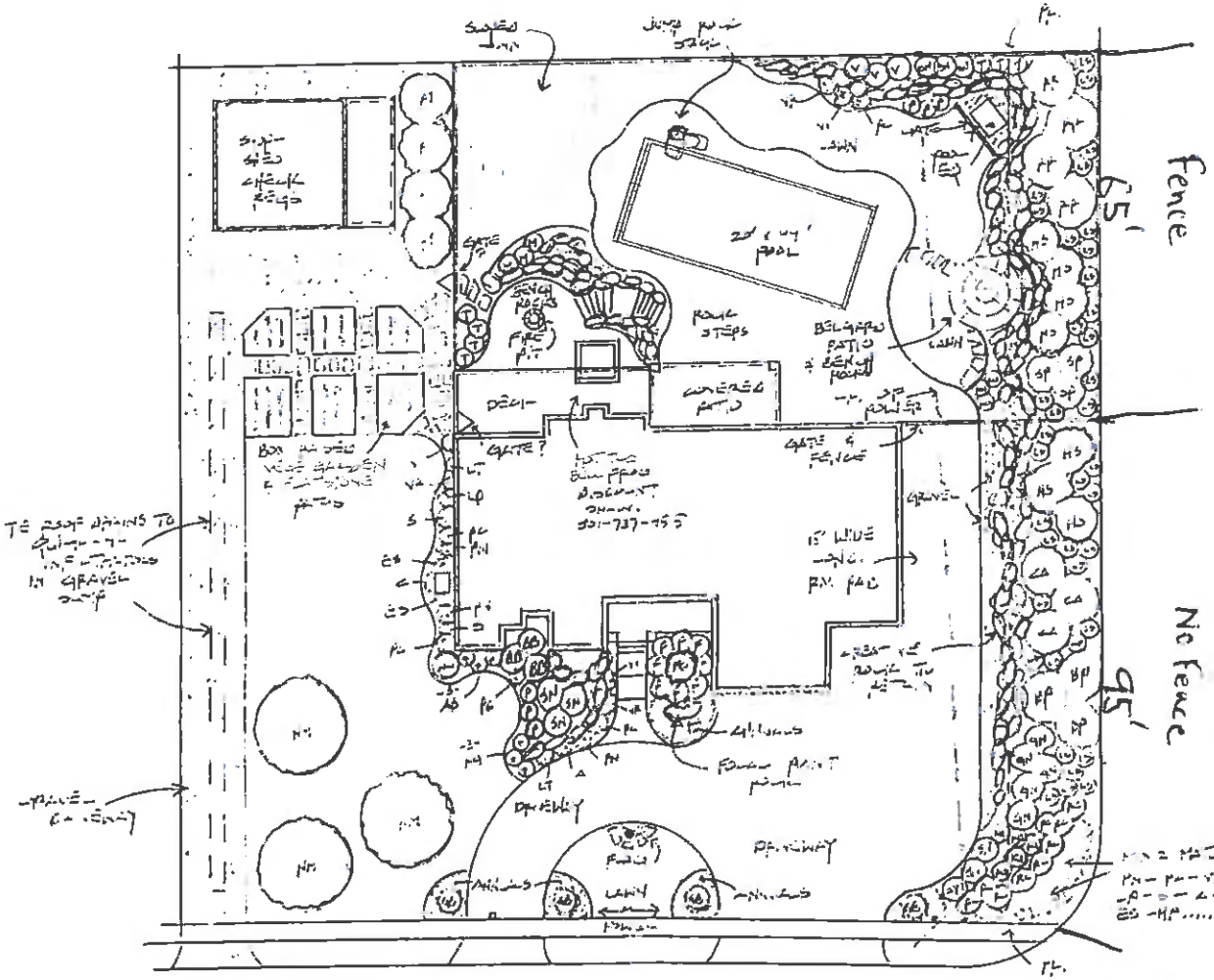
WARRANTY NOTES

WATER FALL NOTES

SEED PROCESS

CONSTRUCTION NOTES

801 791-9344



PLANT LIST

ESTIMATE

BRONCO FENCE

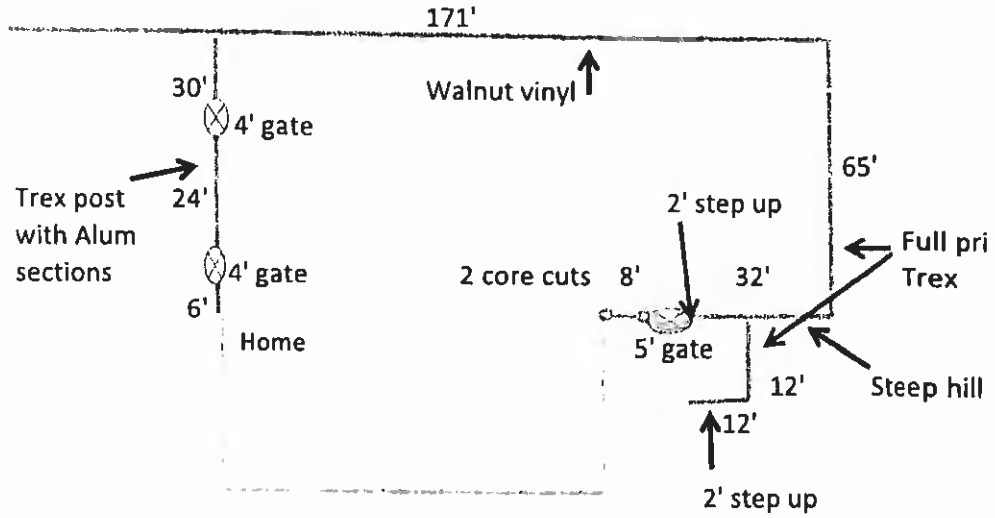
BRONCO FENCE COMPANY
267 N 650 W
Kaysville, UT 84037
801-544-4941

BID FOR:
NAME: Scott Wood
ADDRESS: 224 west 1100 north
Farminton Utah
PHONE: 801-390-9478
EMAIL: scott@insur-west.com

BID DATE: March 28, 2016

Representative: Bret Barnett 801-821-9000

Layout: Trex Woodland Brown 6' high pri and Black 6' high Alum-Guard with trex post & Dark Walnut Vinyl 6' high



Comments:

QTY	DESCRIPTION
129'	Trex 6' high full pri
1	5' gate steel tube frame, stainless steel hardware -Trex full pri
2	12' post and caps Trex
60'	Alumi-Guard 6' high with Brackets 10 sections
13	Trex post and caps
2	4' Alum gates with self closing hardware and arched
171'	Dark Walnut vinyl 6' high, post 6' on center

ANY AND ALL CHANGES TO THIS AGREEMENT THAT INVOLVE ADDITIONAL COSTS WILL BE CHARGED OVER AND ABOVE THE AMOUNT HEREIN STIPULATED

BUYER GRANTS SELLER A SECURITY INTEREST IN EACH ITEM DESCRIBED IN THE EVENT OF NONPAYMENT

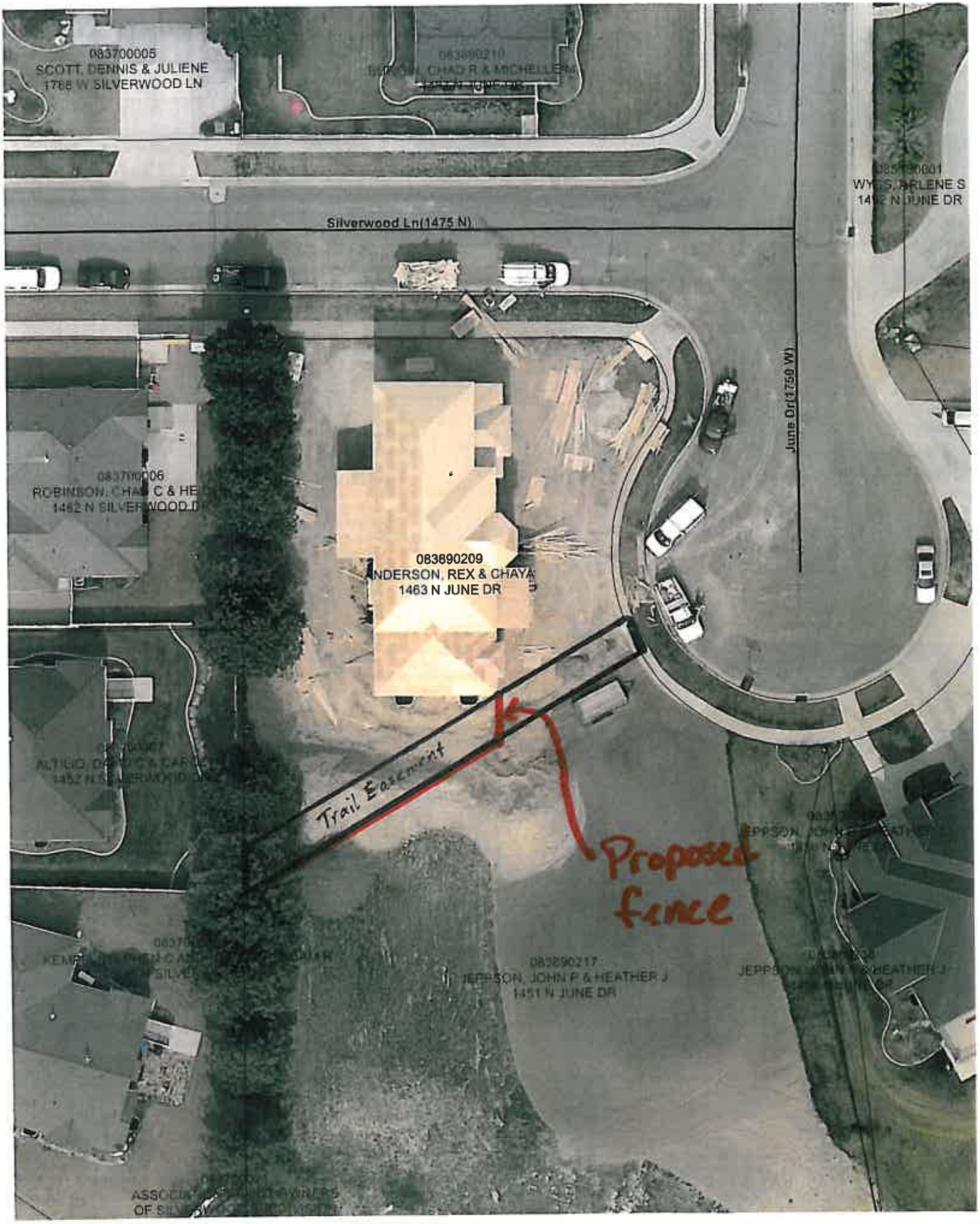
BUYER AGREES TO PAY A RESTOCKING FEE OF 25% IF ORDER CANCELS AFTER DELIVERY

50% DOWN PAYMENT REQUIRED & 50% DUE UPON COMPLETION

(SIGNATURE)

(DATE)

Jeppson Way(1550 N)
Silverwood Dr(1825 W)
June Dr(1750 W)
Silverwood Ln(1475 N)
1440 North()
1410 North()
1700 West()
Frontage Rd()


083700005
SCOTT, DENNIS & JULIENE
1768 W SILVERWOOD LN
Silverwood Ln(1475 N)
June Dr(1750 W)
083700006
ROBINSON, CHAD C & HE
1462 N SILVERWOOD DR
083890209
ANDERSON, REX & CHAYA
1463 N JUNE DR
Trail Easement
Proposed fence
083890217
JEPPSON, JOHN P & HEATHER J
1451 N JUNE DR

WHEN RECORDED RETURN TO:
Farmington City
Attn: Zoning Administrator
160 S Main St
Farmington, UT 84025

Affects Parcel No. 083890209

LICENSE AND PERMIT

THIS PERMIT is made and entered into as of the ____ day of _____, 2016, by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the "City," and Rex & Chaya Anderson, hereinafter referred to as "Permittee."

RECITALS:

WHEREAS, City is the holder of a 10' public trail easement and a 10' public utility & drainage easement (the "Premises") along the south boundary of Permittee's property which is located at 1463 North June Drive; and is further identified as Lot 209 of the Silverwood Subdivision Phase 2 as described on the official plat of said subdivision in the office of the Davis County Recorder; and

WHEREAS, Permittee is desirous of obtaining a permit from the City for using part of the said Premises for a fence ("Facilities") on the Premises; and

WHEREAS, City is willing to grant a permit for such use;

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

1. For the sum of One Hundred Dollars ($100.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, City hereby grants permission and license to Permittee to install and maintain Facilities within the Premises shown and described in Exhibit "A," attached hereto and by this reference made a part hereof. Said Premises is located in Davis County, State of Utah, and this permit is SUBJECT TO the following additional conditions:

2. Prior to any installation, the Permittee's plans, specifications and timetable for installation of said facilities shall be submitted to and must be approved by the City's Community Development Director before any work thereon may commence. Permittee will make any changes in such plans, specifications or timetable as and when requested by the City. The Facilities shall be constructed and maintained strictly in accordance with the approved plan and specifications.

3. Permittee agrees not to erect any other structure other than said Facilities or make any other improvements on the said Premises. Permittee agrees to perform all such installation pursuant to all applicable federal laws or regulations, City ordinances and state law. Installation and maintenance of the Facilities on the Premises shall be at Permittee's sole expense.

4. Permittee will, at Permittee's sole expense, and within the time and when requested in writing by the City, remove, replace or alter the Facilities installed by Permittee on the Premises.

5. Permittee agrees that at all times this Utility Permit shall be subject to any use of the Premises the City may desire within the scope of the granted easement, and City shall not be liable to Permittee for any loss of use or damage to Permittee's Facilities resulting from such use.

6. Permittee agrees, upon written notice from the City, to repair any damage caused to the Premises as a result of Permittee's or his/her/its agents or successor's use of this permit.

7. This License and Permit is subject to revocation by the City for any reason and at any time upon the expiration of thirty (30) days prior written notice sent to Permittee at the Permittee's above-stated address. Upon receipt of such notice, Permittee shall remove the Facilities from the Premises, restoring the surface of the Premises as near as possible to its condition prior to the date hereof.

8. Permittee agrees to indemnify, hold harmless and defend the City, its agents and employees, from and against all claims, mechanics liens, demands, damages, actions, costs and charges, for personal injury or property damage and other liabilities, including attorneys' fees, arising out of or by any reason of Permittee's use of said Premises or any activities conducted thereon by Permittee, or his/her/its agents, employees, invitees or trespassers.

9. Any ambiguity in this License and Permit shall be construed in favor of the City.

10. This License and Permit embodies the entire agreement between the parties and it cannot be changed except through a written instrument signed by both parties.

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

"CITY"

FARMINGTON CITY

ATTEST:

_____
City Recorder

By:_____
Mayor

"PERMITTEE"

_____
Rex Anderson

_____
Chaya Anderson

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF DAVIS)

On the _____ day of _____, 2016, personally appeared before me H. James Talbot, who being duly sworn, did say that he is the Mayor of **FARMINGTON CITY**, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said _____ acknowledged to me that the City executed the same.

_____
Notary Public
Residing at:

Seal:

_____

PERMITTEE ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF DAVIS)

On the _____ day of _____, 2014, personally appeared before me Rex Anderson and Chaya Anderson who being duly sworn, did say that (s)he is the signer of the foregoing instrument, who duly acknowledged to me that (s)he executed the same.

_____
Notary Public
Residing at:

Seal:

_____

EXHIBIT A

Arbor Day
Proclamation

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

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

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

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

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

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

Now, Therefore, I, H. James Talbot, Mayor of Farmington City, do hereby proclaim April 2, 2016 as

Arbor Day

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

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

Dated this 19th day of March 2016

_____

H. James Talbot
Mayor

FARMINGTON CITY COUNCIL MEETING
March 15, 2016

WORK SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz and Brett Anderson, City Manager Dave Millheim, City Development Director David Petersen, Associate City Planner Eric Anderson, Parks and Recreation director Neil Miller, City Recorder Holly Gadd and Recording Secretary Melanie Monson.

Park Financing Plan

Dave Millheim reminded the Council that Keith Johnson presented information regarding the City's 10 year financial plan during the previous meeting. He said last week's packet included the proposal for financing the remainder of the City Park. He stated that he did not like the proposal and thought it needed more work. He said staff is meeting weekly, and they have been able to set aside money from this year's budget to help with the park. He said during their discussions, they had a paradigm shift regarding the budget. They are still working out the SAA, how to leverage the extension agreements, and are working on obtaining bids for the remainder of the park's features. He said they will come back in the coming months with a specific proposal and budget. He said for the original $10 million, the City is getting the Gymnasium, parking lot, leveling, and infrastructure etc. He said with the remaining $1.6 million, the City is confident it can get the restrooms, sidewalks, the trail and grass areas. The detailed plan will include their proposal for the remainder of the park, including the baseball fields, etc. He said that if they transfer $275,000 from the General Fund this year to help pay for park improvements, there will still be a fund balance of $1.6 million, which is 18% of the General Fund.

Referring to the work session packet, he stated that Dave Petersen has tracked all of the City's extension agreements along 650 West, portions of Glover's Lane, and in front of the Park. He said while these agreements will only pay for a portion of the curb, gutter, sidewalk and asphalt, the money from those extension agreements will be significant. He said bringing an SAA forward (to assess the property owners for a portion of the improvements along 650 West) will require political courage from the Council. While many of the property owners within the proposed SAA have extension agreements, there are some that do not, but who would be included in the SAA. The extension agreements for the portion of 650 West the City is currently finishing will be acted on now, so those properties will not be included in the SAA.

He said when the City calls out an extension agreement, the City fronts the money for the improvement and then sends the property owner an invoice. Property owners have 90 days to pay in full or the City can place a lien on their property. The extension agreement travels with the land and is proportional to their frontage. The City could theoretically pay for the improvements out of the General Fund and waive the extension agreements; in this case the whole City ends up paying for that expense. **Brigham Mellor** asked if the property owners know that the extension agreements exist, and **Dave Millheim** answered that they do. **Brigham Mellor** asked if property owners can protest extension agreements (like they can an SAA), and **Dave Millheim** said that they cannot, because it is tied to the property. **Brigham**

Mellor asked how much the extension agreements will cost the property owners. **Dave Petersen** said about $14,000 for a 100 foot frontage. **Dave Millheim** said it is based on the actual cost of the improvements along their frontage. He said if the Council decides to implement an SAA, they need the support of 51% of the affected property owners, with the vote being based on the value of the assessment. He believes the property owners will support an SAA. When the City call the assessment, it requires full payment within 90 days or the City places a lien on the property. As part of the SAA, they will have the option to finance the assessment over 10 years as opposed to having to pay it all in one lump sum. The City has to go to each property owner and inform them of their assessment and ask if they want to protest. If they do protest the City can then call for that property owner's extension agreement to be paid in full. He said their amount due is added on to their property taxes and if it is not paid within 5 years, the City owns the property. Twenty-three property owners along 650 West have extension agreements. **Dave Petersen** said 55% of property owners have some sort of extension agreement in place, and 45% do not. **Dave Millheim** said some property owners may wonder why they have to pay when the use and impact is being caused by the City and School District. He reminded the Council that the City is paying for a large portion of it due to the extra arterial portion of the road. The School District is also paying their freight. The City needs the support of the property owners because if 51% of the assessed valuations protest it, then it goes away. He said staff has looked at the possibility of expanding the SAA, but that jeopardizes the reality of the SAA passing. He said staff will come back before the Council in a future work session with the detailed costs of finishing 650 West and the Park; the purpose of tonight's discussion was to inform the Council ahead of time regarding the costs of the park and of finishing the road in order for them to make a decision regarding the SAA.

Mayor Talbot said extension agreements show up in the title report, so homeowners should be aware of them. When they started looking at all the development on the West side of Farmington, making 650 West safe was a priority. He feels like if the City could finish 650 West at least up to the park, it would support the additional traffic coming to the gymnasium. He would support taking $275,000 from the General Fund in order to help the projects be completed and be able to move forward down the street. He does not want to see the General Fund get too low, but we are in a unique situation right now having extra money in the General Fund; spending some of that money to finish this project would not jeopardize the fund balance. **Dave Millheim** said the bond passed by a very close margin (25 votes), and there was a tight budget to begin with. The City considered finishing the road first, before the gym and park; however they decided to complete the gym and park first in order to follow through with what the residents were rightly anticipating. However, the road is still very necessary and is a priority. **Mayor Talbot** said he does not want to finish just a 2-plex, but wants to finish the whole 4-plex of baseball fields. He said the park completion will be seamless and citizens will be able to enjoy the park while they finish the ball diamonds. **John Bilton** wondered how the City could get away without doing an SAA, with only 55% of property owners in the vicinity having extension agreements. **Dave Millheim** said the Council can call on the extension agreements, raise property taxes, or rob the fund balance and put all other projects on hold in order to complete the road. **John Bilton** asked if the SAA trumps extension agreements, and **Dave Petersen** said no, it is the other way around. **Dave Millheim** described the process of calling on extension agreements, the protest periods, etc. **Cory Ritz** said he thinks most of the property owners see this coming. He said he has had conversations with several people to that effect. He said he has told people the City cannot wait until it is necessary to finish it. He said he had a phone call from a parent who was concerned about how their child will get to the new elementary school when there are no bus routes. **Dave Millheim**

said the Council passed sidewalk priorities when Cory was gone. He said when staff brings back the detailed budget proposal for the park and road improvements, they will also bring information and bids for completing the sidewalk priorities. **Brigham Mellor** said if a property owner protests the SAA, and are therefore not part of the SAA, the City will have a lien on their property, but then the City will not have the money until the property owner sells the property. He said that is a liability on our project. **Dave Millheim** said the City is fronting the money. They are trying to complete this project during the current construction cycle. The City will be on the hook for the assessments, but the bond is carrying the freight. Once the Council has formed the SAA and gone through the protest hearings, they will adopt a SAA with assessments to be paid over the next 10 years. Once that is formed, the City can bond against the General Fund and the City will act as a pass through for the SAA. **Brigham Mellor** asked if there is an administration fee assessed in order to provide some cushion in the event that not everyone pays their property taxes/assessment. **Dave Millheim** answered that the bond will assess for full payment and the City has to plan for full payment. **Dave Millheim** said he recommends that the Council approve this budget, in which case staff will call the first 3 extension agreements. He said it sends a strong signal to the community that the City is serious about completing 650 West. **Cory Ritz** opined that if staff explains it well, it should be a no-brainer for the community to get on board with the SAA. **Dave Petersen** said there are a handful of vacant lots across from the park and gym. He said the City will attempt to include those lots via pioneering agreements, however we do not know if we will get those or not. He said they are also applying for grants to get sidewalks paid for, but will not know until September if we receive them. **Dave Millheim** said an SAA on fast track is 120 days, including several public hearings, etc. The high school opens Fall of 2018, and if the Council decides to move forward with an SAA, the earliest the City could pave is Spring of 2017. Staff would prefer to form the SAA, get the engineering done, and watch the bid market, with the goal of paving in the Spring of 2018. He said if they tear up the road at the same time as the high school is being constructed, it will be an additional impact on the surrounding neighborhood. However, if the City completes the road after the high school is constructed but before it is occupied, it would lessen the impact while still accomplishing what is needed. **Brigham Mellor** said bringing in fill dirt and other supplies damages the road, and waiting as long as possible will ensure they do not damage the new road. **Dave Millheim** said the recommendation of Public Works and himself is to finish the gym, the fields with restrooms, and the roads. He wants the City to be good stewards of the budget. **Doug Anderson** acknowledged the impact on that neighborhood, and he asked for a summary of the payment options. **Dave Millheim** said property owners can pay a lump sum, in which case they are out of the SAA, or if they protest, the City can call their extension agreement, or they can finance it for 10 years over the life of the bond (it would be a line item on their property taxes). **Brigham Mellor** clarified that it is divvied up per capita, and **Dave Millheim** said yes, it is based on linear footage so it is fair and is not based on the value of the house. He said the rationale is that the improvements increase the appraisal value of the homes. **Dave Petersen** said most people pay for their curb and gutter and asphalt when they purchase their homes. **Mayor Talbot** asked if the Council is ok getting $275,000 out of the General Fund to finish the park with fields, restrooms, pavilion, the gymnasium, and the road in front of the gym. **Dave Millheim** said they will still come back with an actual budget with final bids and dollars if the Council approves this in concept tonight. He said they want to close this out in this year's budget. **Mayor Talbot** said Keith would rather use some of the funds we have to finish the park, because you can bond against the General Fund, and it is much easier to do that for road improvements rather than trying to find money for the park. Everyone gave their thumbs

up to the Phase II park budget presented. **Dave Millheim** thanked Neil Miller and his team for his hard work.

Request for Annexation of 20.2 acres of Property

Mayor Talbot said he has been receiving emails from Cory Crowell from the Compass organization. He felt uncomfortable with the emails because they was no affidavit sent with them indicating their intent to move forward. He followed up with Jerry Preston to make sure he is aware of what is going on. Jerry told him that if this organization can come up with the money, he will sell it to them. However, **Mayor Talbot** said the City still likely needs to bring this property into the City regardless of whether it is purchased by Compass or if Jerry develops it. **Jerry Preston** said Cory Crowell set up the Compass Organization but could not get the tax status to be able to raise money. They approached another organization called Wasatch Canyons Foundation and arranged for them to potentially pay for property, and then have Compass solicit money and pay it back to the Wasatch Canyons Foundation. He said Wasatch Canyons Foundation does not have the funding to purchase it right now, and so they are searching out donors to front the money. He said he has given them a timeline of the end of June. He said he gave them a bottom line price, and asked them for a contract. He said he is going to move forward with his approvals and his process, but is willing to sell it at any point if they come up with the money. **Brigham Mellor** said he does not think the Council can make a land use decision based on who will own the property. **Dave Millheim** said he anticipates people confronting the Council and asking about other possible ways to come up with the money in order to purchase the property, such as borrowing money from the City, or going to a General Property Tax vote, etc. He advised the Council to look at the facts. For the record, he said to Jerry that until he has a contract, he has nothing. He said the Council may need to take 3 steps back, and just look at this as an annexation issue. The Council previously said they did not want to make a decision on annexation until the Planning Commission made a decision on preliminary plat, which they granted on Thursday night. He said the Council's job tonight is to approve or not approve the annexation and zoning designation. **Mayor Talbot** said the Compass Organization has been on the aggressor side of things, writing emails, saying they have financing and the ability to purchase the property. He does not see how that obligates the City to contribute anything toward purchasing the property. Regarding the zoning question, **Dave Petersen** said the default zone is A, and the lot sizes Jerry Preston proposed are allowed in the A zone, but there are other uses allowed in that zone that you probably do not want there (such as accessory buildings, etc). The LR zone is strictly residential. **Brett Anderson** asked why the Planning Commission went with A, and **Eric Anderson** said the Planning Commission was afraid that the difference in densities between A and LR would pose a problem if the plat application goes away. He said the City has the trump card by owning a portion of the needed right-of-way property. **Mayor Talbot** said staff is usually very conservative which makes him comfortable with the LR zone designation. **Dave Petersen** said Jerry did have the borings completed, and very little clay was found. It is not a North Salt Lake situation. He said the soils engineers used words like "adequate" to indicate that the soil is fine. **Mayor Talbot** asked if any of the Council had a problem with the annexation. **Brigham Mellor** said he does not have a problem with annexation, and he is comfortable with the developer because the City has worked with him numerous times before. He said he was more concerned when he saw the property lines extending beyond the fire break road, and now the lines have extended back. His concerns were for safety and not aesthetics. **Eric Anderson** said Todd Godfrey said he thinks this is a low risk to the City.

Mayor Talbot reminded the Council that this item will not be a public hearing. **Brigham Mellor** said he does not particularly have a problem with the emails coming in, and reiterated that it is not fair for the City to make a decision on a land use based on who could potentially purchase the property down the road. **Doug Anderson** agreed and said it would be a good point for Brigham to make during the meeting. He said he was also concerned about the safety issues and said Jerry has done his due diligence, several times over. **Brigham Mellor** acknowledged that there is a risk to the residents of rocks rolling down onto other properties; however he feels the City would not be held responsible for rocks rolling from Forest Service property to someone else's property. He commended staff for their knowledge about mitigating fire danger, and for explaining to him that homes actually help mitigate that danger. **Mayor Talbot** said Dave Millheim will be late coming to the general meeting in order to attend the Fruit Heights City Council meeting. He helped them put together a presentation for obtaining new fire services because they have not been happy with Kaysville's fire service.

REGULAR SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz and Brett Anderson, City Manager Dave Millheim, City Development Director David Petersen, Associate City Planner Eric Anderson, City Recorder Holly Gadd and Recording Secretary Melanie Monson.

CALL TO ORDER:

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

The invocation was offered by Councilmember **Doug Anderson** and the Pledge of Allegiance was led by Boy Scout **Michael Bady**.

Mayor Talbot excused Dave Millheim as he is attending a conflicting City Council meeting in Fruit Heights to answer questions for them.

PRESENTATIONS/REQUESTS/PROPOSALS:

Information regarding the Air Show at Hill AFB

Kevin Ireland, 2380 Washington Blvd, Ogden, Utah. He is the Ogden-Weber County Chamber of Commerce Director and the Air Show Director. He said the Air Show is the single largest event in the State. It is a $50+ million dollar event, with economic benefits to the entire state. The dates are June 25-26. He said there are two jet teams this year, including the USAF Thunderbirds and the Breitling Jet team from France. He said they cannot charge for parking or for tickets because it is on a Federal Installation. He said the cost this year is over $600,000. They are approaching their fundraising goal, and he asked for support from the City. He said the Utah State Legislature contributed $200,000. He said Frontrunner will be running on the Sunday of the event in order to help with traffic. He said there will be lots of fun activities, food, and incredible aircraft. He said they have about 7 hours of flying time, which almost triples any other air show. He said people come from several nearby states in

order to attend, and book hotels, buy gas and food, etc. He said this event is economically beneficial for the State and surrounding areas. **Mayor Talbot** said the Council will look at his request for financial support. **Kevin Ireland** said they will begin marketing soon, in print, on the radio, on television, and will be trying to control traffic by encouraging people to ride the frontrunner and busses to attend. **Brigham Mellor** said he believes that if the City contributes, the City would get that money back from people attending the event and visiting the City. He said he would be interested in looking into a contribution. **Mayor Talbot** said there may be other businesses in the City who would want to contribute. **Kevin Ireland** encouraged the Council to bring their families to the event. He said they are launching a free airshow app for the first time for this event. It will have live weather, traffic and parking information, emergency services, Wi-Fi hotspots linked to Wikipedia articles on each airplane, as well as cameras inside the cockpits of the airplanes for people to watch as they see the airplanes.

Community Garden Proposal—Karen Rigby

Karen Rigby, 523 South 650 West, Farmington Utah. She lives right next door to the Miller Meadows subdivision. She said there is a 4 acre piece of land in the middle of that neighborhood. She said a few years ago they invited neighbors to participate in gardening a ¼ acre piece of that land. She said there were about 15 families who participated. She said she and her husband paid for the water and tilled it up. She said her goal is to encourage people to become interested in gardening again for economic and health reasons.

Ron Zollinger is a resident of Kaysville and is the Chairman of the Kaysville City Yard and Garden Civic committee, which sponsors several different projects under that umbrella, including a community garden. He said Karen approached him as a resource to help her get started, and he encouraged her seek the City's support. He said he thinks the land use is ok and that it would be good to have the City's support. He said Karen is part of their Civic Committee. He said one of their projects is to organize a Tri City Yard and Garden Tour (including Farmington, Fruit Heights, and Kaysville), which will be at the end of June this year. It is a self-guided tour with 5-6 yards from each City, where homeowners open their yards for people to see what they have done.

Dave Petersen said there are two options to make this happen. The City can establish a committee, in which case the City needs to determine what kind of committee will be best, which can continue on as is or can be formed into a non-profit group in the future. The other option is for the Rigby's to obtain a Conditional Use permit. Because the property is located in the AE zone, such uses are considered conditional use. They would have to amend the conservation easement to allow this use, which would be simple to do. The Planning Commission could consider such an application on April 7th in order to get it up and running during this growing season. He asked for the Council's direction.

Doug Anderson said Karen has a green thumb, and said he thinks this would be a great addition to the City's portfolio. He said he would love to see this as part of the community. He said he thinks it would be good to start this process and form a committee this year. **Brett Anderson** said residents complain to him that this property is not being put to good use, and this would be an excellent use. He said in addition to being a good use, it would help stifle some of those complaints. He asked Karen how much land she would propose using if they were to maximize this garden. **Karen Rigby** replied that there are about 3.5 acres total, and they could use whatever they want. **John Bilton** asked where people would park and how they would access it. **Karen Rigby** said there is room for 7 cars to park along Rigby road. **John Bilton** said he would like to see a committee established. He said there may be some

unintended consequences to the neighbors, and a committee would be a good way to find out answers to some of those questions. He said he would like it to be a conditional use, which would allow the City to create some conditions for them to meet. **Cory Ritz** said if it is a City sponsored committee, then if there are other similarly available properties, they could be put to good use as well. **Mayor Talbot** asked the Council for their opinion with a thumbs up or down, and they all responded with a thumbs up. He directed staff to move forward in order to get something established. He said the City could advertise on the website and in the newsletter to find people who are interested. He said Weber Basin is there, but they need to figure out how to get water to the plots via pipes/irrigation. He asked Dave Petersen to get the conditional use application going. **Ron Zollinger** said in Kaysville they charge a $15 use fee per plot to help off-set the cost of supplies. **Mayor Talbot** thanked Karen for her efforts. **Doug Anderson** volunteered to support the Garden Committee from the City Council.

PUBLIC HEARINGS:

Sunset Hills Plat Amendment—Elite Craft Homes

Eric Anderson said Jerry Preston owns 4 lots as part of the Sunset Hills II subdivision, and wants to combine them into two lots. As a result he has to go through the plat amendment process. He said they sent letters to all the homeowners within the plat, giving them 10 days to protest. Holly did not receive any comments during that time. Before the City records the plat, Jerry will have to take care of a remnant piece of property through a boundary adjustment. He said staff and the Planning Commission recommend approval.

Mayor Jim Talbot opened the public hearing at 7:33 p.m.

Mayor Jim Talbot closed the public hearing at 7:33 p.m.

Dave Petersen recommended adding *"The City Council hereby approves an order vacating all of said parcel from the Sunset Hills Subdivision"* to the motion. He said staff can add an ordinance to be adopted via Summary Action during the next meeting to ratify it.

Jerry Preston, 177 North Main Street Farmington, Utah. He said he purchased those 4 properties, and created an easement. He thought he was purchasing 2 lots, but it was never recorded at the County.

Motion:

Brigham Mellor made a motion that the City Council approve the plat amendment for Sunset Hills Conservation Subdivision Number 2 Second Amendment subject to all applicable Farmington City ordinances and development standards, and the following condition: the applicant shall resolve the remnant parcel created by a previous illegal subdivision (parcel ID number 070380026) prior to recordation per Section 12-7-030(7). The City Council hereby approves an order vacating all of said parcel from the Sunset Hills Subdivision.

Doug Anderson seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed plat amendment meets the requirements of the subdivision and zoning ordinance.
2. The affected subdivision has already installed all required improvements.
3. The proposed plat amendment is decreasing density because it is combining 4 parcels into 2 lots.

General Plan Amendment Adopting the Farmington Active Transportation Plan

Dave Petersen said the Wasatch Front Regional Council asked them to create a presentation for their meeting this Thursday, and has said they really likes this project. He said part of why the packet is so thick is due to the appendix, which contains all the standards for pedestrian walkways, etc. He said the City has not had anything quite like this ever before, which provides standards for and prioritizes pedestrian and bike pathways.

Eric Anderson gave the PowerPoint presentation. He said Kaysville and Farmington submitted a joint application for the Wasatch Front Regional Council (WFRC) local planning resource program in 2015. In March of 2015, the City was awarded a match grant for $50,000 total, ½ coming from WFRC and ¼ from each municipality. He said the City selected Alta Planning and Design to create the Active Transportation Plan. He said after they received the grant and selected Alta, they identified the purpose, looked at existing needs, recommended improvements, and funding sources. The purpose was to create a unified Active Transportation Plan that is seamless between cities. He said they formed a steering committee comprised of various stakeholders, to determine the vision and the goals of the plan, etc. As part of this, they conducted a field investigation ride, put up an interactive online mapping tools for people to draw things they wanted to see, and also had an online public survey, which had over 1000 respondents. He reviewed the results of the survey. He said by far the most common response was creating an east/west connection from the Station Park area to the Lagoon area. He said they also held a public open house in December and over 250 people attended. He reviewed the existing systems, and said while the City's trails are excellent, the City needs more bike lanes. They also reviewed 5 years of data on pedestrian and bike crashes. He reviewed a map of demand, origin and destination. Most people want more connections to Station Park and Lagoon. Alta identified needs, gaps, opportunities and constraints. Based on all this information, Alta created a map with recommended improvements for the City. He said this explains the best practices for implementing this plan. They included illustrations of different needed intersections, lane treatments, and signals/signs.

Dave Petersen said the prioritization is as follows: a Park Lane overpass, Main Street widening and sidewalk improvements, 200 East, Shepard Lane overpass, West Davis Corridor Trail, and Legacy Parkway Trail north extension. He said all these are detailed in Appendix C. He detailed the improvements needed for each priority. He said a lot of them will be paid for by development, and some will be paid for by UDOT, but they need to get on the Plan in order to be funded. **Eric Anderson** said they asked Alta to look at funding. They helped the City identify some of the many grants available for funding the priorities. He also showed a chart with estimated costs for each improvement. He said UTA is going for a Tiger Grant, which is for improving areas surrounding public transportation stations. He applauded Alta Planning

for their efforts in crafting this plan, which staff feels has been very successful. **Brigham Mellor** said working together with Kaysville will strengthen applications for funding sources. He said UTA has indicated they are looking to apply Prop 1 money on the Lagoon Shuttle, but also possibly toward trails. He also said the County will have a lot of money coming in from Prop 1, with only 31 miles of road.

Mayor Jim Talbot opened the public hearing at 8:02 p.m.

Jake Young, 239 Ironside Road, Farmington, Utah. He said the plan is really well done, and he is glad the City completed it along with Kaysville. He said he hopes the West Davis Corridor does not go through, but if it does, the trail is a must, and hopes for some really good berming to help block out the sound.

Amy Shumway, 1178 Frontline Way, Farmington, Utah. She thanked the City for completing this plan, and was glad she could be on the committee. She said she is glad that the Park Lane connection is the number one priority. She also thanked Mayor Talbot for his kind comments in the newsletter about her presentation from a few weeks ago.

Mayor Jim Talbot closed the public hearing at 8:04 p.m.

Motion:

John Bilton made a motion that the City Council amend the General Plan adopting the enclosed Farmington Active Transportation Plan as an element of its General Plan, subject to all applicable Farmington City ordinances.

Doug Anderson seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed active transportation plan will help guide the City in the future towards developing roads and infrastructure for alternative means of transportation.
2. The proposed active transportation plan will better situate the City in locating and acquiring funding sources for bike and pedestrian paths and infrastructure.
3. The proposed active transportation plan will guide and inform the City in future decisions regarding all modes of transportation.
4. By codifying the Farmington Active Transportation Plan and adopting it as part of the General Plan, the City is getting a standard, being proactive, and making a commitment to active transportation, which is growing in popularity and being demanded at ever increasing levels.

NEW BUSINESS:

Request for Annexation of 20.2 Acres of Property—Residences at Farmington Hills Subdivision

Mayor Talbot reminded the audience that this is not a public hearing. **Eric Anderson** said this item has been before the Council several times. He said the applicant is proposing to develop 44.5 acres, 20 of which are unincorporated County property. Before the applicant can move forward, those acres need to be annexed into the City. He said there is nowhere else for this land to go, and neighboring cities are too far north and south. That is why those acres are already in the annexation declaration. He said there is existing land zoned LR on the other half of the property. Staff is recommending approval of the annexation with the LR-F zone designation, which is consistent with the General Plan. The Planning Commission is recommending approval of the annexation with the default A-F zone designation. He said some of the uses allowed in A-F may have more impact on the surrounding neighbors than the residential zone. **Brett Anderson** asked if any of the other property is zoned A-F, and **Eric Anderson** replied that there are a few remaining parcels throughout the City, which are intended to be rezoned at some point in the future. He said the applicant has completed geotech studies above and beyond what is normally required. He said the additional borings were completed, and showed that the soil is stable enough for construction.

Jerry Preston, 177 North Main Street, Farmington, Utah. He received approval from the Planning Commission for preliminary plat, and said he was available to answer questions.

Mayor Talbot stated for the record that he and the Council have received several emails from Cory Crowell, and he wanted to acknowledge them; however he clarified that this discussion is only surrounding annexation.

Brigham Mellor said he has always been the most ardent opposing voice to this project on the basis of safety concerns. He was concerned that the land was too steep, and was concerned about liability for the City. He said the reports that came back identified the risk, but said it could be mitigated and did not recommend denying the application on that basis. He said a lot of the property is already zoned LR-F and could be developed at a higher density. He pointed out that this developer has been willing to go above and beyond in every respect. He stated that he does not feel it is fair to make a land use decision based on who will own the property. He has come to the conclusion that development of this property is acceptable, and that his concerns have been addressed. He said there are points to be made for each zoning designation, and he defers to the rest of the Council on the zoning decision.

Brett Anderson said it is important for people to realize the issue here is annexation and not development of this property. He said he read through the annexation statutes and ordinances, and based on those qualifications it makes sense for this land to come into the City.

John Bilton said this is the 5th time this matter has come before the Council, in addition to the times it has been before the Planning Commission. He said there will be other steps to take in the future after annexation.

Motion:

John Bilton made a motion to approve the enclosed ordinance and plat annexing 20.2 acres of property into Farmington City with the zoning designation of LR-F, subject to all applicable Farmington City ordinances and development standards and the following condition: the applicant shall receive preliminary plat approval prior to the property being annexed.

Cory Ritz seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed annexation is within the City's Annexation Declaration Area.
2. The zoning designation of LR-F is consistent with the surrounding properties and will create a more uniform zoning map.
3. Many of the properties being annexed are currently bifurcated by the existing city boundary, and the half of their property that is in the city limits are zoned by LR-F; by zoning the remainder of their property LR-F, the City will be rendering their property under one zoning designation, instead of multiple zones.
4. The zoning designation of LR-F is consistent with the General Plan designation of LDR (Low Density Residential).

Right-In Right-Out Design on Highway 89 Frontage Road—WCEC Engineers

Dave Petersen said there are 85 acres between Park Lane and Shepard Park, including the Mercedes dealership. He said there is a developer assembling property, who is working with the Hess family. He said the Master Plan shows a connection near the blue barn that is over there. The City met with Matt Hess, and verified that the City has the connection. UDOT met with the City later, and they confirmed that the City does have the ability to put in a right-in, right-out at the planned location. He said the City needs a study to be done, and he recommended having the City's traffic engineers complete it. He said the developer will reimburse the City for the study. The cost is $18,950.

Motion:

Brigham Mellor made a motion to approve the enclosed scope of work and authorize the Mayor on behalf of the City to enter into contractual agreement with WCEC to design, coordinate, and facilitate the review and permitting process with UDOT for a right-in right-out on the Frontage Road on the east side of HWY 89 in the vicinity of the blue barn.

Doug Anderson seconded the motion which was unanimously approved.

SUMMARY ACTION

Minute Motion Approving Summary Action List

1. Reject Contract for Surplus Lot On Country Lane and Approval of Backup Offer
2. Approval of Minutes from March 1, 2016
3. Rocky Mountain Power Storm Drain Easement

Motion:

Brett Anderson made a motion to approve the items on the Summary Action List 1-3, and recused himself from item 1.

Brigham Mellor seconded the motion which was unanimously approved, with the one recusal.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

1. Executive Summary for the Planning Commission meeting held on March 3, 2016
2. Police and Fire Monthly Reports for February
3. UTA Improvements—Bus Stop Pads: he said this is a cleanup item. He said staff will approach UTA to see if the City can get some Prop 1 money to help pay for the bus stop improvements.
4. Undergrounding of Utility Poles: He said undergrounding utilities is easy to do with new developments, but is more difficult to retrofit old, existing poles. He said he contacted Rocky Mountain Power, seeking to get an estimate of the cost. He said they agreed to study the area and get an idea of the cost of constructing and undergrounding the poles. He asked the Council for any targeted areas to include in the study. **John Bilton** said he would like to look at areas that are already under construction. **Dave Millheim** said it would make sense to look at areas the City is already working on or would be likely to work on. **Brigham Mellor** said he would prioritize the money toward trail connections, and not toward burying power lines. **Dave Millheim** said he would like to come back with several targeted areas to prioritize, and will come up with several specific areas to discuss with the Council. He stated that Rocky Mountain Power is not charging to complete the analysis. **Brigham Mellor** commented that he read in the Planning Commission notes that one Commissioner abstained from a vote because she feels that private schools are bad for Farmington children. He asked if the City needed to allocate funds for additional training for the Planning Commissioners. **Dave Petersen** said that she expressed concern that a particular school is not a non-profit organization, and it was a political statement. He said training is scheduled for April 21st. **Dave Millheim** said that has nothing to do with the decision they were making, and they will be completing training. He said it is a teaching moment.
5. Strategic Planning: The next City Council meeting will be on April 19th. There will be a work session format strategic planning session on Friday April 8th at 1 pm. He said he will be giving a document to the Council to review prior to the meeting. He said they simplified and streamlined the priorities from previous strategic planning meetings. He said he will be meeting with each department head to establish their top 5 hot button items. That way the Council will be able to rank them and establish a set of priorities for moving forward and getting things done. Discussing those priorities will be the focus of the meeting.

City Council—Committee Reports:

Brett Anderson: The Trails Committee will meet this Thursday. He asked if there could be a set of priorities put online for the sidewalks, just like there is one for streets. That way the public will know what is coming and they can give better feedback.

Cory Ritz: He said the Mosquito Abatement District is gearing up for treatment season. He said this cold weather is not cold enough to kill the mosquitos, but it will slow them down. He said he brought up his concern during the work session.

John Bilton: His committee does not have a meeting scheduled yet. He said he looked at several properties under construction, and is impressed with the gym in particular. He said once 650 West is improved, it will be a straight road, and he is concerned that high schoolers will drive too fast.

Brigham Mellor: The League of Cities and Towns has not met through the Utah legislative session, but he will meet with them in April.

Doug Anderson: The Youth City Council loved the presentation during the last City Council meeting. He said they filled Easter Eggs and had pizza for their kickoff meeting. He said for the Davis Chamber of Commerce, the grand opening of Cabela's will take place on April 21st and said he passed out invitations to the Council. They do not have a meeting scheduled right now but he plans to attend a luncheon they have scheduled for April 17th. He asked when the sticks/branches around the City will be picked up. **Dave Millheim** said the Spring Cleanup will take place on March 28 and will be finished about 2 weeks after that. He said residents will be cited for littering if they leave things out after that point. He said their trees and tree branches must be trimmed down in order to fit. **Brigham Mellor** said cities that do not have spring cleanups have more code enforcement problems. **Dave Millheim** said the City can track all the money it spends on spring cleanup because it is considered fire protection and will offset its state fire protection fee.

<u>Mayor Jim Talbot</u>

1. Strategic Planning: He offered to host the meeting at his home in St. George. He said if the Council still needs accommodations, they need to contact Holly.
2. Mother of the Year: He said the Davis Clipper has decided not to do that this year. He said if the City has a Mother of the Year to submit, the City can submit it to the Clipper and they will do an article and give them a plaque.
3. City Council Bio's: He said it just needs to be a brief paragraph about them as individuals and asked the Council to submit them to Holly.
4. He referred to the building where people take their driver's license tests, across from the Chevron. UDOT has hired Wadsworth to do some major construction near that area in the next year. They would like to use the ground next to the license area and put a batch plant there (which is a construction staging area for mixing concrete). They are saying they will only be doing the work at night, and it will go through the fall of 2017. **Brigham Mellor** said he has seen how they do this, and they kick up a lot of dust in the process, but they clean it up well after they are done. **Dave Millheim** said they approached Dave Petersen and did not get the answer they wanted, which is why they approached Mayor Talbot. He said this is not UDOT coming to the City, but a contractor coming to the City. This will allow them to lower their transportation costs and thus lower their bid cost. He said it will be during peak Lagoon season, the Mercedes dealership will be opening, and the City will be trying to showcase the new Cabela's, so it would not be a good time to have all the extra truck traffic. **Mayor**

Talbot did not give them his blessing and said he wanted to get the Council's read on it. **Dave Petersen** consulted Chapter 28 of the code, which says batch plants are a temporary use, which is not allowed in the Agriculture zone. He consulted with Todd Godfrey, who said it could be interpreted that batch plants could be allowed anywhere in the City. **Doug Anderson** asked about batch plants and **Dave Millheim** said it is a miniature concrete processing plant. **Mayor Talbot** said none of it is for projects within the City. **Dave Millheim** said he does not feel good about putting a batch plant in the middle of the City where there will already be a lot of construction. He said a batch plant in an industrial area makes sense. He said he applauds the contractor for asking, but does not feel good about it. **Brett Anderson** asked Dave Petersen to include this on his white board list of ordinances to look at. **Dave Petersen** said yes, and said he does not necessarily agree with Todd Godfrey's interpretation. **Mayor Talbot** asked the Council for their opinions, and the Council unanimously discouraged the approval of a temporary batch plant. He asked Dave Petersen to get back with Wadsworth Construction.

CLOSED SESSION

Motion:

At 8:59 p.m., **Brigham Mellor** made a motion to go into a closed meeting for purpose of discussing property and potential litigation, and the character and competency of an individual. **Doug Anderson** seconded the motion which was unanimously approved.

Sworn Statement

I, **John Bilton, Mayor Pro-temp** 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.

_____

John Bilton, Mayor Pro-temp

Motion:

At 11:21 p.m., a motion to reconvene into an open meeting was made by **Brigham Mellor.** The motion was seconded by **Doug Anderson** which was unanimously approved.

Motion:

Cory Ritz made a motion to instruct staff to move forward with the revised Management Plan for the conservation easements and to take the steps as outlined. The motion died for lack of a second.

ADJOURNMENT

Motion:

At 11:23 p.m., **Doug Anderson** made a motion to adjourn the meeting. **Brett Anderson** seconded the motion which was unanimously approved.

_____

Holly Gadd, City Recorder
Farmington City Corporation

DRAFT

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: Ken Klinker, Planning Department

Date: April 5, 2016

SUBJECT: MEADOW VIEW PHASE II IMPROVEMENTS AGREEMENT

RECOMMENDATION

Approve the Farmington City Improvements Agreement (Cash Form) between Meadow View Phase II, LLC and Farmington City for Meadow View Phase II Subdivision.

BACKGROUND

The bond estimate for the Meadow View Phase II subdivision is $312,468.04 which includes a 10% warranty bond. Meadow View Phase II, LLC has submitted a Cash Deposit Bond Improvements Agreement with Farmington City to administer a cash account for this project in the amount of $312,470.00.

This bond will be released as improvements are installed by the developer and inspected by the City. Once all improvements are installed and inspected, all the bond except the warranty amount will be released. After a warranty period of 1 year, the warranty bond will be released once all items are accepted as satisfactory by the City.

Respectfully submitted,

Ken Klinker
Planning Department

Review and Concur

Dave Millheim
City Manager

160 S Main · P.O. Box 160 · Farmington, UT 84025
Phone (801) 451-2383 · Fax (801) 451-2747
www.farmington.utah.gov

FARMINGTON CITY

IMPROVEMENTS AGREEMENT

(CASH FORM)

THIS AGREEMENT is made by and between Meadow View Phase 2 LLC ~~Farmington~~ (hereinafter "Developer"), whose address is 336 W. Broadway #110, SLC, and Farmington City Corporation, a municipal corporation of the State of Utah, (hereinafter "City"), whose address is 160 South Main, P.O. Box 160, Farmington, Utah, 84025-0160.

WHEREAS, Developer desires to subdivide and/or to receive a permit to develop certain property located within the City, said project to be known as Meadow View Phase 2, located at approximately 475 N. 1525 W., in Farmington City; and

WHEREAS, the City will not approve the subdivision or issue a permit unless Developer promise to install and warrant certain improvements as herein provided and security is provided for that promise in the amount of $ 312,468.02.

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

1. **Installation of Improvements.** The Developer agrees to install all improvements required by the City as specified in the bond estimate prepared by the City for Developer's project which shall be an Exhibit hereto, (the "Improvements"), precisely as shown on the plans, specifications, and drawings previously reviewed and approved by the City in connection with the above-described project, and in accordance with the standards and specifications established by the City, within 12 months from the date of this Agreement. Developer further agrees to pay the total cost of obtaining and installing the Improvements, including the cost of acquiring easements.

2. **Dedication.** Where dedication is required by the City, the Developer shall dedicate to the City the areas shown on the subdivision or development plat as public streets and as public easements, provided however, that Developer shall indemnify the City and its representatives from all liability, claims, costs, and expenses of every nature, including attorneys fees which may be incurred by the City in connection with such public streets and public easements until the same are accepted by the City following installation and final inspection of all of the Improvements and approval thereof by the City.

3. **Cash Deposit.** The Developer has delivered to the City cash or a cashier's check in the aggregate amount of $ 312,470.00 for deposit with the City in its accounts (the "deposit"), which the Developer and the City stipulate to be a

reasonable preliminary estimate of the cost of the Improvements, together with 10% of such cost to secure the warranty of this Agreement and an additional 10% of such cost for contingencies.

4. **Progress Payments.** The City agrees to allow payments from the deposit as the work progresses as provided herein. The City shall, when requested in writing, inspect the construction, review any necessary documents and information, determine if the work completed complies with City construction standards and requirements, and review the City's cost estimate. After receiving and approving the request, the City shall in writing authorize disbursement to the Developer from the Deposit in the amount of such estimate provided that if the City does not agree with the request, the City and Developer shall meet and the Developer shall submit any additional estimate information required by the City. Except as provided in this paragraph or in paragraphs 5 through 7 inclusive, the City shall not release or disburse any funds from the Deposit.

5. **Refund or Withdrawal.** In the event the City determines it is necessary to withdraw funds from the Deposit to complete construction of Improvements, the City may withdraw all or any part of the Deposit and may cause the Improvements (or any part of them) to be constructed or completed using the funds received from the Deposit. Any funds not expended in connection with the completion of said Improvements by the City shall be refunded to Developer upon completion of the Improvements, less an additional 15% of the total funds expended by the City, which shall be retained by the City as payment for its overhead and costs expended by the City's administration in completing the Improvements.

6. **Preliminary Release.** At the time(s) herein provided, the City may authorize release of all funds in the Deposit, except 10% of the estimated cost of the Improvements, which shall be retained in the Deposit until final release pursuant to the next paragraph. Said 10% shall continue as security for the performance by the Developer of all remaining obligations of this Agreement, including the warranty, and may be withdrawn by the City as provided in paragraph 5 above for any breach of such an obligation. The release provided for in this paragraph shall occur when the City certifies that the Improvements are complete, which shall be when the Improvements have been installed as required and fully inspected and approved by the City, and after "as-built" drawings have been supplied as required.

7. **Final Release.** Upon full performance of all of Developer's obligations pursuant to this Agreement, including the warranty obligations of paragraph 26, the City shall notify the Developer in writing of the final release of the Deposit. After giving such notice, the City shall relinquish all claims and rights in the Deposit.

8. **Non-Release of Developer's Obligations.** It is understood and agreed between the parties that the establishment and availability to the City of the Deposit as

herein provided, and any withdrawals form the Deposit by the city shall not constitute a waiver or estoppels against the City and shall not release or relieve the Developer from its obligation to install and fully pay for the Improvements as required in paragraph 1 above, and the right of the City to withdraw from the Deposit shall not affect any rights and remedies of the City against the Developer for breach of any covenant herein, including the covenants of paragraph 1 of this Agreement. Further, the Developer agrees that if the City withdraws from the Deposit and performs or causes to be performed the installation or any other work required of the Developer hereunder, then any and all costs incurred by the City in so doing which are not collected by the City by withdrawing from the Deposit shall be paid by the Developer, including administrative, engineering, legal and procurement fees and costs.

9. **Connection and Maintenance.** Upon performance by Developer of all obligations set forth in this Agreement and compliance with all applicable ordinances, resolutions, rules, and regulations of the City, whether now or hereafter in force, including payment of all connection, review and inspection fees, the City shall permit the Developer to connect the Improvements to the City's water and storm drainage systems and shall thereafter utilize and maintain the Improvements to the extent and in the manner now or hereafter provided in the City's regulations.

10. **Inspection.** The Improvements, their installation, and all other work performed by the Developer or its agents pursuant to this Agreement shall be inspected at such times as the City may reasonably require and prior to closing any trench containing such Improvements. The City shall have a reasonable time of not less than 24 hours after notice in which to send its representatives to inspect the Improvements. Any required connection and impact fees shall be paid by the Developer prior to such inspection. In addition, all inspection fees required by the ordinances and resolutions shall be paid to the City by the Developer prior to inspection.

11. **Ownership.** The Improvements covered herein shall become the property of the City upon final inspection and approval of the Improvements by the City, and the Developer shall thereafter advance no claim or right of ownership, possession, or control of the Improvements.

12. **As-Built Drawings.** The Developer shall furnish to the City, upon completion of the Improvements, drawings showing the Improvements, actual location of water and sewer laterals including survey references, and any related structures or materials as such have actually been constructed by the Developer. The City shall not be obligated to release the Deposit until these drawings have been provided to the City.

13. **Amendment.** Any amendment, modification, termination, or rescission (other than by operation of law) which affects this Agreement shall be made in writing, signed by the parties, and attached hereto.

14. **Successors.** No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld. When validly assigned or transferred, this Agreement shall be binding upon and inure to the benefit of the legal representatives, successors and assigns of the parties hereto.

15. **Notices.** Any notice required or desired to be given hereunder shall be deemed sufficient is sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.

16. **Severability.** Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity or unenforceability of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as is this Agreement had been executed with the invalid portions eliminated.

17. **Governing Law.** This Agreement and the performance hereunder shall be governed by the laws of the State of Utah.

18. **Counterparts.** The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instruments, and each such counterpart shall be deemed an original.

19. **Waiver.** No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.

20. **Captions.** The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.

21. **Integration.** This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties as of its date, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.

22. **Attorney's Fees.** In the event either party hereto defaults in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and

expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

23. **Other Bonds.** This Agreement and the Deposit do not alter the obligation of Developer to provide other bonds under applicable ordinances or rules of any other governmental entity having jurisdiction over Developer. The furnishing of security in compliance with the requirements of the ordinances or rules of other jurisdictions shall not adversely affect the ability of the City to draw on the Deposit as provided herein.

24. **Time of Essence.** The parties agree that time is of the essence in the performance of all duties herein.

25. **Exhibits.** Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.

26. **Warranty.** The Developer hereby warrants that the Improvements installed, and every part hereof, together with the surface of the land and any improvements thereon restored by the Developer, shall remain in good condition and free from all defects in materials, and/or workmanship during the Warranty Period, and the Developer shall promptly make all repairs, corrections, and/or replacements for all defects in workmanship, materials, or equipment during the Warranty Period, without charge or cost to the City. The City may at any time or times during the Warranty Period inspect, photograph, or televise the Improvements and notify the Developer of the condition of the Improvements. The Developer shall thereupon immediately make any repairs or corrections required by this paragraph. For purposes of this paragraph, "Warranty Period" means the one-year period beginning on the date on which the Improvements are certified complete by the City.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their respective duly authorized representatives this ____ day of _____, 20___

CITY:

FARMINGTON CITY CORPORATION

By: _____
H. James Talbot, Mayor

ATTEST:

_____
Holly Gadd, City Recorder

DEVELOPER:

Meadow View Phase 2 LLC / Clearwater Homes

By: Micah W Peters - Manager

Its: Manager - CEO

DEVELOPERS ACKNOWLEDGEMENT

(Complete if **Developer** is an **Individual**)

STATE OF UTAH)
:ss.
COUNTY OF _____)

On this _____ day of _____, 20___, personally appeared before me, _____, the signer(s) of the foregoing instrument who duly acknowledged to me that he/she/they executed the same.

_____
NOTARY PUBLIC
Residing in _____ County, _____.

****

(Complete if **Developer** is a **Corporation**)

STATE OF UTAH)
:ss.
COUNTY OF _____)

On this _____ day of _____, 20___, personally appeared before me, _____, who being by me duly sworn did say that he/she is the _____ of _____ a _____ corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

_____
NOTARY PUBLIC
Residing in _____ County, _____.

****

(Complete if **Developer** is a **Partnership**)

STATE OF UTAH)
:ss.
COUNTY OF Salt Lake)

On this 11th day of March, 2016, personally appeared before me, Micah Peters, who being by me duly sworn did say that he/she/they is/are the Manager - CEO of Meadow View Phase II LLC, a partnership, and that the foregoing instrument was duly authorized by the partnership at a lawful meeting held by authority of its by-laws and signed in behalf of said partnership.

Rachel Pike
NOTARY PUBLIC
Residing in Davis County, Utah.

****

(Complete if **Developer** is a **Limited Liability Company**)

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 11th day of March, 2016, personally appeared before me Micah Peters who being by me duly sworn did say that he or she is the Manager- CEO of Meadow View Phase II LLC, a limited liability company, and that the foregoing instrument was duly authorized by the Members/Managers of said limited liability company.

Rachel Pike
NOTARY PUBLIC
Residing in Davis County, Utah.

RACHEL PIKE
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 04/13/2019
Commission # 682637

CITY ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF _____)

On the _____ day of _____, 20___, personally appeared before me H. James Talbot and Holly Gadd who, being by me duly sworn, did say that they are the Mayor and City Recorder, respectively, of Farmington City Corporation, and said persons acknowledged to me that said corporation executed the foregoing instrument.

_____
NOTARY PUBLIC
Residing in _____ County, _____.

Meadow View Phase 2
Bond Estimate
Revised 12-11-2015 (Subtracted Completed Work)

Storm Drain

Item	Quantity	Unit	Unit Cost	Bond Amount	Bond Released	Current Draw	%
18" RCP Pipe (Includes Bedding and Fill)	120	LF	$ 44.00	$ 5,280.00	0	$ -	0%
24" RCP Pipe (Includes Bedding and Fill)	42	LF	$ 52.00	$ 2,184.00	0	$ -	0%
10" PVC Pipe (Includes Bedding and Fill)	1335	LF	$ 30.00	$ 40,050.00	0	0	0%
Yard Box	19	EA	$ 1,500.00	$ 28,500.00	0	0	0%
Standard Inlet Box	0	EA	$ 2,000.00	$ -	0	$ -	#DIV/0!
Combination Box	0.1	EA	$ 3,800.00	$ 380.00	0	$ -	0%
Manhole / Junction Box	0.35	EA	$ 3,600.00	$ 1,260.00	0	$ -	0%
SWPPP	1	LS	$ 5,000.00	$ 5,000.00	0	0	0%
Inlet / Outlet Structure	2	EA	$ 2,000.00	$ 4,000.00	0	0	0%
Subtotal				**$ 86,654.00**			
10% Warranty Bond				**$ 18,656.20**			
Total				**$ 105,310.20**		**$ -**	

Sanitary Sewer

Item	Quantity	Unit	Unit Cost	Bond Amount	Bond Released	Current Draw	%
8" PVC DR-35	120	LF	$ 36.00	$ 4,320.00	0	$ -	0%
48" Sewer Manhole	0.5	EA	$ 3,000.00	$ 1,500.00	0	$ -	0%
Connect to Existing	0	EA	$ 4,000.00	$ -	0	$ -	#DIV/0!
Sewer Lateral	0	EA	$ 1,800.00	$ -	0	$ -	#DIV/0!
Subtotal				**$ 5,820.00**			
10% Warranty Bond				**$ 9,550.00**			
Total				**$ 15,370.00**		**$ -**	

Culinary Water

Item	Quantity	Unit	Unit Cost	Bond Amount	Bond Released	Current Draw	%
Connect to Existing	0	EA	$ 4,000.00	$ -	0	$ -	#DIV/0!
8" C900 PVC	0	LF	$ 50.00	$ -	0	$ -	#DIV/0!
8" Valve	0.3	EA	$ 2,500.00	$ 750.00	0	$ -	0%
8" Fittings	0	EA	$ 1,000.00	$ -	0	$ -	#DIV/0!
Water Lateral	0	EA	$ 1,800.00	$ -	0	$ -	#DIV/0!
Fire Hydrant	0	EA	$ 6,000.00	$ 1,200.00	0	$ -	0%
Subtotal				**$ 1,950.00**			
10% Warranty Bond				**$ 13,070.00**			
Total				**$ 15,020.00**		**$ -**	

Road Improvements

Item	Quantity	Unit	Unit Cost	Bond Amount	Bond Released	Current Draw	%
Clear and Grub	0	LS	$ 5,000.00	$ -	0	$ -	#DIV/0!
Rough Grade	0	LS	$ 25,000.00	$ -	0	$ -	#DIV/0!
Sawcut Asphalt	56	LF	$ 3.15	$ 176.40	0	0	0%
Curb and Gutter w/ Base	254	LF	$ 20.00	$ 5,080.00	0	$ -	0%
Sidewalk w/ Base	10140	SF	$ 4.70	$ 47,658.00	0	0	0%
ADA Ramp	2	EA	$ 1,200.00	$ 2,400.00	0	0	0%
12" Road Base	3600	SF	$ 1.30	$ 4,680.00	0	$ -	0%
3" Asphalt Road	36000	SF	$ 2.50	$ 90,000.00	0	0	0%
Subtotal				**$ 149,994.40**			
10% Warranty Bond				**$ 26,773.44**			
Total				**$ 176,767.84**		$ -	
Total Bond				**$ 312,468.04**		$ -	

Cash Deposits

Item	Quantity	Unit	Unit Cost	Bond Amount
Slurry Seal	36000	SF	$ 0.20	$ 7,200
Street Signs	8	EA	$ 300.00	$ 2,400
Street Lights	3	EA	$ 3,200.00	$ 9,600

FARMINGTON CITY

H. James Talbot
Mayor

Doug Anderson
John Bilton
Brigham N. Mellor
Cory R. Ritz
James Young
City Council

Dave Millheim
City Manager

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate City Planner

Date: April 8, 2016

SUBJECT: **Farmington Park Phase III – Final Plat**
Applicant: **Kameron Spencer – Fieldstone Homes**

RECOMMENDATION

Move that the City Council approve the Final Plat for the Farmington Park Conservation Subdivision Phase III subject to all applicable Farmington City codes and development standards and the following conditions:

1. The applicant will obtain a no-rise certificate for the proposed subdivision;
2. Prior to recordation, the applicant shall dedicate a storm drain easement on Lot 337 in favor of Farmington City and that dedication shall be approved by the City Engineer;
3. The yard drain easements on the west side of the properties abutting the 1100 West park shall include language on the final plat accepting 10' of the park to drain into them, and shall be shown on the plat prior to recordation;
4. All improvement drawings, including but not limited to the grading and drainage plan, street cross-section and profiles, and standard details must receive final approval from the DRC prior to either recordation of the plat or a pre-construction meeting, whichever comes first.

Findings:

1. The proposed development meets all of the old standards and requirements of a conservation subdivision (option 2) in the AE zone such as minimum lot sizes, lot widths and setbacks; the applicant received preliminary plat approval for a conservation subdivision prior to the zone text change to Chapter 12 and is therefore grandfathered in under the old rules.
2. The proposed development is at a density of 2.3 units per acre, which is consistent with the adjacent neighborhoods and the RRD General Plan designation.
3. The development is not seeking a waiver of the open space provision and is providing the City with much needed recreational space.
4. The 1100 West park drains from east to west, and discharges on 1100 West, however, there is a 5-10' strip of land that is several feet higher than the proposed subdivision, therefore, a small amount of water may drain onto lots abutting the park, by adding language to the existing yard drains, the project is accepting this limited water.

5. The overall layout follows the low density residential objectives of the General Plan.

BACKGROUND

Fieldstone Homes is requesting final plat approval for the Farmington Park Conservation Subdivision Phase III consisting of 37 lots on 12.42 acres in an AE zone. The applicant is proposing a conservation subdivision option 2, which in an AE zone, requires the applicant to set aside 30% open space for which he'll receive a 20% incentive multiplier bonus. Because the preliminary plat for this entire subdivision was approved prior to the zone text amendment of Chapter 12, which changed the conservation subdivision standards, the applicant is grandfathered in under the old rules.

The minimum lot size in a conservation subdivision option 2 for the AE zone is 9,000 s.f. The proposed final plat meets this minimum lot size and the average lot area is 11,985 s.f. or a little over ¼ acre. The applicant has proposed larger lot sizes on the periphery of the project, to better match the surrounding neighborhoods, particularly Farmington Creek Estates Phases II and III. In this phase, the larger lots abut the new elementary school and park. Additionally the proposed final plat meets all of the other standards as set forth in Chapter 12.

Originally, the parks department had this property slated for a 4-5 acre park, but when the applicant wanted to meet the full 11 acre open space requirement, he proposed that the City use the entire 11 acres as a park, to which the Park's Department gladly welcomed as a solution. The area where the park is proposed is advantageous because it is the low point in the property and sits below the 4218 line, and is thus designated as Development Restricted on the master plan. Additionally, the proposed westerly alignment of the West Davis Corridor would impact the southwest corner of the property; this may be advantageous because converting open space to highway may be simpler than converting houses, in the event that the WDC does get built in this location.

The applicant has proposed a phasing plan for the park to be deeded to the City in parts that correspond to the subdivision phasing plans and the open space requirements therein. For instance, Phase II of the subdivision conveyed 2.17 acres to the City. However, prior to Phase III, the entirety of the park property was deeded to the City, and is now owned in fee title by the City.

A portion of the site sits in the FEMA Floodplain so the applicant will need to bring some of the houses out of the floodplain through raising the finished floor elevation. The applicant has been working with FEMA and has acquired a Conditional Letter of Map Revision that has an effective date in June. The applicant must also obtain a Letter of Map Revision (LOMR) after the effected houses are brought out of the floodplain.

At the Planning Commission meeting held on April 7, 2016 the commissioners recommended this item with no changes to the staff report because they felt that this final plat was consistent with the already approved preliminary plat and was consistent with the ordinance.

<u>Supplemental Information</u>

1. Vicinity Map
2. Final Plat
3. Preliminary Plat

<u>Applicable Ordinances</u>

1. Title 12, Chapter 3 – Final Plat
2. Title 11, Chapter 11—Agriculture Zones
3. Title 11, Chapter 12---Conservation Subdivision Development Standards

Respectfully Submitted

Eric Anderson
Associate City Planner

Review and Concur

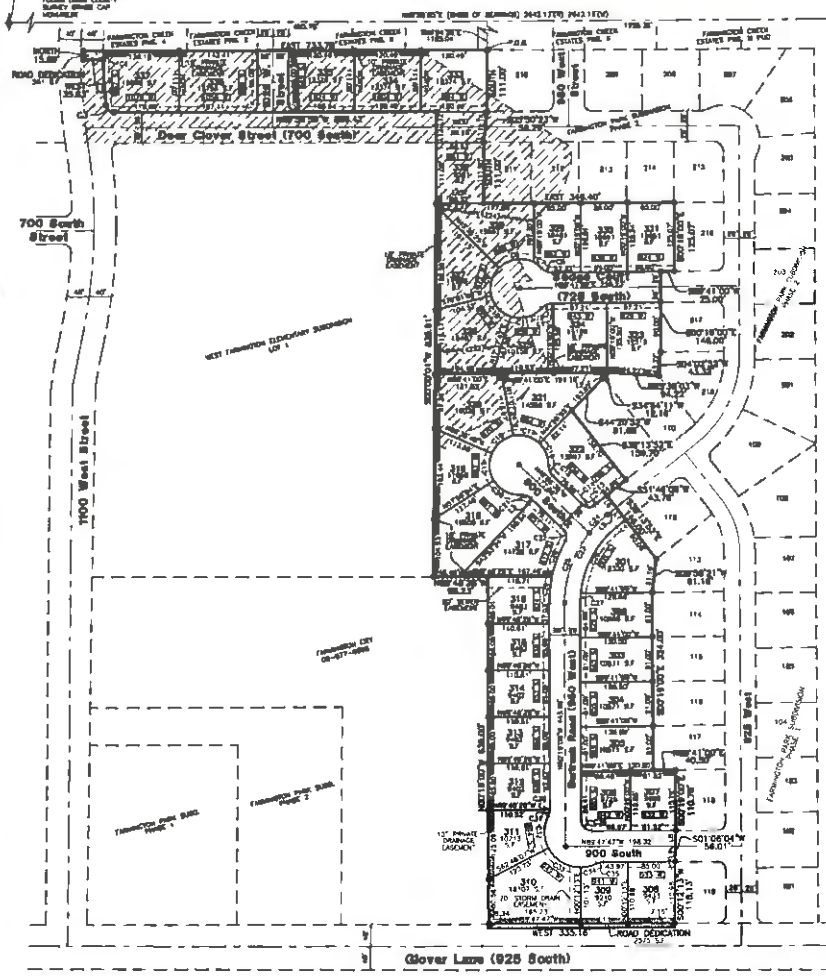
Dave Millheim
City Manager

Farmington City

Tuesday, February 24, 2009 10:44:54 AM
M:\Projects\Current\BaseMap.mxd

FARMINGTON PARK SUBDIVISION PHASE 3

PART OF THE WEST HALF OF SECTION 25 AND THE EAST HALF OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH
MARCH, 2016



VICINITY MAP
NOT TO SCALE

NOTES:

1. A SOILS REPORT HAS BEEN SUBMITTED TO THE CITY
2. THE PRIVATE REAR LOT DRAINAGE SYSTEM WILL BE BUILT BY DEVELOPER AND MAINTAINED BY INDIVIDUAL LOT OWNERS
3. FEMA HAS APPROVED TO REVISE THE FLOODWAY AND FLOOD PLAIN FROM THE SUBDIVISION PER CASE: 13-08-1890P EFFECTIVE ON JUNE 24, 2014

LEGEND

- SECTION CORNER
- 1/4 SECTION MONUMENT
- 5/8" 8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- 10' PRIVATE DRAINAGE EASEMENT
- 10' PUBLIC UTILITY EASEMENTS
- ROAD CENTERLINE/AXIS LINE
- SECTION LINE LINE
- BASE FLOOD ELEVATION LINE (AND BE)
- 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN
- ROAD DEDICATION

Scale 1" = 100'

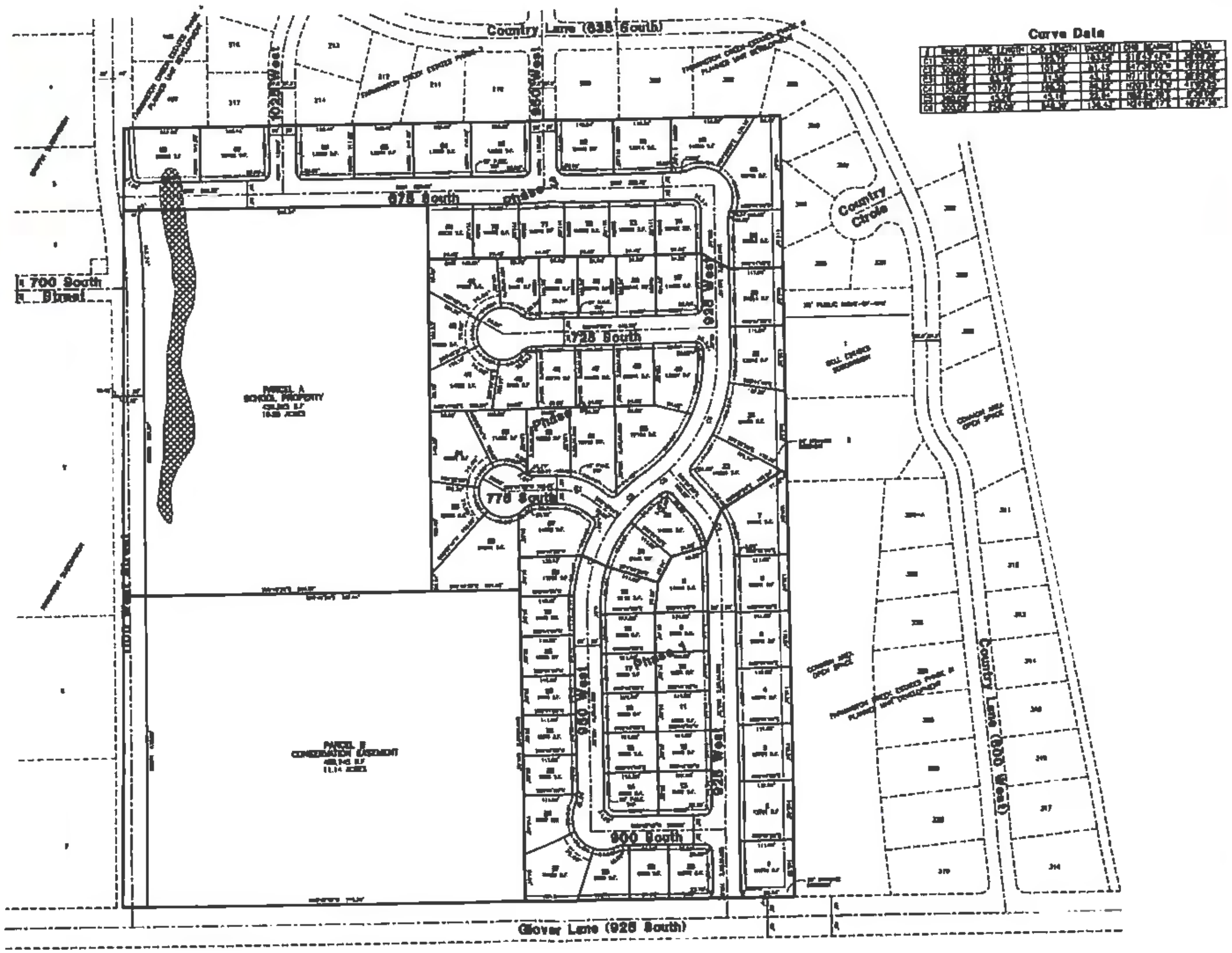
BOUNDARY DESCRIPTION

PART OF THE WEST HALF OF SECTION 25 AND THE EAST HALF OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, U.S. SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT [illegible] FEET AND [illegible] FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 25; THENCE [illegible] FEET; THENCE [illegible] FEET; THENCE SOUTH 111.00 FEET; THENCE EAST 348.40 FEET; THENCE [illegible] FEET; THENCE [illegible] FEET; THENCE [illegible]

wetland / Preliminary

Vicinity Map



Legal Description

[illegible]

DESIGN DATA

[illegible]

Farmington Park Conservation Subdivision

Farmington City, Davis County, Utah

Developer:
Fieldstone Homes
Jason Harris
12896 South Pony Express Road, Ste. 400
Draper, UT 84020
(801) 680-9061

Reeve & Associates, Inc.

REVISIONS

Farmington Park Conservation Subdivision

Preliminary Plat

"Not to be Recorded"

Sheet 1 of 2 Sheets

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate City Planner

Date: April 11, 2016

SUBJECT: **Meadows at City Park Phase II Final PUD Master Plan**
Applicant: **Pete Smith – Advanced Solutions Group**

RECOMMENDATION

Move that the City Council approve the Final PUD Master Plan subject to all applicable Farmington City ordinances and development standards and the following condition: the Nichol's Nook development agreement shall be amended prior to consideration of final plat, including but not limited to enlarging the scope of the project to include Phase II.

Findings for Approval:

1. The proposed development is a continuation of the approved Meadows at City Park Phase I and the Nichol's Nook development which is memorialized in a development agreement recorded against the property.
2. The proposed development is at a density of 5.9 units per acre, which is a significantly lower density than what is possible with a conventional subdivision in an R-4 zone.
3. The development is not seeking a waiver of the PUD open space provision and is providing the open space in the development as common area.
4. The overall layout follows the medium density residential objectives of the General Plan.
5. By providing an easement abutting the road for snow removal, as required by the Planning Commission at Preliminary Plat, the roads can remain public. Additionally, by connecting 100 West and 200 West, 50 South will provide a better layout for infrastructure and improvements.

BACKGROUND

The City Council approved Final Plat and Final PUD Master Plan for the Meadows at City Park Phase I (originally called "Nicholls Nook") on February 3, 2015. The majority of Phase I was on the 100 West side of the project, however, there was a road punching through to 200 West in anticipation of Phase II and to access improvements and utilities off of 200 West instead of 100 West.

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

The applicant is now moving forward with Phase II of the Meadows at City Park project, and is continuing a similar design and site layout as that of Phase I to the west. The applicant is proposing similar densities as to what was requested and approved with Phase I, with similar setbacks, landscaping, and design standards.

While this project is a PUD, it is important to note that with the R-4 zoning, the applicant could request 4-plex units up to 9 dwelling units/acre under a conventional development; in staff and many neighbors' opinions, the requested PUD is a better product with a higher design standard/requirement than may be used in a conventional R-4 development.

In addition to the twelve new lots/townhomes, the applicant is proposing that the temporary detention basin from Phase I be moved to the southwest corner of the property creating space for two more units/lots on 100 West (Units 10 and 11).

As part of the final PUD master plan, the applicant submitted improvement drawings, which were reviewed by the DRC; this also has the added benefit of making the final plat review more efficient. There was some discussion amongst the DRC and the applicant about making 50 South a private road; this was in regard to concerns about the narrow front setbacks not leaving enough room for snow storage. As a solution, the applicant pushed the homes back a few feet and created a public utility easement that doubles for snow storage. At final plat, the applicant may need to remove Units 10 and 11 from Phase II and go through a plat amendment for Phase I instead, as a way to replace the detention basin with homes.

Supplemental Information

1. Vicinity Map
2. Final PUD Master Plan
3. Landscape Plan
4. Building Elevations (From Nichol's Nook Development Agreement)
5. Site Plan Of Meadows at City Park Phase I

Applicable Ordinances

1. Title 11, Chapter 7 – Site Development
2. Title 11, Chapter 13 – Multiple-Family Residential Zones
3. Title 11, Chapter 27 – Planned Unit Development (PUD)

Respectfully Submitted

Eric Anderson
Associate City Planner

Review and Concur

Dave Millheim

Dave Millheim
City Manager

Farmington City

Tuesday, February 24, 2009 10:44:54 AM
M:\Projects\Current\BaseMap.mxd

0 40 80 160 240 Feet

CALL BEFORE YOU DIG

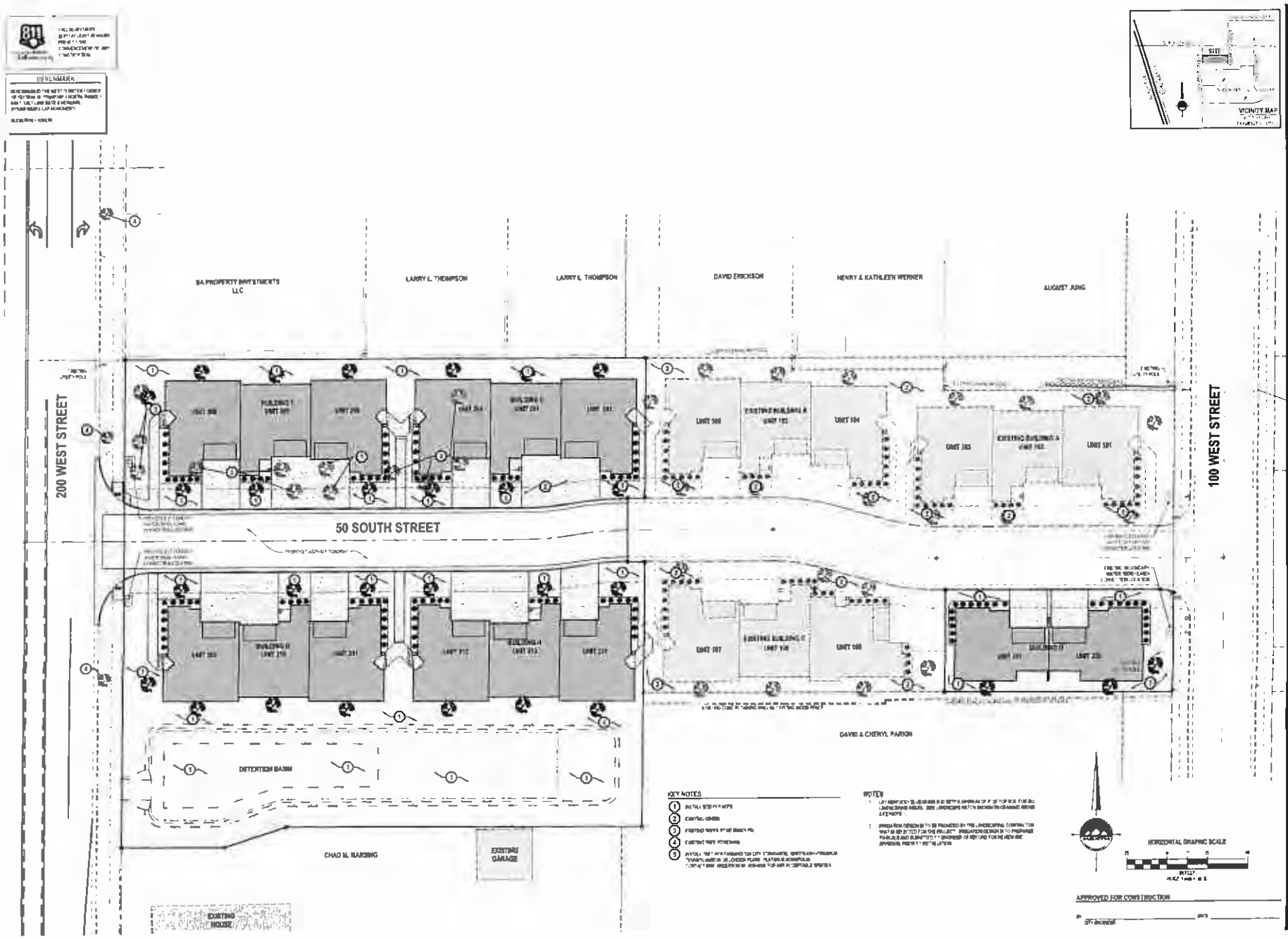
BENCHMARK

Meadows At City Park Phase 2
Amending Meadows At City Park Phase 1

[illegible]

[illegible]

[illegible]



ENSIGN
THE STANDARD IN ENGINEERING

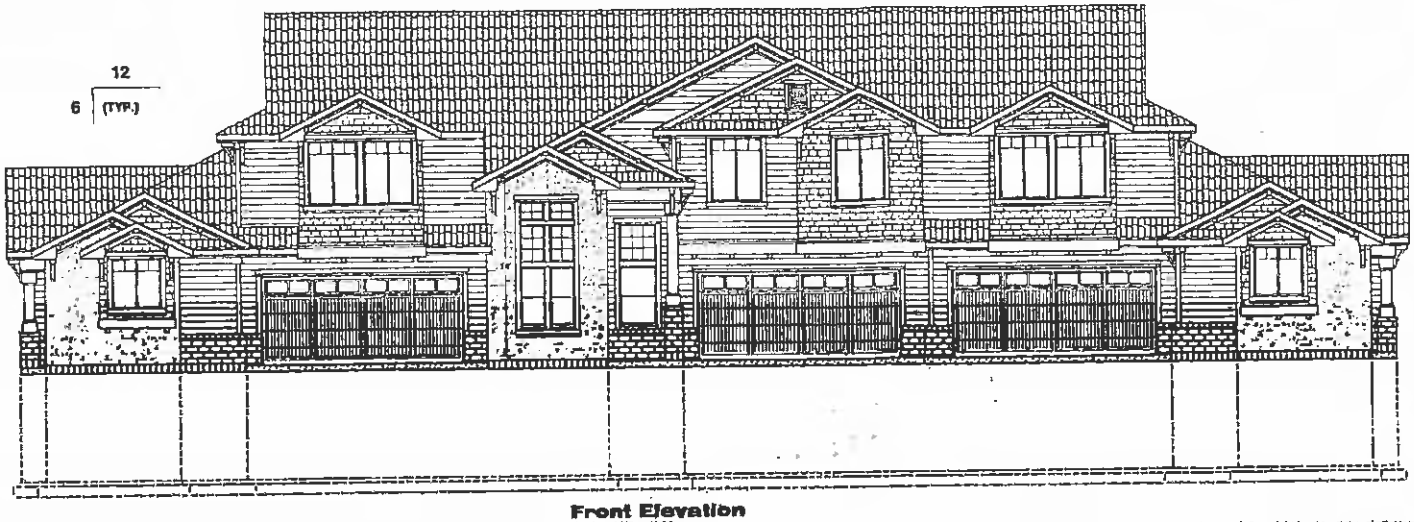
LAYTON
SALT LAKE CITY
TOOELE
CEDAR CITY
RICHFIELD
COLORADO SPRINGS
WWW.ENSIGNENG.COM

MEADOWS AT CITY PARK PHASE 2

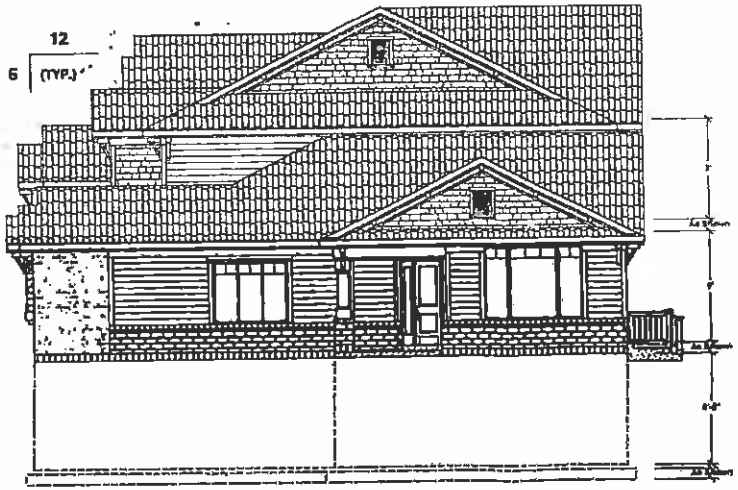
50 SOUTH 200 WEST
FARMINGTON CITY, UTAH

LANDSCAPE PLAN

L-100



Front Elevation
Scale 1/4" = 1'-0"



Right Elevation
Scale 1/4" = 1'-0"

House Plans From
Design Loft Inc.
Residential Design Group
(801)292-9716

25 South Main Street
Suite 110-F
Centerville, Utah 84014

09-014

Nicholls Nook P.U.D.

Plan Number
M-5847

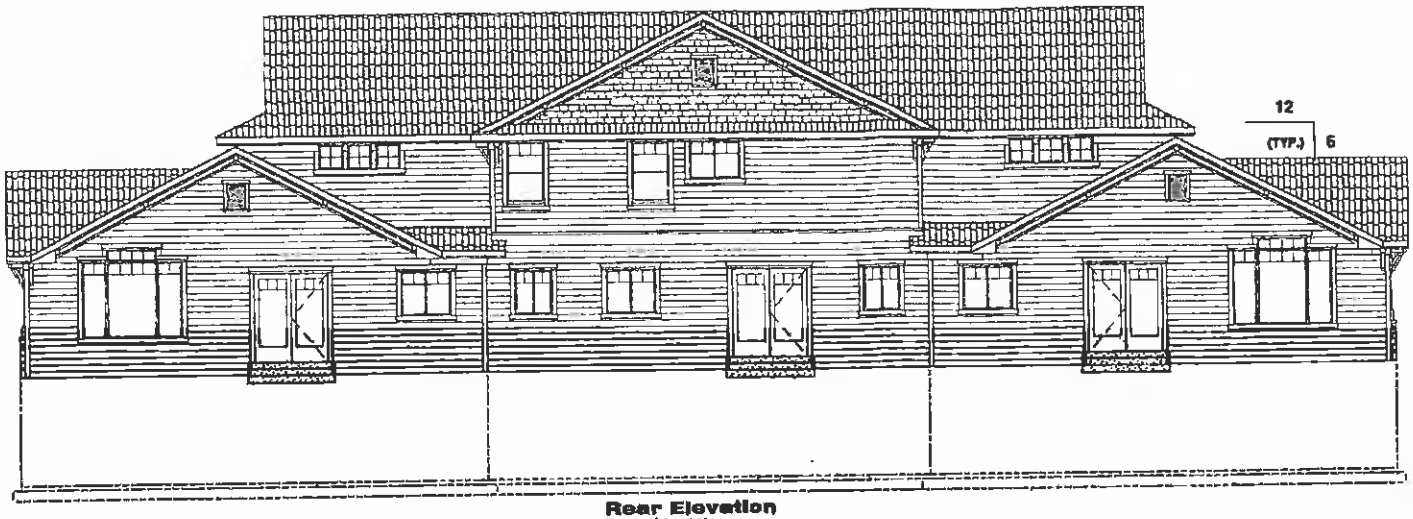
Date
August 21, 2009

Page Number
A-4

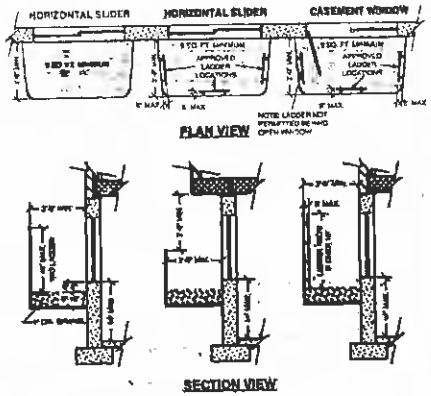
Plan Number
M-5874

Page Number
A-4

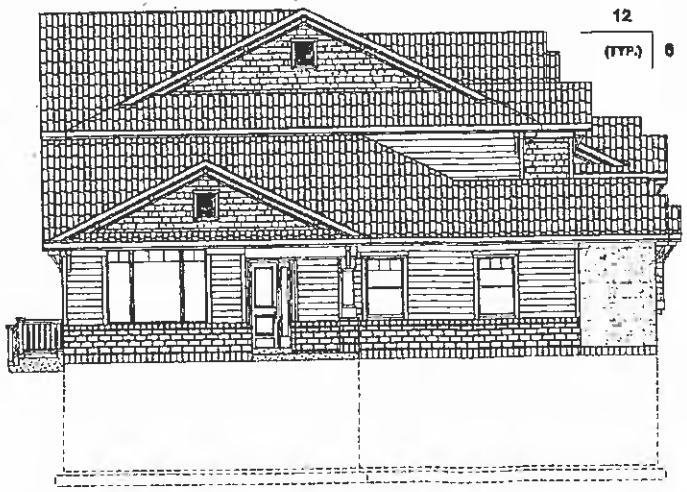
EXHIBIT B



Rear Elevation
Scale 1/4" = 1'-0"



Typical Window Well Details
Scale 3/8" = 1'-0"



Left Elevation
Scale 1/4" = 1'-0"

Plan Number M-5874
Page Number A-5

HousePlansFrom
Design Loft Inc.
ResidentialDesignGroup
(801)292-9716

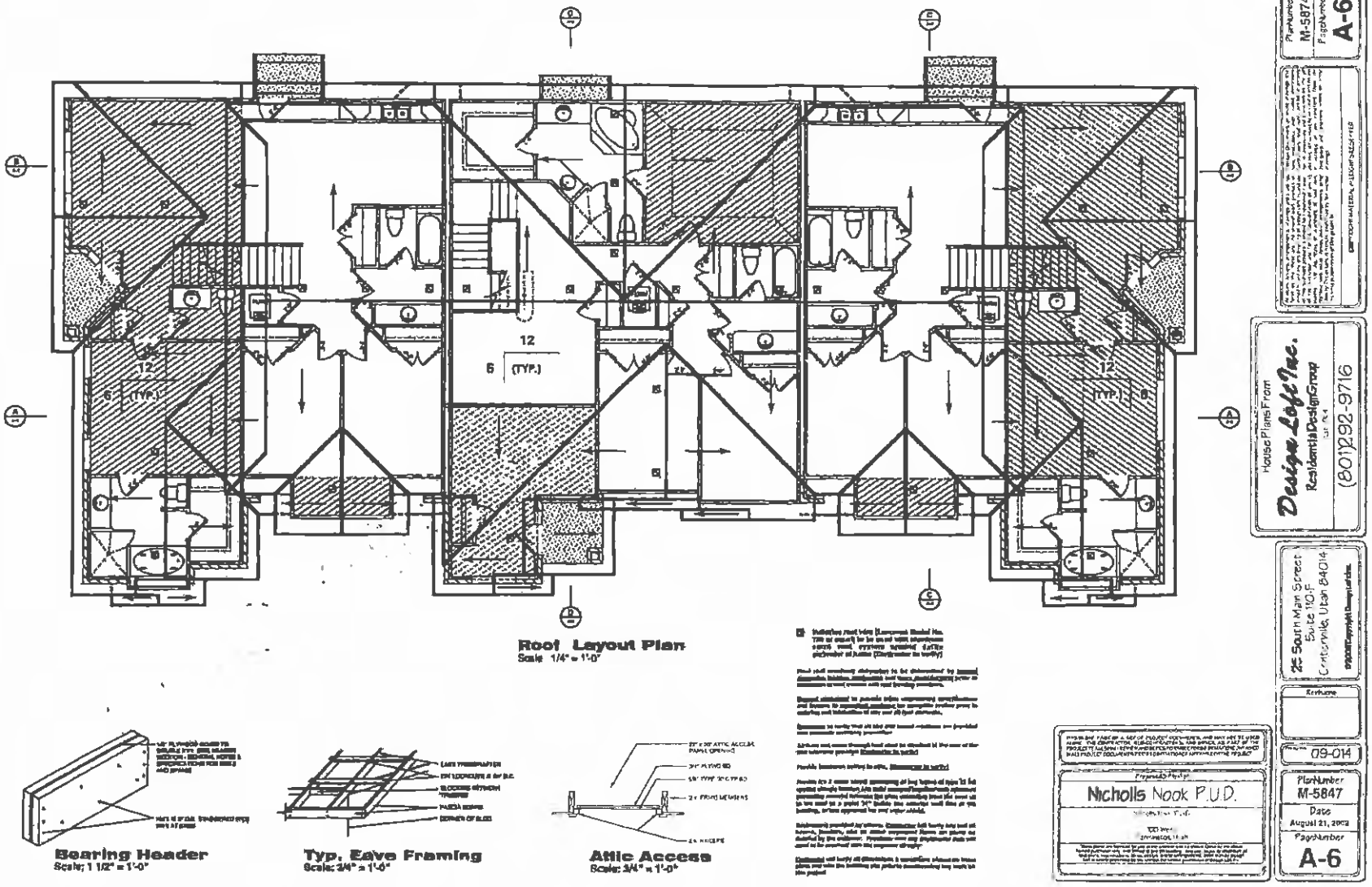
23 South Main Street
Suite 110-F
Centerville, Utah 84014

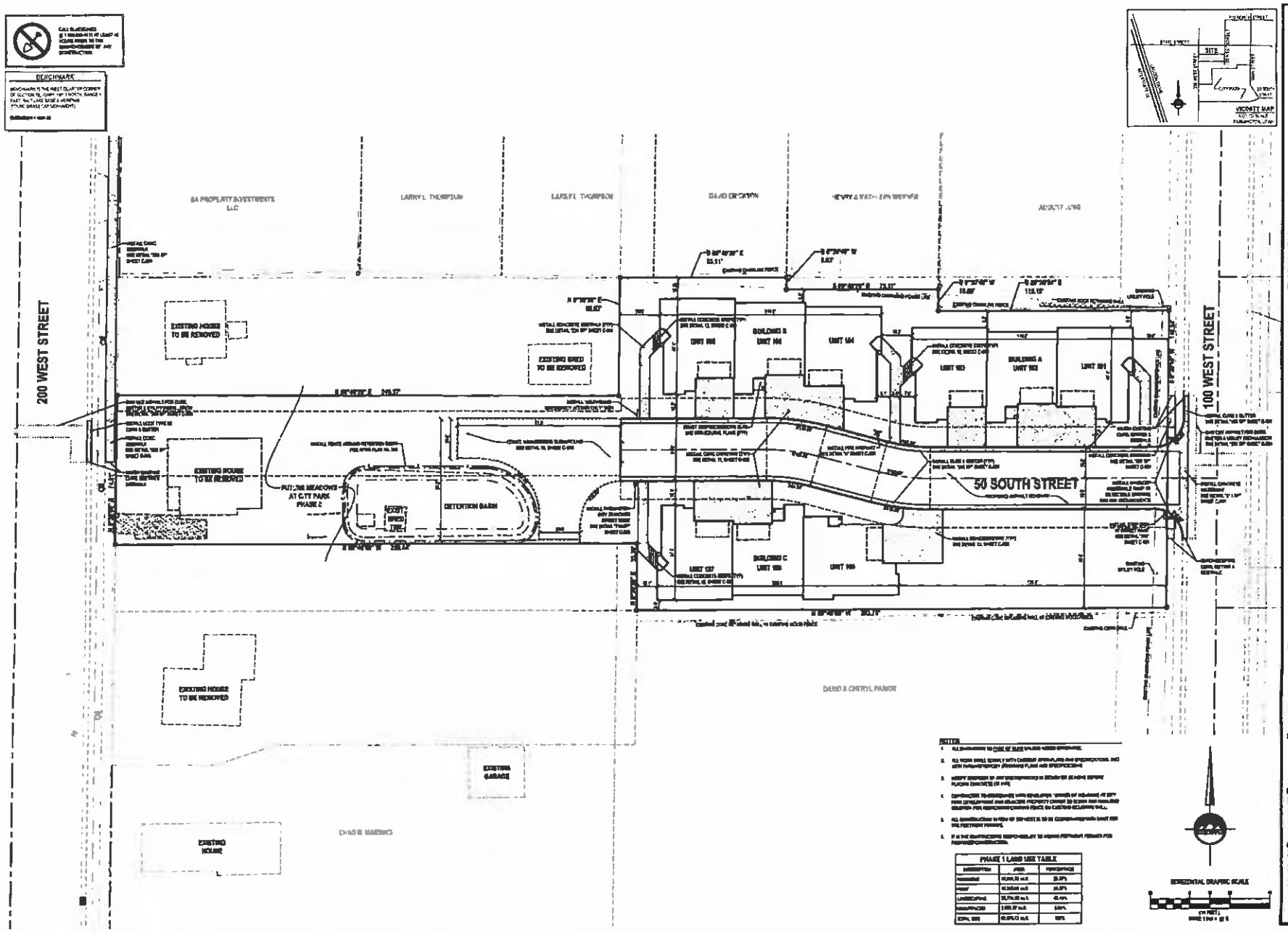
09-014

Nicholls Nook P.U.D.

Plan Number M-5847
Date August 21, 2009
Page Number A-5

EXHIBIT B


Roof Layout Plan
Scale: 1/4" = 1'-0"
Bearing Header
Scale: 1 1/2" = 1'-0"
Typ. Eave Framing
Scale: 3/4" = 1'-0"
Attic Access
Scale: 3/4" = 1'-0"
House Plans From
Design Lofts Inc.
Residential Design Group
(801)292-9716
25 South Main Street
Suite 10-F
Centerville, Utah 84014
09-014
Nicholls Nook P.U.D.
PlanNumber
M-5847
Date
August 21, 2002
PageNumber
A-6



ENSIGN

LAYTON
1485 West Hillfield Rd
Suite 204
Layton UT 84041
Phone 801 547 1100
Fax 801 593 6316

SALT LAKE CITY
Phone 801 255 0529

TOOELE
Phone 435 843 3590

CEDAR CITY
Phone 435 888 1453

RICHFIELD
Phone 435 880 0187

MEADOWS AT CITY PARK
PHASE 1
50 SOUTH 200 WEST
FARMINGTON CITY, UTAH

SITE PLAN

C-100

CITY COUNCIL AGENDA

For Council Meeting:
April 19, 2016

SUBJECT: City Council Committee Reports

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

City Council members will give a report on the varies committees they serve on.

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:
April 19, 2016

SUBJECT: City Manager Report

1. Executive Summary for Planning Commission held March 10, 2016
2. Executive Summary for Planning Commission held March 17, 2016
3. Executive Summary for Planning Commission held April 7, 2016
4. Fire Monthly Activity Report for March
5. Hiring of City Lobbyist on Trial Basis
6. Complaints on Deer Population - DWR Work Session Dates
7. Cabelas Grand Opening – April 21st at 10am

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

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
JOHN BILTON
BRIGHAM MELLOR
CORY RITZ
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

FARMINGTON
HISTORIC BEGINNINGS · 1847

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson – Associate City Planner

Date: March 21, 2016

SUBJECT: EXECUTIVE SUMMARY- PLANNING COMMISSION HELD MARCH 10, 2016

RECOMMENDATION

No action required.

BACKGROUND

The following is a summary of Planning Commission review and action on March 10, 2016 [note: six commissioners attended the meeting— Acting Chair Alex Leeman, Dan Rogers, Heather Barnum, Connie Deianni, Bret Gallacher, and Kent Hinckley; commissioner Rebecca Wayment was excused.

Item 3 Jerry Preston – (Public Hearing) Applicant is requesting preliminary plat approval for the Residences at Farmington Hills (P.U.D) Subdivision consisting of 23 lots on 44.3 acres located at approximately 300 East between 100 and 400 North in an LR-F (Large Residential - Foothill) zone. (S-8-15)

Voted to approve the preliminary plat as written the staff report with an amendment to condition 10 as follows:

10 – The applicant shall set aside necessary land, as negotiated with the City Manager and approved by the City Council, to accommodate the City's water tank and provide all necessary easements to ensure no portion of the City water facilities are outside of said easements including but not limited to off-site water-lines connecting to 200 East.

Vote: 6-0

Respectfully Submitted

Eric Anderson
Associate City Planner

Review & Concur

Dave Millheim
City Manager

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

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
JOHN BILTON
BRIGHAM MELLOR
CORY RITZ
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson – Associate City Planner

Date: March 21, 2016

SUBJECT: EXECUTIVE SUMMARY- PLANNING COMMISSION HELD MARCH 17, 2016

RECOMMENDATION

No action required.

BACKGROUND

The following is a summary of Planning Commission review and action on March 17, 2016 [note: five commissioners attended the meeting— Acting Chair Alex Leeman, Dan Rogers, Heather Barnum, Connie Deianni, and Kent Hinckley; commissioners Rebecca Wayment and Brett Gallacher were excused.

Item 3 Russell Wilson / Symphony Homes (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the Pheasant Hollow Subdivision consisting of 10 lots on 4.55 acres located at approximately 700 South and 50 East in an R (Residential) zone. (S-4-16)

Voted to recommend that the City Council approve the schematic plan subject to all applicable Farmington City ordinances and development standards and the following condition: the applicant shall provide a reciprocal access easement for the private road that accesses Lots 6, 7, 8, & 9 and have this access recorded against the property prior to final plat.

Vote: 5-0

Item 4 Nate and Anna May (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the Owl's Landing Subdivision consisting of 5 lots on 2.17 acres located at approximately Glover's Lane and Shirley Rae Drive in an AA (Agricultural Very Low Density) zone. (S-3-16)

Voted to recommend that the City Council deny the schematic plan as written in the staff report under alternative motion A, with the findings as listed therein. The Planning Commission felt that this was not a good use of the TDR ordinance and that there were too many problems with developing this site at a higher density than the AA zone allows.

Vote: 5-0

Item 5 Sage Bubak (Public Hearing) – Applicant is requesting conditional use approval for an equestrian facility (minor commercial outdoor recreation) consisting of 1.58 acres located at 732 West 500 South in an AE (Agriculture Estates) zone. (C-7-16)

Voted to approve the conditional use permit as written in the staff report, striking condition 6 regarding the requirement of an extension agreement related to improvements on 500 South.

Vote: 5-0

Item 6 Miscellaneous, correspondence, etc.

a. Jerry Preston/ Homes (Public Hearing) – Applicant is requesting to place a detached accessory building (garage) in a side yard, and a special exception for a driveway that will be accessing more than one lot for property located at 9 S. Sunset Drive in an LR-F (Large Residential – Foothill) zone.

Voted to approve both of these items as written in the staff report.

Vote: 5-0

Respectfully Submitted

Eric Anderson
Associate City Planner

Review & Concur

Dave Millheim
City Manager

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
JOHN BILTON
BRIGHAM MELLOR
CORY RITZ
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson – Associate City Planner

Date: April 8, 2016

SUBJECT: EXECUTIVE SUMMARY- PLANNING COMMISSION HELD APRIL 7, 2016

RECOMMENDATION

No action required.

BACKGROUND

The following is a summary of Planning Commission review and action on April 7, 2016 [note: six commissioners attended the meeting—Chair Rebecca Wayment , Alex Leeman, Dan Rogers, Heather Barnum, Connie Deianni, Rebecca Wayment, and Kent Hinckley. Excused commissioner was Bret Gallacher.

Item 3 Pete Smith / Advanced Solutions Group – Applicant is requesting preliminary plat approval, and a recommendation for final PUD master plan approval, for the Meadows at City Park Phase II Subdivision consisting of 14 units on 2.37 acres located at approximately 55 South and 200 West in an R-4 zone. (S-12-15)

Voted to approve the preliminary plat and recommend that the City Council approve the final PUD master plan as written in the staff report.

Vote: 6-0

Item 4 Kameron Spencer / Fieldstone Homes – Applicant is requesting final plat approval for the Farmington Park Phase III Conservation Subdivision consisting of 37 lots on 12.42 acres located at approximately 925 West Glover Lane in an AE (Agricultural Estates) zone. (S-32-15)

Voted to approve the street tree plan and recommend that the City Council approve the final plat as written in the staff report.

Vote: 6-0

Item 5 Bryan Turner / Davis School District (Public Hearing) – Applicant is requesting conditional use and site plan approval for the new Farmington High School consisting of 48 acres located at 650 West Glover Lane in an AE (Agriculture Estates) zone. (C-3-16)

Voted to approve the conditional use permit as written in the staff report and delegate final site plan approval to staff.

Vote: 6-0

Item 6 Dan Nixon / Northcom 51 (Public Hearing) – Applicant is requesting conditional use and site plan approval for the Cubes Self Storage consisting of 2.18 acres located at 761 North Lagoon Drive in a CMU (Commercial Mixed Use) zone. (C-16-15)

Voted to approve the conditional use permit as written in the staff report with a change to condition 2 and adding condition 5 as follows:

2 – The hours of access for the operation are limited to 6 a.m. to 11 p.m. for the gate and 8 a.m. to 6p.m. for the office, 7 days a week;

5 – The approval is subject to a zone text change of Section 11-28-220(2) of the Zoning Ordinance allowing for steel paneling to be used on the exterior walls.

Vote: 6-0

Item 7 Farmington City (Public Hearing) – Applicant is requesting conditional use and site plan approval for a community garden consisting of 3.37 acres located at 541 W. Rigby Road in an AE (Agriculture Estates) zone. (C-8-16)

Voted to approve the conditional use permit as written in the staff report with an amendment to condition 2, and the added conditions 6 and 7 stating the following:

2 – The hours of operation are limited to 6 a.m. to 9 p.m. 7 days a week;

6 - That the conditional use permit be active until November 30, 2016, and after that date the Planning Commission will revisit the application;

7 – A Community Garden Committee shall be formed as an advisory ad hoc *body to the City.*

Vote: 6-0

Respectfully Submitted

Eric Anderson
Associate City Planner

Review & Concur

Dave Millheim
City Manager

Farmington City Fire Department

Monthly Activity Report

March 2016

Emergency Services

Fire / Rescue Related Calls: **23**

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

Ambulance Related Calls: **58 / Transported 33 (57%)**

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

Calls Missed / Unable to adequately staff: **5**

Urgent EMS Related Response Times (AVG): **4.4 Minutes** **GOAL 4 minutes or less (+.4 min.)**

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

PT Department Man-Hours *(based on the following 24-day pay period / March 4th & March 18th)*

Part-Time Shift Staffing:	**1,394**	**Budgeted 1,394**	**Variance -0**
Part-Time Secretary:	**86**	**Budgeted 80**	**Variance + 6**
Part-Time Fire Marshal:	**80**	**Budgeted 80**	**Variance + 0**
Full-Time Captains:	**N/A**	**48/96 Hour Schedule**	**Variances / Overtime + 62**
Full-Time Fire Chief:	**N/A**	**Salary Exempt**	
Training & Drills:	**188**		
Emergency Callbacks:	**206**	**FIRE 57 Hrs. / EMS 143 Hrs. (YTD) 762**	
Special Event Hours:	**0**	**(YTD) 40**	
Total PT Staffing Hours:	**1,914**	**(YTD) 6,021**	

Monthly Revenues & Grant Activity YTD

Ambulance (February 2016):	**Month**	**Calendar Year**	**FY 2016**
Ambulance Services Billed:	$52,305.11	$101,567.83 YTD	$437,878.58
Ambulance Billing Collected:	**$36,533.51**	**$65,592.18 YTD**	**$218,908.48**
Variances:	***-$15,771.60***	***-$35,975.65 YTD***	***-$218,970.10***
Collection Percentages:	69%	64%	50%

Grants / Assistance / Donations

Grants Applied For:

None	*$0*	***$24,500 YTD***

Grants / Funds Received / Awarded:

Paint & Services for Fire Prevention Vehicle	*$400*	***$900 YTD***

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

Drill # 1– Officers Monthly Meeting & Training:	12	
Drill #2 – EMS – Rescue Taskforce Part 1	48	Avg. Wednesday Night Drill Att.
Drill #3 – FIRE – Driving / Size-up / Report	42	FFD Personnel This Month: 14
Drill #4 – FIRE – Roof Operations / Offensive	42	
Drill #5 – FIRE – Roof Operations / Defensive	42	

Other:

*Inspections / Special Training Assignment**	*64*	
Gordon Graham Short Presentation x 2	*6*	
Curt Varone / Disciplinary Challenges x4 / 2 day	*64*	
Total Training / Actual Hours Attended:	**324**	**1,020 HRS YTD**

Fire Prevention & Inspection Activities	**QTY**	
New Business Inspections:	8	
Existing Business Inspections:	21	
Re-Inspections:	30	
Fire Plan Reviews & Related:	190	(Updating Databases)
Consultations & Construction Meetings:	57	
Station Tours & Public Education Sessions:	16	**32 YTD**

Health, Wellness & Safety Activities	**QTY**	
Reportable Injuries:	0	**0 YTD**
Physical Fitness / Gym Membership Participation %	100%	
Chaplaincy Events:	2	

FFD Committees & Other Internal Group Status		
Process Improvement Program (PIP) Submittals:	**0**	**0 YTD**

Additional Narrative:

Another busy month with a lot of training classes in the mix. Emergent EMS response times averaged 4.4 minutes and Emergent FIRE response times averaged 7.2 minutes. Five 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). 57% of all Ambulance calls resulted in transporting patients to Hospitals. Collections of revenues continue with little predictability due to collection & mandated billing variables. Full-time staffing hours exceeded typical parameters as to accommodate mandated city training in addition to various mandated department training courses. Again, plan reviews, construction consultations, new and ongoing business inspections continue to exceed our capabilities; however, we are doing everything possible to maintain our delivery of service. We have addressed some of these needs within our FY2017 budget proposal.

In-house training focused leadership and development training to include a two-day conference with Curt Varone – renowned public safety attorney. Other training courses for leadership group members included Arson Investigation Certification completion, Trench Rescue Technician completion and several other miscellaneous training course to include Gordon Graham presentation. Regular operations training encompassed EMS – Rescue Task Force (RTF) training (Part 1) which enables FFD Medical personnel to respond to violent incidents, such as Active Shooter incidents to rapidly mitigate life threatening injuries to civilians and public safety personnel. FIRE training included driving operations with incident size-up evolutions. FFD also had a chance to perform commercial building fire suppression activities in conjunction with Station Park & Hyatt Hotel. This training focused on roof-top operations and defensive master stream applications with the ladder truck. FFD plans to participate in weekly training exercises with Lagoon in April. This training will identify all critical ladder truck placement locations within Lagoon. This ladder truck will play a vital role in victim rescue operations in the event a ride gets stuck or fails. FY 2016 has proven to be a difficult year regarding unexpected repairs for fire apparatus. While replacing a fuel sending unit on the Brush truck, a head gasket failure was identified that required immediate repair in the sum of $5,000. This sudden failure came as a surprise as this engine only has 20K miles (out of warranty) and has run without problems. This repair comes with a two-year warranty - expense will be adjusted on the FY 2016 budget.

FFD attended another Fruit Heights council meeting at which time the service proposal for Fire & EMS Ambulance service was tabled. More to come...

FFD initiated the first steps to renew its Fire Wise community status within Farmington. FFD is hosting its 1st annual "Fire Wise Open House" Saturday April 30th from 10 AM through 2 PM. Hosting this public education session in conjunction with the Department of Natural Resources (DNR) meets the expectations for the program which in-turn qualifies FFD for grant funding to offset and/or cover newly imposed fees set by the state. Note: Farmington also receives credit for its annual spring cleanup programs! FFD will also continue to identify areas within Farmington for fuel reduction projects.

The Annual "Safe Kids Coalition Safety Fair" is being held at the Legacy Events Center Saturday May 7th from 10 AM through 2 PM. Farmington FD, PD and Recreation are participants of this program and are honored to help promote this event. We anticipate over a thousand children in attendance.

Our public education vehicle (repurposed police car) is near completion and already being utilized for Auxiliary Response Vehicle, Business Inspections and Public Education events to include upcoming Fire Wise Open House and Safe Kids Coalition Safety Fair!

This project was made possible by the following sponsors:

- Burt Brothers
- Ray's Muffler
- Jack Harris Paint & Auto Body
- Larry H Miller Chrysler Jeep Dodge
- Alpha Graphics
- Farmington Firefighters Association
- Apparatus Equipment & Services
- Several Others - Pending

Please feel free to contact myself at your convenience with questions, comments or concerns:

Office (801) 939-9260 or email gsmith@farmington.utah.gov

Respectfully,

Guido Smith
Fire Chief

Urban Deer Control Rule R657-65 Summary

Procedure:

1. Municipality must:
    a. Demonstrate deer are causing significant damage or threatening public safety
    b. Pass an ordinance prohibiting deer, elk and moose feeding
    c. Provide proof of $1,000,000 general liability insurance
    d. Agree to provisions of the Utah Governmental Immunity Act
    e. Provide estimate of population of resident deer, and target number of deer after removal efforts
2. Municipality applies for Certificate of Registration (COR) and demonstrates completion of #1a-e above (COR Application Forms are Available at the DWR website, wildlife.utah.gov)
3. Municipality will develop an urban deer control plan with input from the following:
    a. Utah Division of Wildlife
    b. Public
    c. Interested businesses and organizations
    d. Local, state and federal governments
4. Urban deer control plan must address at a minimum:
    a. Lethal methods of take that may be used to remove deer and conditions under which each may be employed
    b. Conditions and restrictions of baiting and spotlighting
    c. Persons eligible to perform deer removal activities and requirements imposed on them
    d. Locations and time periods of deer removal activities
    e. Tagging requirements
    f. Protocols for carcass removal and disposal
    g. Procedures for returning antlers to Division of Wildlife
    h. Seek Division authorization on any live capture and relocation component of the plan.
    i. Estimate of current population and target population objective
5. Municipality will hold a public meeting to take and consider input on the draft plan before implementation
6. Plan is appended to the COR, which is valid for three years

DIVISION OF WILDLIFE RESOURCES . 1594 West North Temple . Salt Lake City, UT 84114-6301 . (801) 538-4701

APPLICATION

for Certificate of Registration (COR) FOR URBAN DEER CONTROL PLAN (R657-65)

Initial Application

FILL OUT COMPLETELY AND LEGIBLY

1. **APPLICANT** (name and complete address of city for which COR is requested):

CITY REPRESENTATIVE:

TITLE:

2. **COMPLETE THE FOLLOWING FOR CITY REPRESENTATIVE:**

Work Phone:_____

Email address:_____

3. **PURPOSE**: Design, create, and administer an urban deer control plan. City must meet the following eligibility requirements to apply:

- ☐ Resident deer are collectively causing significant damage to private property or threatening public safety within the city's incorporated boundaries.
- ☐ City has passed an ordinance prohibiting the feeding of deer, elk, and moose.
- ☐ City has general liability insurance in the amount of $1,000,000 or more.
- ☐ City will hold harmless and indemnify the Division against all claims or damages arising from its deer removal activities.

4. **URBAN DEER CONTROL PLAN WILL CONSIDER THE FOLLOWING TYPES OF REMOVAL:**

- ☐ Lethal
- ☐ Non-lethal

5. **DEER POPULATION:**

Current population estimate:_____

Target number for managed resident population:_____

6. **REQUESTED BEGINNING AND ENDING DATES FOR COR:**

Beginning:_____ Ending:_____

The Division of Wildlife Resources maintains authority to set dates, number and sex of deer to be removed for all urban deer management plans and will be directly involved with any non-lethal removal.

7. Submit application to:

WILDLIFE REGISTRATION OFFICE
1594 WEST NORTH TEMPLE, SUITE 2110
BOX 146301
SALT LAKE CITY, UT 84114-6301

I HEREBY CERTIFY THAT I HAVE READ AND AM FAMILIAR WITH ADMINISTRATIVE RULE R657-65 AND THAT I ACCEPT ANY AND ALL LIABILITY RESULTING FROM THE ISSUANCE OF A CERTIFICATE OF REGISTRATION. I FURTHER CERTIFY THE INFORMATION SUBMITTED IN THIS APPLICATION FOR A COR IS COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND ANY FALSE STATEMENT HEREIN MAY RESULT IN THE APPLICATION BEING DENIED.

_____ _____
Applicant signature Title

_____
Date

City Deer Survey

For the next three questions tell us whether or not you agree with statements about deer in town. Circle your answers. Please pick the answer that most closely reflects your views.

1. There are too many deer inside the city limits.

   Strongly Agree
   Agree
   Neutral
   Disagree
   Strongly Disagree

2. Something needs to be done to reduce the number of deer in town.

   Strongly Agree
   Agree
   Neutral
   Disagree
   Strongly Disagree

3. The deer are native to Utah so we should learn to live with them.

   Strongly Agree
   Agree
   Neutral
   Disagree
   Strongly Disagree

For the next few questions, we want to know which specific problems, if any, you believe are occurring as a result of the deer population within city limits.

4. Vehicle collisions with deer are a

   Serious Problem
   Moderate Problem
   Slight Problem
   Not a Problem

5. Deer causing damage to gardens or landscaping is a

    Serious Problem
    Moderate Problem
    Slight Problem
    Not a Problem

6. Confrontations between deer and people or pets are a

    Serious Problem
    Moderate Problem
    Slight Problem
    Not a Problem

7. General mess left by deer in people's yards is a

    Serious Problem
    Moderate Problem
    Slight Problem
    Not a Problem

For the next three questions we'll ask for your views about possible solutions to the deer population in Town. Please pick the answer that most closely reflects your views

8. The capturing and relocating deer is an acceptable solution to the problem

    Strongly Agree
    Agree
    Neutral
    Disagree
    Strongly Disagree

9. The capturing, euthanizing and donating the deer meat is an acceptable solution to the problem

    Strongly Agree
    Agree
    Neutral
    Disagree
    Strongly Disagree

10. Allowing a limited number of trained and certified archery hunters to lethally remove deer from city approved sites is an acceptable solution to the problem.

    Strongly Agree
    Agree
    Neutral
    Disagree
    Strongly Disagree

11. How many deer to you think are an acceptable number living within city limits?

    0
    1 - 10
    11 - 20
    20+

CITY COUNCIL AGENDA

For Council Meeting:
April 19, 2016

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

1. Miss Farmington Community Service Interviews

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