

WORK SESSION: A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to discuss a pedestrian 1-15 crossing proposal and to answer any questions the City Council may have on agenda items. The public is welcome to attend.

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of Farmington City will hold a regular City Council meeting on **Tuesday, January 21, 2014, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

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

The agenda for the meeting shall be as follows:

CALL TO ORDER:

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

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS

7:05 Executive Summary for Planning Commission held January 9, 2014

7:10 Presentation of Service Awards to Dave Quinley and Ron Karpenko

7:20 Presentation of "Award of Top Shooter"

PUBLIC HEARINGS:

7:25 Preliminary (PUD) Master Plan and Schematic Plan Approval for the Cottages at Rigby Road and an Ordinance Designating the Zone for the Property as LR(PUD) and Annexing said Property into the Corporate Limits of Farmington

7:30 Metes and Bounds Subdivision (Elliot Subdivision)

7:45 Consideration of Schematic Plan Approval for Spring Creek Village and a Zone Change Related Thereto

8:45 Brentwood Estates Schematic Plan

PRESENTATION OF PETITIONS AND REQUESTS:

9:15 Final Plat and Final (PUD) Master Plan for the Chestnut Farms PUD Subdivision

SUMMARY ACTION:

9:25 Minute Motion Approving Summary Action List

1. Approval of Minutes from January 7, 2014
2. Appointment of City Council Members to Various Committees

GOVERNING BODY REPORTS:

9:30 City Manager Report

1. Police & Fire Monthly Activity Reports for November and December

9:35 Mayor Talbot & City Council Reports

1. City Council Committee Appointments

ADJOURN

CLOSED SESSION

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

DATED this 16th day of January, 2014.

FARMINGTON CITY CORPORATION

By: Holly Gadd
Holly Gadd, City Recorder

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

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

CITY COUNCIL AGENDA

For Council Meeting:
January 21, 2014

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

It is requested that City Manager Dave Millheim give the invocation/opening comments to the meeting and it is requested that City Council Member Cory Ritz lead the audience in the Pledge of Allegiance.

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

CITY COUNCIL AGENDA

For Council Meeting:
January 21, 2014

S U B J E C T: Executive Summary for Planning Commission held January 9, 2014

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate Planner

Date: January 21, 2014

SUBJECT: EXECUTIVE SUMMARY FOR PLANNING COMMISSION ON JANUARY 9, 2014

RECOMMENDATION

No action required.

BACKGROUND

The following is a summary of Planning Commission review and action on January 9, 2014 [note: six commissioners attended the meeting— Chairman Brett Anderson, Mack McDonald, Heather Barnum, Brad Dutson, Kent Hinckley and Alternate Commissioner Karolyn Lehn; excused commissioners were Brett Anderson and Rebecca Wayment]:

Item #3. Jerry Preston (Public Hearing) - Applicant is requesting recommendation for metes and bounds subdivision approval for the Elliot Subdivision located at approximately 53 South 100 West in an R-4 zone. (S-22-13)

Voted to recommend this item for approval. Note: normally metes and bounds subdivisions are approved by Planning Commission, however, because this subdivision has two proposed flag lots, approval is granted by City Council.

Vote: 5-0

Item #4. Norm Frost / Ovation Homes (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the proposed Cottages at Rigby Road Conservation Subdivision consisting of 67 lots on 23.5 acres located at approximately 1350 West and 1800 North. The applicant is also requesting a recommendation for an LR Zone designation related thereto. (A-2-13; S-18-13)

Voted to recommend this item for approval with conditions 1-5 as listed in the Planning Commission staff report and the added conditions 6 and 7 which state:

- 6- Approval is subject to a negative easement or delineation of a no-build zone to preserve the Haight Creek Draw as perpetual open space;*
- 7- Preliminary Plat will be a public hearing.*

Vote: 5-0

Item #5, Scott Balling (Public Hearing) - Applicant is requesting Preliminary Plat and Preliminary (PUD) Master Plan approval for the Kestrel Bay Estates PUD subdivision (51 lots) on property on 8.68 acres located at 500 South 200 West in AE & R-8 zones. (S-5-13)

Voted to approve/recommend this item with conditions 1, 2, 4 and 6 as listed in the staff report and the additional condition that applicant continues to work with staff to ensure that the trail system is widened to at least 10' and that the landscape plan is reviewed prior to City Council approval. Note: only the Preliminary (PUD) Master Plan will be heard by City Council.

Vote: 5-0

Item #6. Farmington City (Public Hearing) – Applicant is requesting amendments to the Zoning and Subdivision Ordinances (ZT-9-13 and ZT-8-93) by:

- a. Clarifying direct access (driveway) standards of building lots in Section 11-32-106(1)(e);
- b. Modifying correctional/detention facilities, drug or alcohol rehabilitation facilities, etc. as a “not permitted” use in Section 11-18-105;
- c. Removing all residential uses in the Office Mixed Use District (OMU) in Section 11-18-105;
- d. Changing the City’s local street cross-section standard in Section 12-7-040;
- e. Reconsidering PUDs as a conditional use in Section 11-27-030 and appropriate zone districts where PUDs may be allowed and other chapter references related thereto;
- f. Adding an historic preservation standard in lieu of the 10% common open space requirement for PUDs in 11-27-120(g);
- g. Amending Sections 11-30-105(7)(e) and 11-32-106(1)(d) regarding driveway slope
- h. Deleting the word “minimum” in 11-28-070;
- i. Providing a “rear of dwelling” standard for accessory buildings in 11-11-060(a);
- j. Amending Section 11-28-230 of the Zoning Ordinance to require performance bonds for demolitions (ZT-9-13);
- k. Striking Section 11-35-103(15) which makes the sale of firearms a prohibited use under Home Occupations.

Voted to continue this item until the January 23rd Planning Commission meeting due to the late hour.

Vote: 5-0

Respectfully Submitted



Eric Anderson
Associate Planner

Review & Concur



Dave Millheim
City Manager

CITY COUNCIL AGENDA

For Council Meeting:
January 21, 2014

S U B J E C T: Presentation of Service Awards to Dave Quinley and Ron Karpenko

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

Police Chief Wayne Hansen will be making this presentation.

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

CITY COUNCIL AGENDA

For Council Meeting:
January 21, 2014

S U B J E C T: Presentation of "Award of Top Shooter"

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

Police Chief Wayne Hansen will be presenting plaques to Chris Roybal and Nicole Millheim for being the Top Shooters at the 2013 City Council shoot.

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



FARMINGTON POLICE DEPARTMENT

Chief Wayne D. Hansen

City Council Staff Report

To: Honorable Mayor and City Council

From: Wayne Hansen, Police Chief

Date: January 28, 2013

SUBJECT: Top Shooter Awards for the Annual City Council Shoot

RECOMMENDATIONS

Present plaques to Chris Roybal and Nicole Millheim for being the Top Shooters at the 2013 City Council Shoot.

BACKGROUND

The Police Department wants to thank the Mayor, Council and their spouses for their continued support of the Annual Shoot at the Davis County Range. This is a very enjoyable event for us to sponsor each year. The plaques we will present to the above mentioned individuals are a small token of our appreciation for all that you and your spouses do for us!

Respectfully Submitted

Wayne Hansen
Wayne Hansen
Police Chief

Review and Concur

Dave Millheim
Dave Millheim
City Manager

CITY COUNCIL AGENDA

For Council Meeting:
January 21, 2014

PUBLIC HEARING: Preliminary (PUD) Master Plan and Schematic Plan Approval for the Cottages at Rigby Road and an Ordinance Designating the Zone for the Property as LR (PUD) and Annexing said Property into the Corporate Limits of Farmington

ACTION TO BE CONSIDERED:

Continue the public hearing to February 4, 2014.

GENERAL INFORMATION:

See enclosed staff report prepared by David Petersen.

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



FARMINGTON CITY

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MAYOR

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DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: January 21, 2014

SUBJECT: **PRELIMINARY (PUD) MASTER PLAN AND SCHEMATIC PLAN APPROVAL FOR THE COTTAGES AT RIGBY ROAD AND AN ORDINANCE DESIGNATING THE ZONE FOR THE PROPERTY AS LR (PUD) AND ANNEXING SAID PROPERTY INTO THE CORPORATE LIMITS OF FARMINGTON**

RECOMMENDATION

Move that the City Council continue the public hearing regarding this agenda item to the meeting scheduled for February 4, 2014.

BACKGROUND

The City Council received new schematic plan information related to this application on December 17, 2013, and deferred action sending it back to the Planning Commission for its consideration. The commission reviewed the application and prepared a recommendation on January 9, 2014. Nevertheless, the January 21, 2014 agenda is full and this application warrants more time for review by the governing body. Therefore, it is recommended that the City Council hear this item on February 4, 2014.

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager

CITY COUNCIL AGENDA

For Council Meeting:
January 21, 2014

PUBLIC HEARING: Metes and Bounds Subdivision (Elliot Subdivision)

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. Approve the Metes and Bounds Subdivision for the Elliot Subdivision subject to all applicable Farmington City ordinances and development standards.

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

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



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DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate City Planner

Date: January 21, 2014

SUBJECT: **METES AND BOUNDS SUBDIVISION (ELLIOT SUBDIVISION)**

RECOMMENDATIONS

1. Hold a public hearing;
2. Move that the City Council approve the Metes and Bounds Subdivision for the Elliot Subdivision subject to all applicable Farmington City ordinances and development standards.

Findings for Approval:

The property is identified as R-4 on the zoning map, and thus the applicant could propose multi-family housing for this parcel. Having two large flag lots is highly preferable to multi-family housing in this area, particularly given the surrounding historic properties, and the adjacent Clark Lane Historic District.

BACKGROUND

The applicant, Jerry Preston, is requesting approval for a metes and bounds subdivision for property located at 53 South and 100 West. The underlying zone for this property is an R-4 zone.

The applicant is proposing that the current parcel be subdivided into 2 flag lots, and the proposed center lot line would lie as shown on the attached survey. The existing house would remain, and the subdivision would consist of two facing flag lots with stems on the north and south side of the house.

Normally, a simple metes and bounds subdivision doesn't come before the City Council as Planning Commission is the approving body. However, because two flag lots are being proposed, and flag lots require City Council approval, this item is before you tonight. This approach was discussed during a City Council work session on December 17, 2013.

SUPPLEMENTAL INFORMATION

1. Vicinity Map
2. Proposed Elliot Metes and Bounds Subdivision

Respectfully Submitted

A handwritten signature in blue ink, appearing to be 'Eric Anderson', with a horizontal line underneath.

Eric Anderson
Associate City Planner

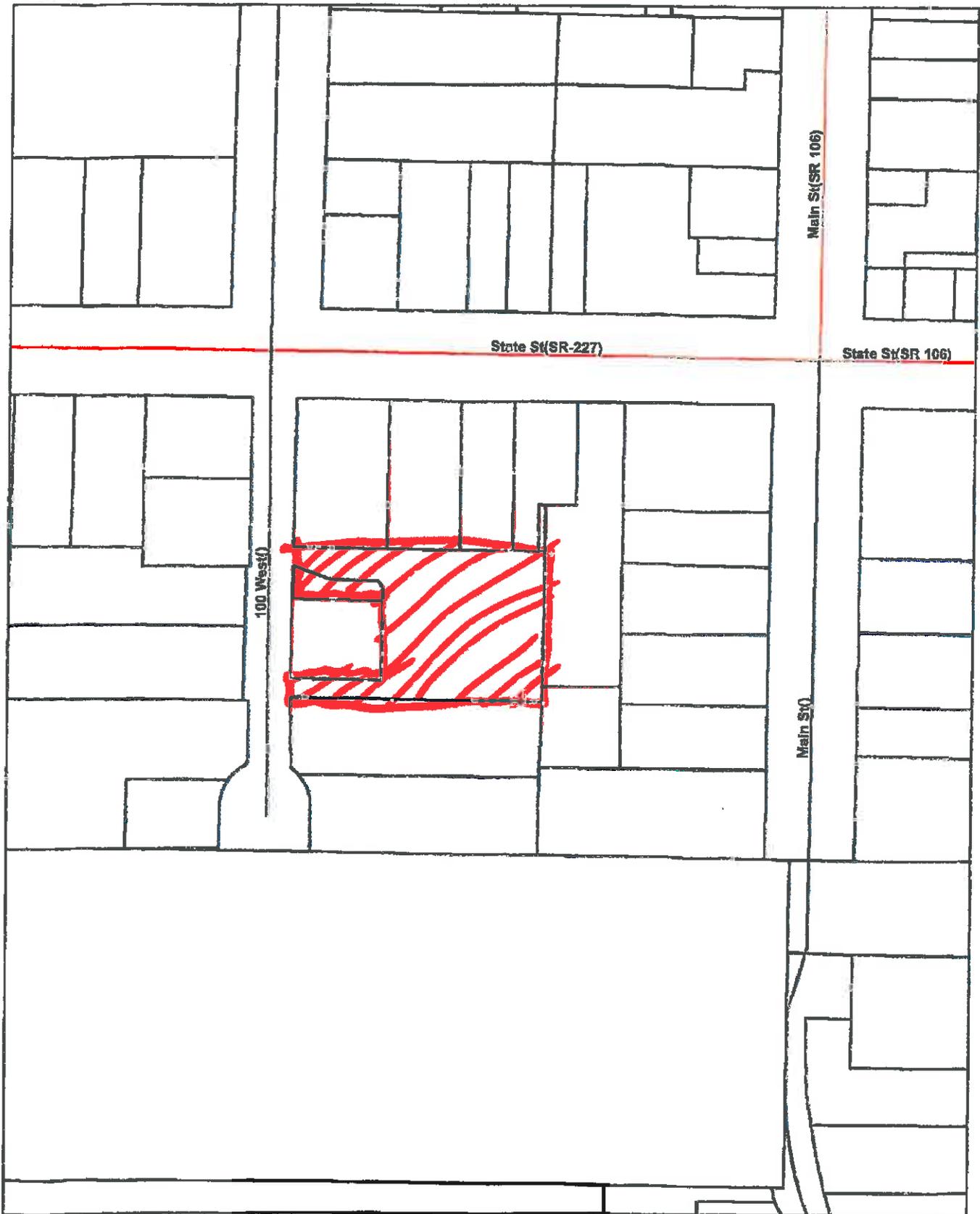
Concur

A handwritten signature in blue ink, appearing to be 'Dave Millheim', written in a cursive style.

Dave Millheim
City Manager



Farmington City



CITY COUNCIL AGENDA

For Council Meeting:
January 21, 2014

PUBLIC HEARING: Consideration of Schematic Plan Approval for Spring Creek Village and a Zone Change Related Thereto

ACTION TO BE CONSIDERED:

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

GENERAL INFORMATION:

See enclosed staff report prepared by David Petersen.

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



FARMINGTON CITY

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DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: January 21, 2014

SUBJECT: **CONSIDERATION OF SCHEMATIC PLAN APPROVAL FOR SPRING CREEK VILLAGE, AND A ZONE CHANGE RELATED THERETO**

RECOMMENDATION

Hold a public hearing and approve one of the three alternative motions set forth below.

- A. Move that the City Council follow the recommendation of the Planning Commission (approved by a vote of 4 to 2) to grant schematic plan approval for Spring Creek Village and adopt the enclosed ordinance rezoning the property from (LS) Large Suburban to CMU (Commercial Mixed Use) subject to all applicable Farmington City development standards and ordinances and the following conditions and findings:
1. The rezone shall not become effective until a preliminary plat is approved by the City for the project.
 2. The City shall not consider a preliminary plat until the developer completes the following:
 - a. Enters into an agreement with the CDSO whereby he agrees to pay his proportionate share of the sanitary sewer system improvements necessary to serve the area.
 - b. Establishes a location for a looped culinary water line in a location and by an easement acceptable to the City.
 3. Both the Planning Commission and the City Council must approve the preliminary plat.
 4. A Preliminary (PUD) Master Plan shall be recommended for approval by the Planning Commission and approved by the City Council prior to or concurrent with consideration of the preliminary plat.

5. The zone change shall also not become effective until the City considers and amendment to its General Plan to re-designate all areas north of the applicant's property and the Farmington Fields subdivision from CMU (Commercial Mixed Use) to LDR (Low Density Residential).

Findings:

1. The CDSO will be better able to plan for its future needs and hence will be better able to serve the area.
2. The action will prevent more dwelling units and/or commercial development in areas north of the subject property better suited for fewer dwelling units and less commercial development.
 - a. Until shown otherwise, it appears that wetlands exist in the area. Conservation subdivision alternatives, which provide for only single-family development, are better able to interface with the unique natural characteristics of this area—not more dense development.
 - b. Regarding US 89, traffic volume (fewer vehicles than I-15), lower speeds than I-15, and the collector distributor roads which shield noise to adjacent properties, all result in noise levels acceptable for lower density development.
2. A route for a looped culinary water line will be established.
3. The Lagoon Drive extension to the northwest will primarily be a “residential” collector.

- OR -

- B. Move that the City Council deny the request by the applicant and direct the Planning Commission to consider the following: 1) an amendment to the City's General Plan to show a designation of GC (General Commercial) for the subject property and areas immediately next to Park Lane, 2) repeal the CMU Zone, 3) rezone Farmington Fields to C (Commercial), and 4) eliminate residential development as a possibility in the C zone.

Findings

1. If the applicant's project is approved the minor collector will traverse east and north around Spring Creek. If this scenario occurs the General Plan suggests that a large portion of the area north of the subject property and the Farmington Fields subdivision will develop as commercial mixed use and may result in multi-family housing.
2. It is uncertain whether CDSO can serve this many dwelling units in the future.
3. Too much multi-family housing will compromise future low density residential development recommended for the area by the General Plan.

4. Until shown otherwise, it appears that wetlands exist the area. Conservation subdivision alternatives, which provide for only single-family development, are better able to interface with the unique natural characteristics of this area—not more dense development.
5. Regarding US 89, traffic volume (fewer vehicles than I-15), lower speeds than I-15, and the collector distributor roads which shield noise to adjacent properties, all result in noise levels acceptable for lower density development.
6. Revenue derived from general commercial designation will better enhance the City's tax base.

- OR -

- C. Move that the City Council approve the application as requested granting schematic plan approval and rezone the property from LS (Large Suburban) to CMU (Commercial Mixed Use) and direct staff to bring back the appropriate enabling legislation for its consideration at the next available Council meeting or amend the enclosed ordinance appropriately.

Findings:

1. The closed proximity of the project to the interchange is suited to multi-family development.
2. It is possible that the present CMU area north of the applicant's property will develop as multi-family. A collector street alignment to the north of Spring Creek can accommodate a multi-family development similar in area and density as Farmington Crossing which is located west of US 89.
3. So long as the CDSO understands the projected density for the area it can plan accordingly.
4. The location of the looped water line can be established later on in the process—after the property is rezoned.
5. Wetlands exist north of the property, and in some ways multi-family development interfaces better with these areas because it does not result in rear yards that may encroach into wetlands which are often typical of non-conservation subdivision single-family development set forth in Chapter 11 of the Zoning Ordinance.

BACKGROUND

The subject property is identified on the General Land Use Plan map as CMU. Nevertheless, there is a note placed on the map which states: "Accompanying text provides greater information for each area, which supersedes this map." Relative to this area, the

following information is set forth in the text of Chapter 11 of the General Plan:

Specific to the designation of Commercial Mixed Use (CMU) land uses north of Park Lane and east of Highway 89, the following recommendations will be considered:

1. Protecting the low-density residential character of/along Main Street.
2. Encouraging non-residential uses and development immediately north of Park Lane.
3. Allowing CMU-type land uses along both sides of the Lagoon Drive northern extension. (The final alignment of this road is still pending. Following identification of a final corridor, the Future Land Use Plan Map will be amended accordingly.)

The final alignment of the northern extension of Lagoon Drive has not been identified. The City conducted a preliminary wetland assessment report of the area north of Bourne Circle, east of US 89, west of Main Street, and south of Shepard Park. The study is for planning purposes only, and does not represent the more detailed delineation necessary for US Army Corp purposes. However, the study identified a large concentration of wetlands north of the applicant's property. The headwater of Spring Creek presumably starts at this location. The developer's schematic plan suggests that the City establish the Lagoon Drive extension east and north of these wetlands instead of south and west through his property.

Supplemental Information

1. Vicinity/Zoning map.
2. General Land Use Plan map.
3. Master Transportation Plan map.
4. Spring Creek Village Schematic Plan.
5. Proposed building elevations.
6. Letter from Central Davis Sewer District, December 17, 2012.
7. Preliminary Wetland Assessment Report.
8. Section 11-19-104 Allowable Uses [in the CMU zone]

Applicable Ordinances

1. Title 11, Chapter 19 – Commercial Mixed Use (CMU) Zone

Respectively Submitted



David Petersen
Community Development Director

Review and Concur



Dave Millheim
City Manager

FARMINGTON, UTAH

ORDINANCE NO. 2014 -

**AN ORDINANCE AMENDING THE ZONING MAP TO SHOW
A CHANGE OF ZONE FOR PROPERTY LOCATED AT
APPROXIMATELY 550 WEST BOURNE CIRCLE NORTH OF
PARK LANE AND EAST OF U.S. HIGHWAY 89.**

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

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

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

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

Section 1. Zoning Change. The property described in Application # Z-3-12, filed and located at approximately 550 West Bourne Circle north of Park Lane and east U.S. Highway 89 (8 acres), is hereby reclassified from zone LD to zone CMU, said property being more particularly described on Exhibit "A" attached hereto.

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

Section 3. Effective Date. This ordinance shall not take effect until a preliminary plat is approved by the Planning Commission and City Council for the Spring Creek Village subdivision (Application S-12-12) and until Planning Commission and City Council consider an amendment to the Farmington City General Plan to re-designate all areas north of property described herein and the Farmington Fields Subdivision from CMU (Commercial Mixed Use) to LDR (Low Density Residential).

DATED this 21st day of January, 2014.

FARMINGTON CITY

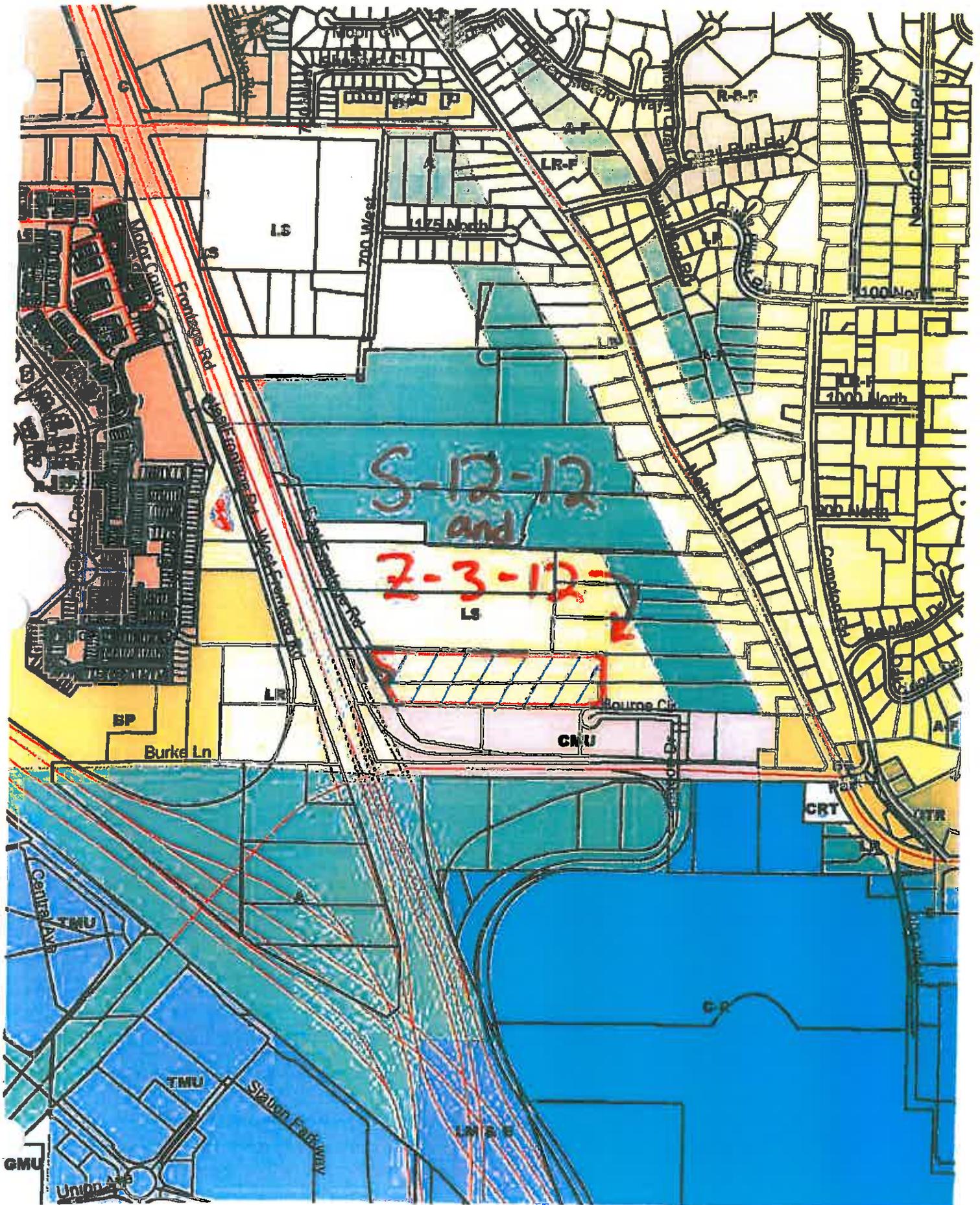
H. James Talbot
Mayor

ATTEST:

Holly Gadd
City Recorder

EXHIBIT "A"

Legal Description of Property



S-12-12
and

Z-3-12-



L6

L5

CMU

Burke Ln

Roarke Cir

CRT

Union Ave

Station Fairway

TMU

GMU

BP

Compton Est

1000 North

1100 North

North Campbell Rd

R-R-F

LR-F

1175 North

700 West

Frontage Rd

West Exchange Rd

North Court

Central Exchange Rd

West Exchange Rd

Central Ave

Central Ave

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GENERAL LAND USE PLAN

FARMINGTON CITY

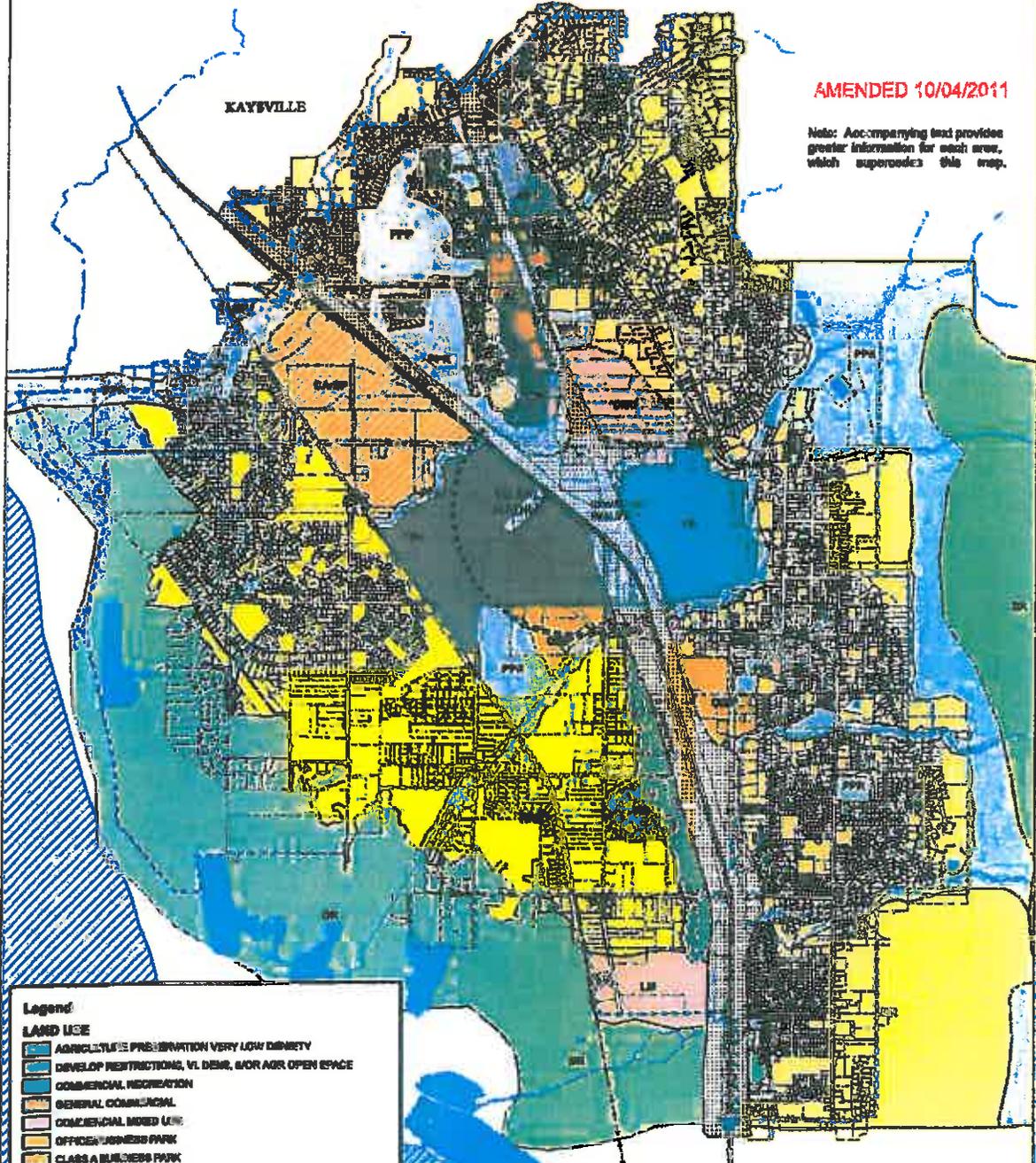


FRUIT HEIGHTS

KAYVILLE

AMENDED 10/04/2011

Note: Accompanying text provides greater information for each area, which supercedes this map.



Legend

LAND USE

- AGRICULTURE PRESERVATION VERY LOW DENSITY
- DEVELOP RESTRICTIONS, VL DENS, BFOR AGR OPEN SPACE
- COMMERCIAL RECREATION
- GENERAL COMMERCIAL
- COMMERCIAL MIXED USE
- OFFICE/BUSINESS PARK
- CLASS A BUSINESS PARK
- LIGHT MANUFACTURING
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- NEIGHBORHOOD MIXED USE
- RURAL RESIDENTIAL DENSITY
- MIXED USE - BUSINESS, MED DENS RES, LX COMMERCIAL
- TRANSPORTATION MIXED USE
- PPR: PUMP/RY RES OPEN SPACE AND OR PARKS VERY LOW DENS
- I-18 AND UPR AND LEGACY

CENTERVILLE

GREAT
SALT LAKE



2009 ROADWAY FUNCTIONAL CLASSIFICATION PLAN

- | | | |
|------------------------------|--------------------------------------|---|
| — Arterial (106)* | ▨ Future North Legacy Connector Area | *NOTE: Roadways Are Designated As: |
| — Minor Arterial (100)* | ○ Intersection Improvements | — Existing |
| — Major Collector (80)* | ▭ Farmington Boundary | - - - Proposed Alignment |
| — Minor Collector (66)* | ● Future Interchange | ⋯ Future Improvement |
| — Important Local Road (50)* | ⊙ Interchange Reconfiguration | |






Spring Creek Village

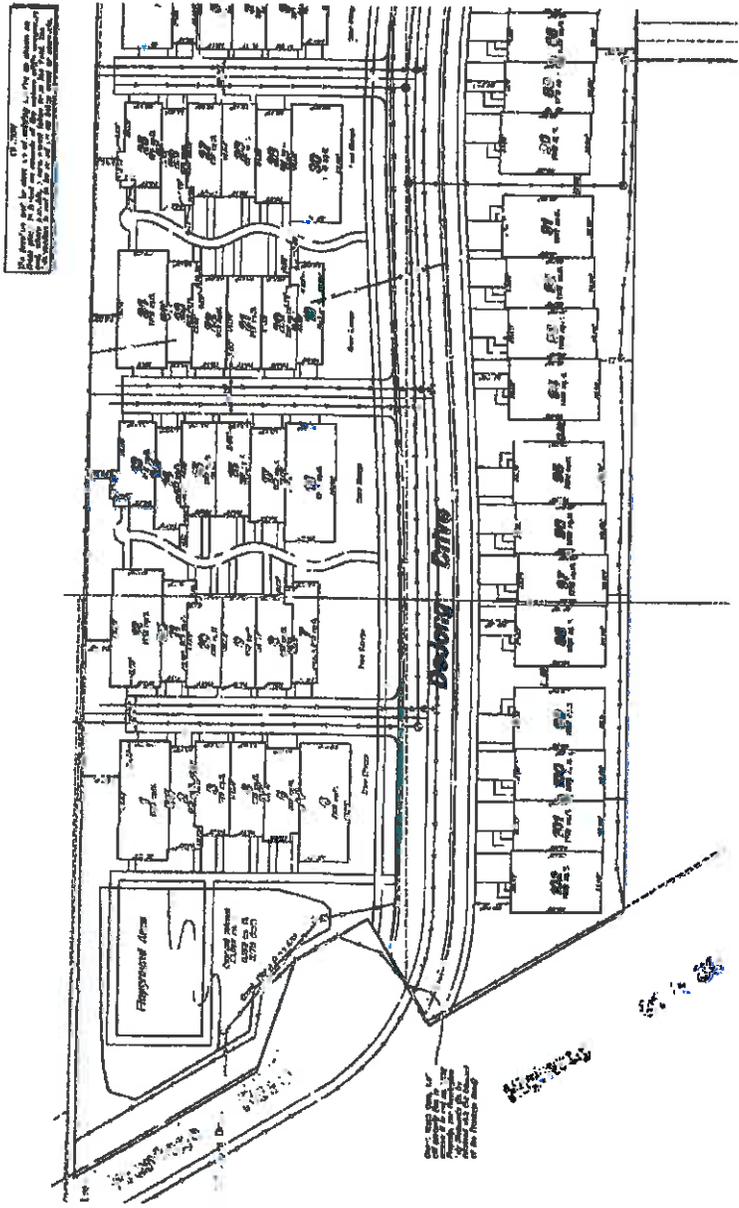
A part of Section 13, T3N, R11W, S18E, U.S. Survey
Farmington City, Davis County, Utah
October 2012

2012 OCT 10 10:00 AM
 2012 OCT 10 10:00 AM
 2012 OCT 10 10:00 AM
 2012 OCT 10 10:00 AM



Legend

	1/4 Section Boundary
	Section Boundary
	Township and Range Boundary
	Easement
	Right of Way
	Utility
	Proposed Structure
	Proposed Driveway
	Proposed Road
	Proposed Fencing
	Proposed Utility
	Proposed Water Feature
	Proposed Structure Footprint
	Proposed Driveway Footprint
	Proposed Road Footprint
	Proposed Fencing Footprint
	Proposed Utility Footprint
	Proposed Water Feature Footprint



Preliminary Plan
 Not to Be Recorded

GREAT BASIN ENGINEERING INC.
 1000 EAST GARDEN BLVD. SUITE 100
 FARMINGTON, UTAH 84201
 PHONE: (435) 752-1111 FAX: (435) 752-1112
 WWW.GREATBASINENGINEERING.COM

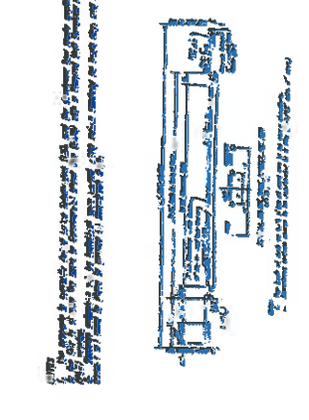
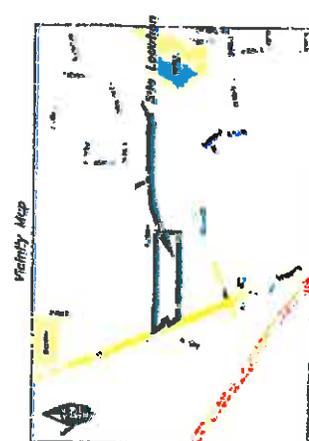
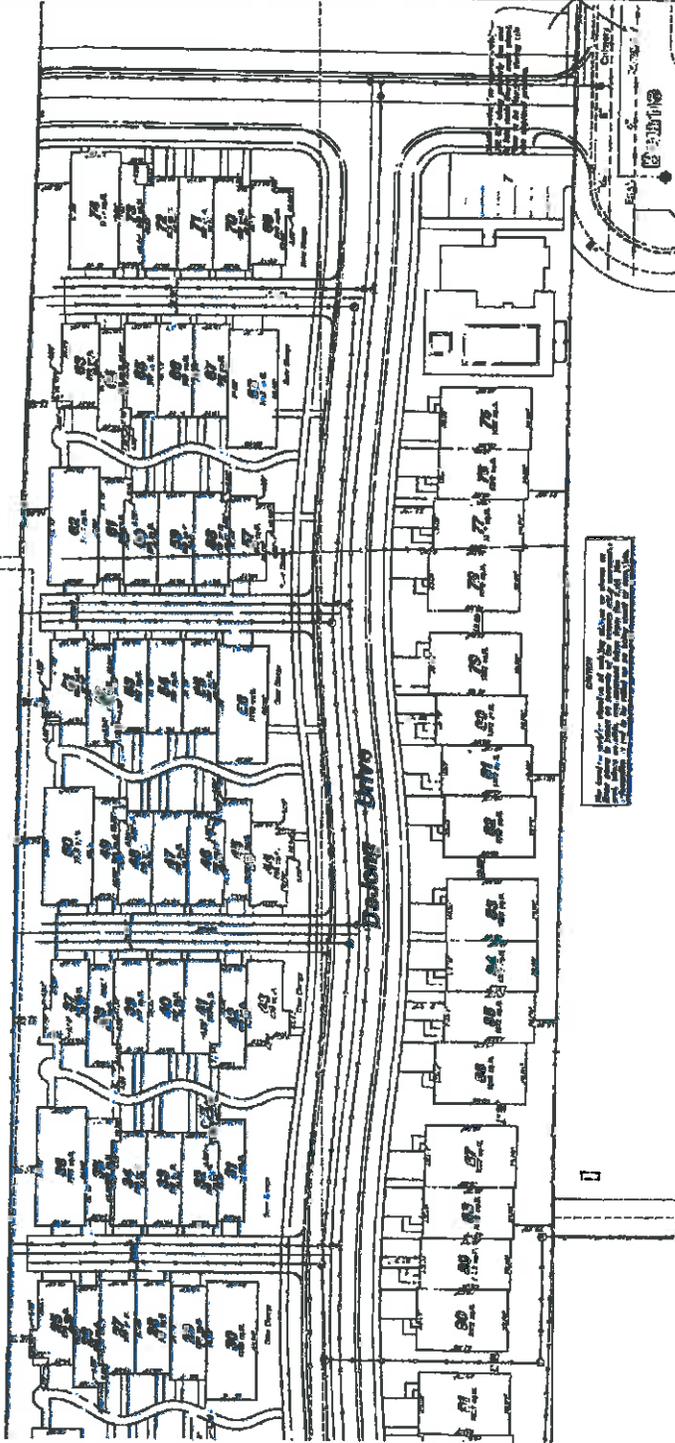
Spring Creek Village
 Preliminary Plan
 APPROX. 400' TO BEING LOST
 CORNER TO BEING LOST
 A part of Section 13, T3N, R11W, S18E, U.S. Survey

1 NOV, 2012
 2

Spring Creek Village

A part of Section 13, T3N, R7W, SLBAM, U.S. Survey
Farmington City, Davis County, Utah
October 2012

Acres 8,000
Units 102
= 12.75 Units Per Acre



NOTES

1. This plan is prepared for the purpose of showing the location of the proposed building on the site.
2. The building shall be constructed in accordance with the specifications and details shown on this plan.
3. The building shall be constructed on the site shown on this plan.
4. The building shall be constructed in accordance with the specifications and details shown on this plan.
5. The building shall be constructed on the site shown on this plan.
6. The building shall be constructed in accordance with the specifications and details shown on this plan.
7. The building shall be constructed on the site shown on this plan.
8. The building shall be constructed in accordance with the specifications and details shown on this plan.
9. The building shall be constructed on the site shown on this plan.
10. The building shall be constructed in accordance with the specifications and details shown on this plan.

Preliminary Plan
Not to be Recorded

Spring Creek Village
Preliminary Plan
1 NOV, 2012

GREAT BASIN INC
2000 SOUTH 1000 WEST, SUITE 100, SALT LAKE CITY, UT 84119
PHONE: (801) 488-1111 FAX: (801) 488-1112
WWW.GREATBASININC.COM

Legend

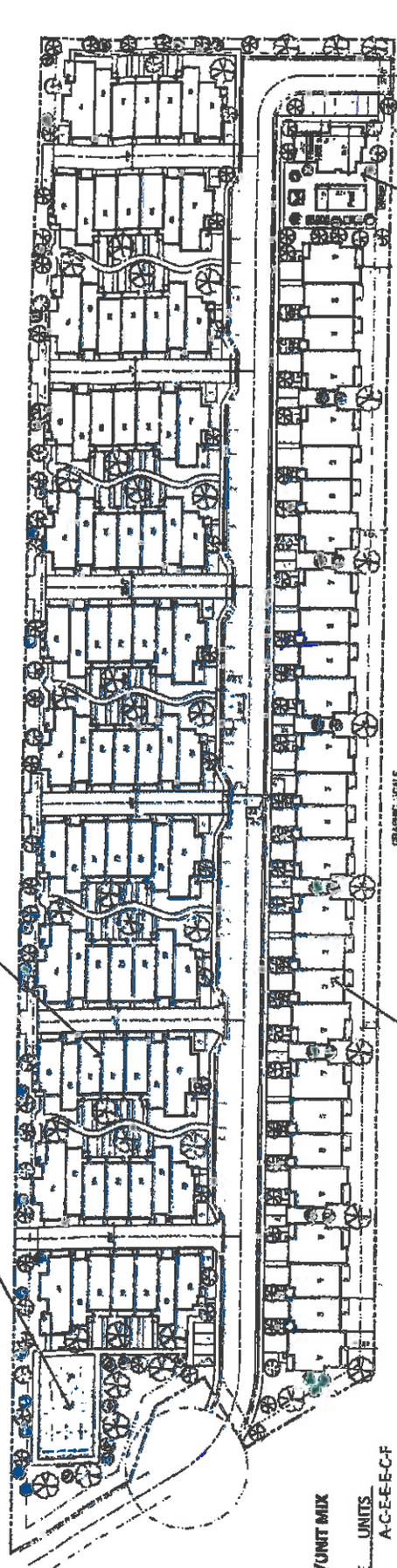
- Proposed Building
- Proposed Driveway
- Proposed Street
- Proposed Utility
- Proposed Easement
- Proposed Right-of-Way
- Proposed Survey
- Proposed Boundary
- Proposed Area
- Proposed Point
- Proposed Line
- Proposed Curve
- Proposed Circle
- Proposed Arc
- Proposed Tangent
- Proposed Chord
- Proposed Area
- Proposed Point
- Proposed Line
- Proposed Curve
- Proposed Circle
- Proposed Arc
- Proposed Tangent
- Proposed Chord

Playground

Building Type 1 (Typical)

Building Type 2 (Typical)

Clubhouse/Pool



BUILDING/UNIT MIX	BLDG TYPE	UNITS	SOFT
1	A-C-E-E-C-F	14	1,673
2	A-B-B-A	14	1,466/1504
3	A-B-B	24	1,142
		12	1,243
		36	1,280
		32	1,547
TOTAL			

SITE SUMMARY	
AREA	7.99 ACRES
UNITS/ACRE	14

PARKING SUMMARY	
LOCATION	# /UNIT
GARAGES	204 1.82
DRIVEWAYS	28 0.25
OFF STREET	47 0.42
ON STREET	30 0.27
TOTAL	309 2.76



Building Type 2



Building Type 1



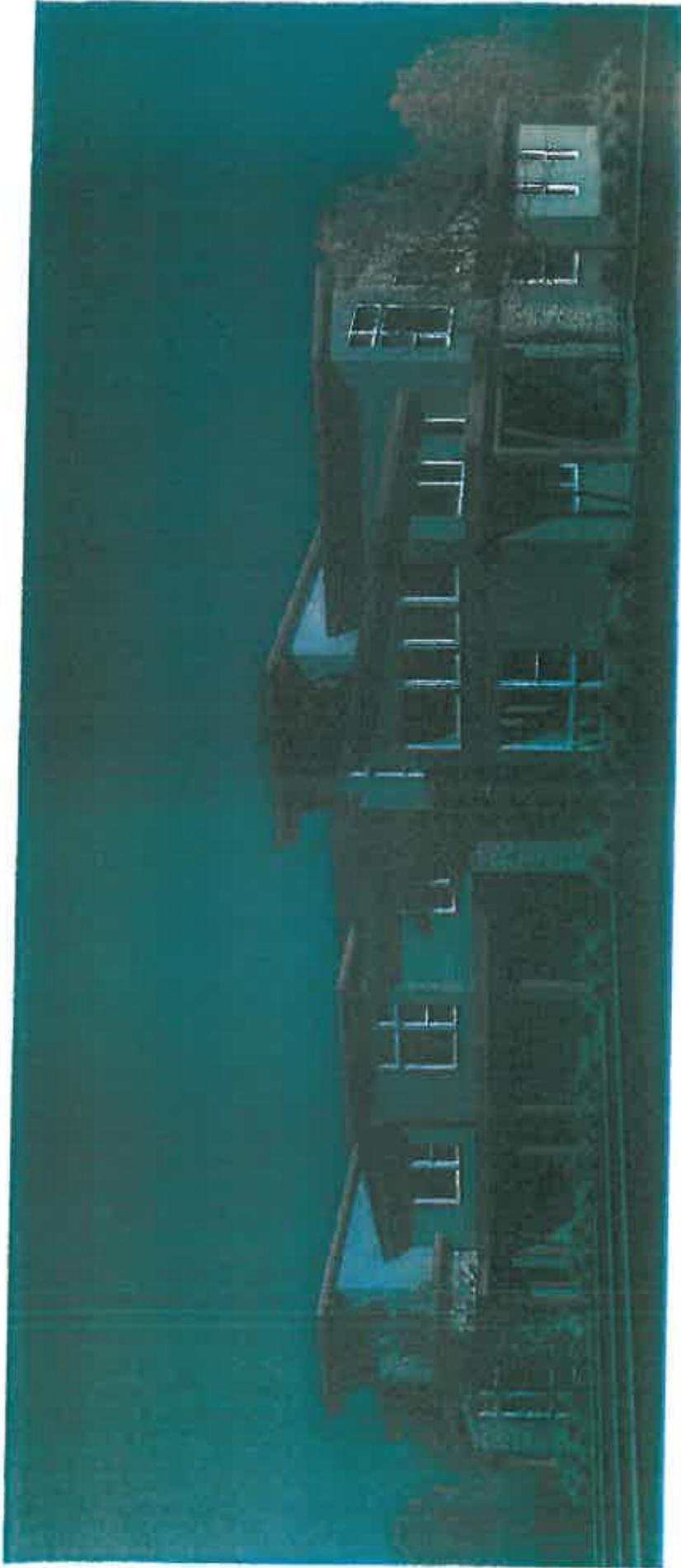
OVERALL SITE PLAN

SPRING CREEK VILLAGE

Farmington City, Utah

03.12.10.12





BUILDING TYPE 1 - PERSPECTIVE VIEW

SPRING CREEK VILLAGE

Farmington City, Utah

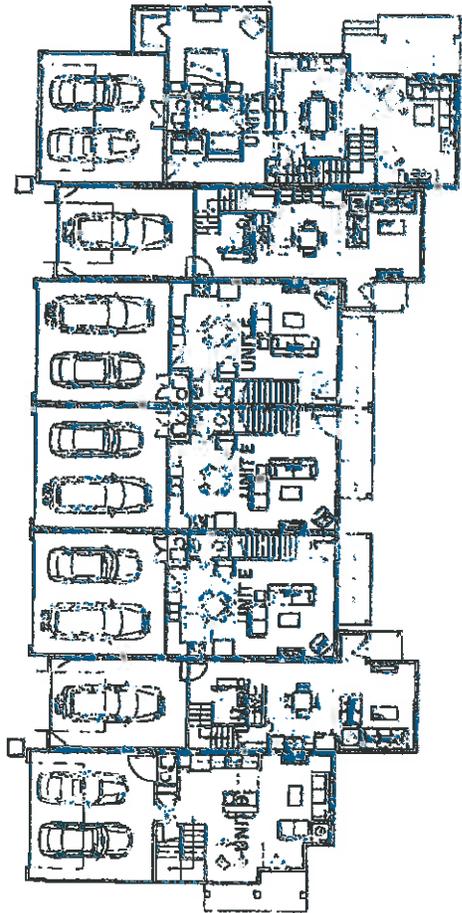
REV 12



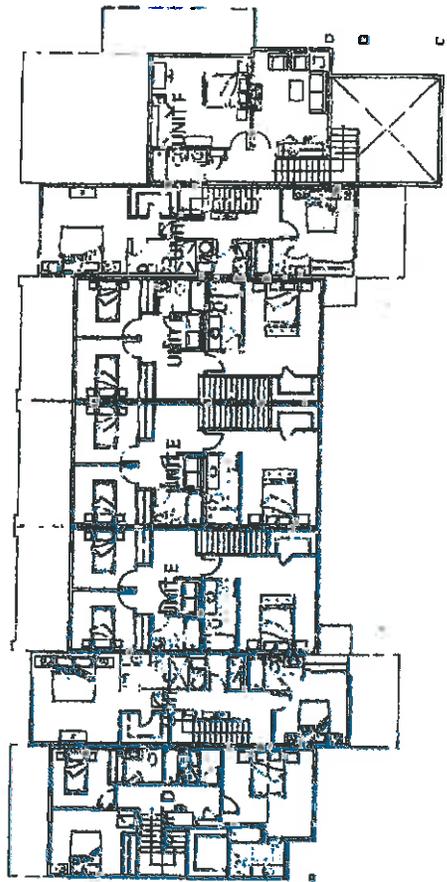
JH NK
ARCHITECTS



Front Elevation



Main Level Floor Plan



Upper Level Floor Plan

BUILDING TYPE I

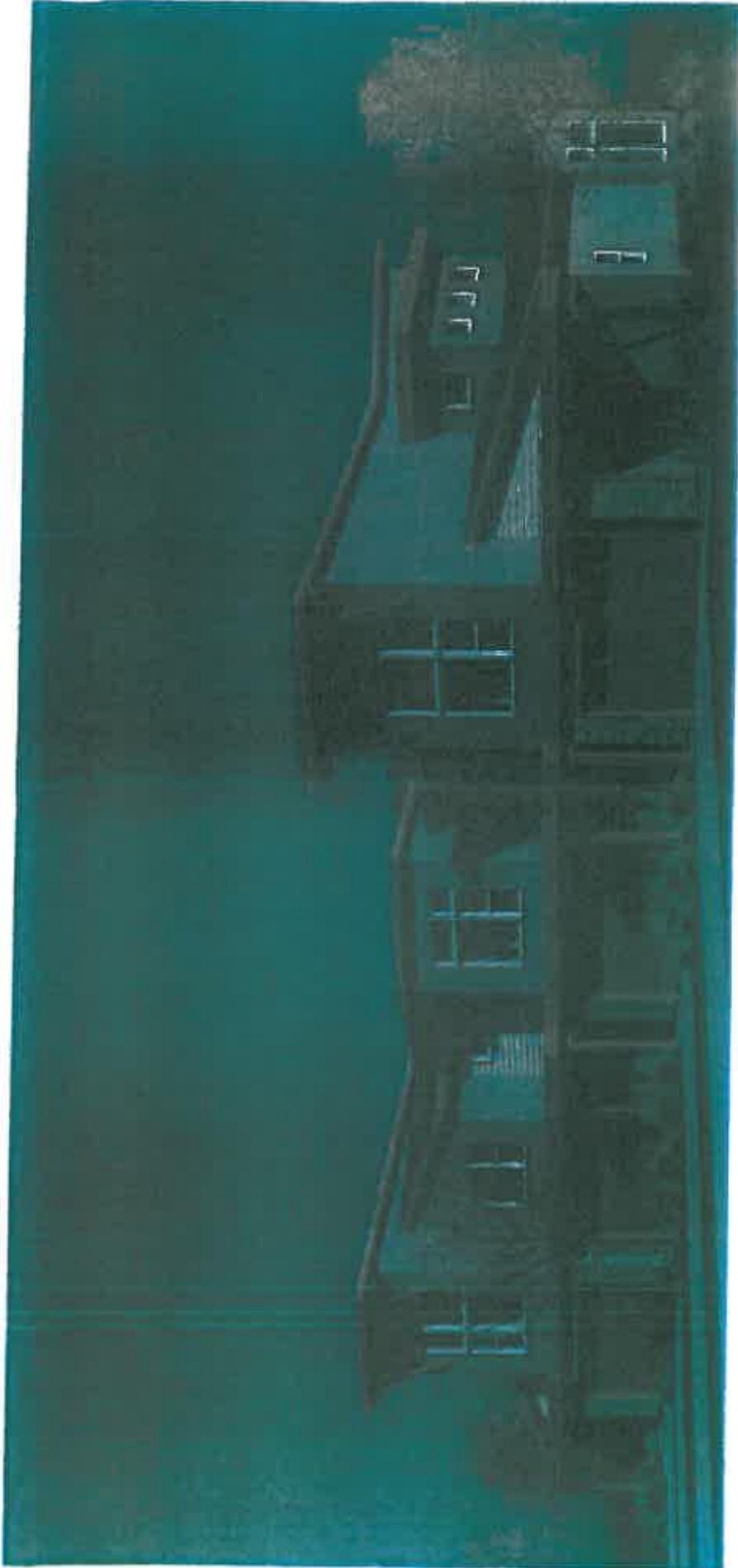
SPRING CREEK VILLAGE

Farmington City, Utah

012.00



T.H. NK
Architecture



BUILDING TYPE 2 - PERSPECTIVE VIEW

SPRING CREEK VILLAGE

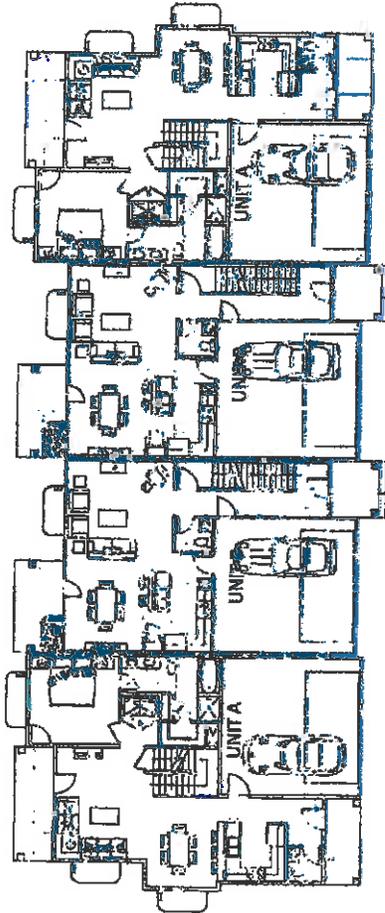
Farmington City, Utah

2024.05.12

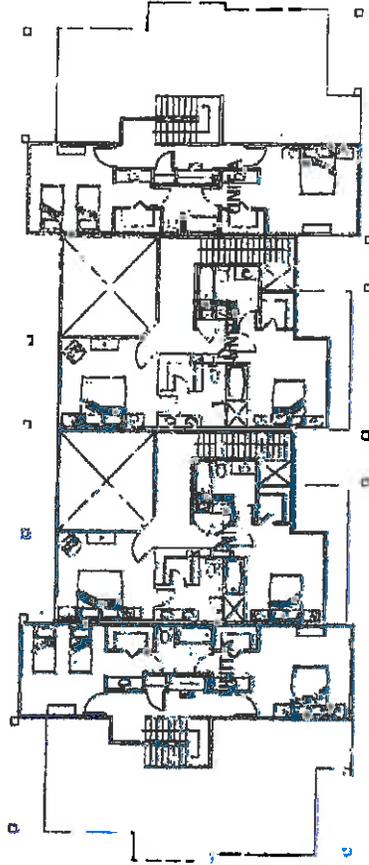




FRONT Elevation



Main Level Floor Plan



Upper Level Floor Plan

BUILDING TYPE 2

SPRING CREEK VILLAGE

Farmington City, Utah

2013.10.12



CENTRAL DAVIS SEWER DISTRICT

December 17, 2012

8280 Etienne Way
Sandy, UT 84093

Mr. Dade Rose and Mr. Richard Cook,

Spring Creek Villas is a proposed subdivision to be constructed on Park Lane east of I-15 with a higher density than the Central Davis Sewer District master plan. The development if allowed will ultimately require additional sewer capacity, in excess of what is available in the existing sewer line.

Central Davis understands there is an application for a rezone of the area to CMU (commercial mixed use) which allows for no more than 14 units per acre.

Central Davis Sewer District agrees in principal to service the property of the proposed Spring Creek Villas subdivision at the proposed density. If Farmington City allows the re-zone, an agreement will be prepared which requires the developer to pay the project component portion of the system improvement.

The District needs to understand Farmington City's plan for the properties bounded by Shepard Lane and Park Lane, and Hwy 89 and Main Street to enable the District to plan effectively for service to the area. If a rezone is allowed resulting in higher density for the area, the District may decide to update the Capital facility plan for that area.

If you have any questions, you can contact me at the number below.

Thank you,



Jill Houston
Asst. Manager
Central Davis Sewer District

cc: David Millheim Farmington City Manager



June 11, 2013

Dave Petersen, Director
Farmington City Community Development
P.O. Box 160
Farmington, UT 84025

Subject: Preliminary Wetlands Assessment Report
Approximately 78.4-acre Project Area
East Side of U.S. Highway 89 and North Side of Park Lane
Farmington City, Davis County, Utah

Dear Mr. Petersen:

Per your request, Frontier Corporation USA (Frontier) completed a preliminary wetlands assessment for an approximately 78.4-acre project area located on the east side of U.S. Highway 89 and the north side of Park Lane in Farmington City, Davis County, Utah (Figures 1 and 2). Farmington City is in the process of preparing a master plan for the future development of the project area. The project area consists of approximately 15 privately owned property parcels, several parcels owned by the Utah Department of Transportation, and one parcel owned by the Weber Basin Water Conservancy District. A copy of the property parcels map that was provided by Farmington City is attached to this report. The parcels are mostly undeveloped and the current land uses are predominantly irrigated farmland and horse pasture.

Frontier investigated the potential presence of wetlands and other water bodies that could be regulated by the U.S. Army Corps of Engineers (USACE) under Section 404 of the federal Clean Water Act. This included a query of existing U.S. Geological Survey (USGS) topographic mapping data, U.S. Department of Agriculture Natural Resources Conservation Service (USDA-NRCS) soil survey data, and National Wetlands Inventory (NWI) data. A site inspection was completed on May 29, 2013 to photo-document site conditions and to preliminarily map the locations of potential wetland areas.

Any construction activities that would result in the filling of wetlands or other water bodies that have a surface water connection to the Great Salt Lake would require a 404 permit from the USACE. Additionally, construction activities that would alter natural stream channels would require a separate state stream alteration permit from the State Engineers' Office through the Utah Division of Water Rights (UDWR).

The purpose of the preliminary wetlands mapping is for planning purposes only, and was not done at a level of detail necessary for USACE or UDWR permit applications. A formal delineation of jurisdictional wetland or stream channel boundaries must be completed and approved by the USACE before it or the UDWR can issue permits to fill wetlands or modify stream channels.

The preliminary wetlands assessment was done in mid-spring about eight weeks after the growing

Frontier Corporation USA
221 N. Gateway Drive, Suite B
Providence, Utah 84332
(435) 753-9502
FAX 753-9534

Dave Petersen, Director
Farmington City Community Development
June 11, 2013
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season had begun. The preliminary wetlands mapping shown on Figure 3 is an estimation of the locations and acreages of potential wetland areas based on the presence of wetland indicator plant species and secondary indicators of wetland hydrology that could be readily observed.

Because of the widespread use and long history of flood irrigation within the project area, several of the irrigated horse pastures had wetland indicator plants, but no obvious source of wetland hydrology other than irrigation water. These pastures were identified as problem areas on Figure 3 because the presence or absence of wetland hydrology would have to be verified in the early spring after irrigation had been removed from these fields. Irrigation water may have enhanced other potential wetland areas that were preliminarily mapped, making them larger than they would normally be in the absence of irrigation water.

A formal delineation in accordance with the Corps of Engineers 2008 Arid West Delineation Manual would have to be done to verify whether the potential wetland areas and problem areas meet the requisite delineation criteria for soils, hydrology and vegetation. An area dominated by wetland indicator plants may meet the delineation criteria if wetland hydrology is present for 14 consecutive days during the growing season. The USACE's delineation manual recommends that delineations should be completed 2 to 3 years after the removal of irrigation water to determine "normal" hydrological conditions.

FINDINGS

Figure 3 shows the preliminary wetlands map for the 78.4-acre project area. The attached photo log corresponds to the photo points and view directions shown on the preliminary wetlands map.

Potential Wetland Areas

A total of nine (9) potential wetlands areas, totaling approximately 29.10 acres, were preliminarily identified. The potential wetland areas are labeled A-I on Figure 3. Major surface water drainages that were observed during the May 29 site inspection area also shown on Figure 3.

Wetlands A, C, D, E and G are wet meadow wetlands dominated by sedges, rushes, spike rush and Kentucky bluegrass and other grass species. These types of wetlands are typically supported by a seasonally high water table that causes soil saturation and/or temporary ponding. These wet meadows may also be augmented by both the direct and indirect application of irrigation water.

Wetlands H and I are cattail marshes. These types of wetlands are indicative of prolonged ponding caused by sources of surface water or a perpetually high water table.

Wetland F is a mix of forested wetlands dominated by box elder trees that is interspersed with wet meadow wetland. A seasonally high water table is the likely the main source of hydrology for this potential wetland area.

Dave Petersen, Director
Farmington City Community Development
June 11, 2013
Page 3 of 5

Wetland B is a wetland complex consisting of wet meadow, cattail marsh and forested wetland. It is associated with what is locally known as the Spring Creek drainage, although there is no stream channel shown on the USGS 7.5' topographic quadrangle for this area (Figure 2). A series of groundwater seeps, likely augmented by irrigation return flows, appear to be the source water contributing to surface flow that was observed in a low-lying drainage swale.

Surface Water Drainages

The Spring Creek drainage flows westward and passes through a culvert in the U.S. Highway 89 road prism. The culvert appears to be higher in elevation than the flow line of the surface drainage, which appears to cause a damming effect that contributes to the large wet area in Wetland B. Another large un-named drainage enters the project area from the north and flows south, then west, through Wetlands F, G, D and E.

All of the potential wetland areas are either adjacent to these two drainages or appear to have hydrological connections to these two drainages. Both of these drainages appear to continue westward past U.S. Highway 89 and Interstate Highway 15 and connect to other drainages that eventually discharge on to the shorelands of the Great Salt Lake on the west side of Farmington. This would establish a jurisdiction nexus between the nine (9) potential wetland areas shown on Figure 3 and the Great Salt Lake.

In addition to these surface drainages, there is a municipal well house that discharges surplus or overflow water into Wetlands I and B. Wetland I is a cattail marsh within a bermed basin that appears to be solely supported by water from the well house. This wetland may be exempt from regulation if it occurs in a location that was purposefully constructed for the management of surplus or overflow water from the well house.

NATIONAL WETLAND INVENTORY AND SOIL SURVEY DATA

Figure 4 shows the NWI mapping data and USDA-NRCS soil survey data overlaid with 2012 high resolution ortho (HRO) aerial imagery. The mapping data and aerial imagery were obtained on-line from the Utah Automated Geographic Reference Center (AGRC) (www.gis.utah.gov).

NWI Map Data

The NWI map data show three palustrine emergent seasonally flooded (PEMc) wetlands within the project area. These NWI wetland classifications are typically seasonal wet meadow.

The NWI wetlands correspond with the general locations of Wetlands F, G and C and the problem area fields located in the northwest corner of the project area. Notably, the NWI mapping does not show the large and very conspicuous wetland complex associated with the Spring Creek drainage and Wetland B.

The original NWI mapping for this area is based on the photo-interpolation of 1:64,000-scale color

Dave Petersen, Director
Farmington City Community Development
June 11, 2013
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infrared aerial photography flown in 1981. Thus, the NWI mapping is based on data that is more than 31 years old, and is not often representative of current landscape conditions due to the cumulative effects of changes in land use over a period of three decades. Reconstruction of U.S. Highway 89 since 1981 appears to have impeded surface drainage and caused a damming effect that has increased the presence of wetlands on the east side of the highway. Irrigation practices within the project area, and land drainage from developments bordering the project area have also changed since 1981, which could also contribute to changes in wetland conditions. Thus, the NWI mapping should only be used as a general guidance for the potential presence of wetlands in the project area.

Soil Survey Data

The USDA-NRCS soil survey mapping data indicates that project area is underlain by six (6) soil units.

- DaA – Draper loam, 0 to 1 percent slopes*
- DaB – Draper loam, 1 to 3 percent slopes*
- DrB – Draper loam drained, 1 to 3 percent slopes
- CaA – Chance loam, 0 to 3 percent slopes*
- KgB – Kilburn gravely sandy loam, 1 to 3 percent slopes
- Rw – Roshe Springs silt loam, 0 to 3 percent slopes*

The DaA, DaB, CaA and Rw soil units are included on the national hydric soils list (*) for the State of Utah. Soils included on the hydric soils list are known to have a prevalence of supporting wetland conditions if ample sources of water are present due to their generally poor drainage characteristics. As with the NWI data, the Soil Survey data should be used as a general guidance for the potential presence of wetland conditions.

The majority of the project area is underlain by hydric soil units. This may partly explain the difference between the NWI mapping and the preliminary wetlands mapping shown on Figure 3. Changes in land use since 1981 could have increased the amount of water within the project area, and the damming effect caused by the U.S. Highway 89 road prism could have impeded the increased amounts of surface drainage that flow through the project area, causing wetland conditions to become established on hydric soil units that were already prone to supporting wetland conditions.

If irrigation water and other sources of surface water runoff and land drainage from off-site development are removed from the project area, and if the damming effect caused by the U.S. Highway 89 road prism is removed, it may be possible that the project area would revert to wetland conditions more similar to what is shown on the NWI mapping. But this would be a substantial undertaking requiring a coordinated effort among all of the land owners, the City and UDOT. It would be the responsibility of the landowners or project proponents to demonstrate that less wetlands would be present if the artificial introduction of water sources (e.g., irrigation) and

Dave Petersen, Director
Farmington City Community Development
June 11, 2013
Page 5 of 5

artificial impediments to surface drainage were removed from the project area. If the site conditions remain as is, the USACE will likely regulate all of the potential wetland areas as is.

Please feel free to contact me if you have any questions about the findings of our preliminary wetlands assessment for the 78.4-acre project area, or potential permitting requirements.

Sincerely,

Frontier Corporation USA


Dennis C. Wenger
Senior Wetlands Ecologist
Principal

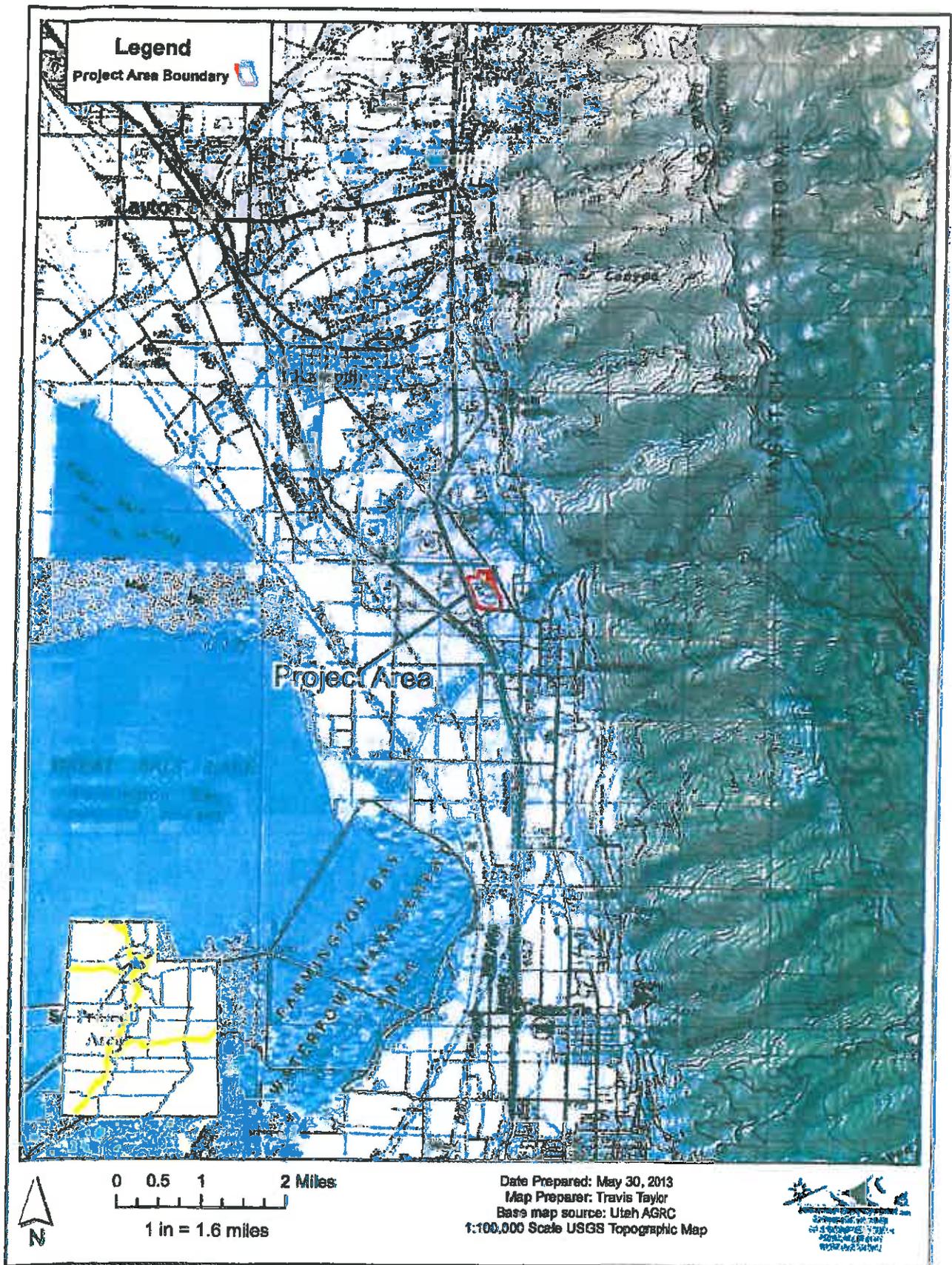


Figure 1. Project Area Location Map - 1:100,000 Topographic Base

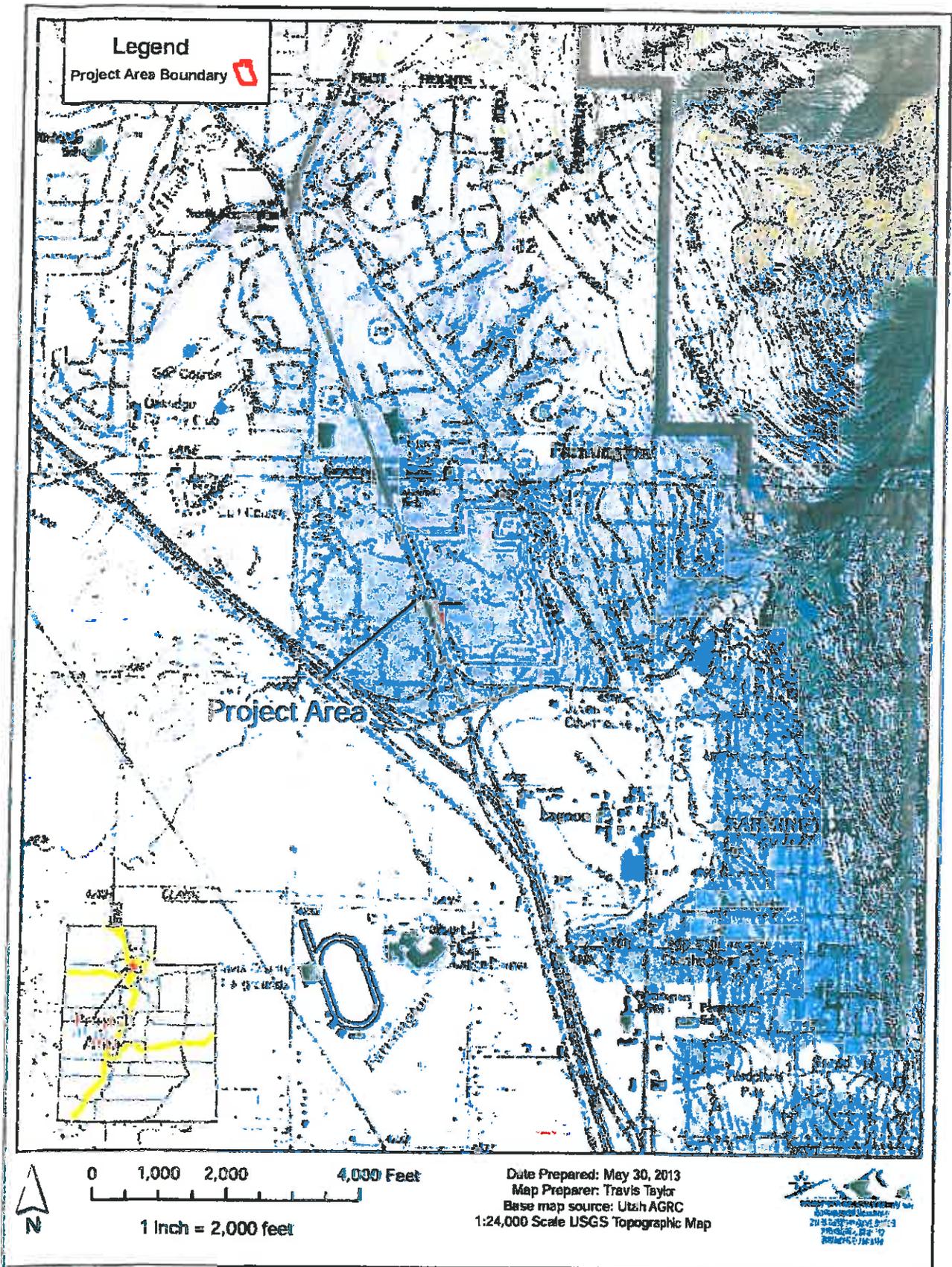


Figure 2. Project Area Location Map - 1:24,000 Topographic Base



Farmington City

78 38 acres





Figure 3. Preliminary Wetlands Map - Farmington City





Figure 4. Soil Survey and National Wetlands Inventory Map

Farmington City, UT - May 29, 2013, Photolog 1



Photo 1. Looking west at wetland A, located near the south boundary of project area.



Photo 2. Looking north at wetland A, located near the south boundary of project area.



Photo 3. Looking east at wetland A, located near the south boundary of project area.



Photo 4. Looking east at irrigation ditch that borders project area to the south.



Photo 5. Looking northeast at a culvert and berm, east boundary of wetland A.



Photo 6. Looking northwest at the southwest section of wetland B located in southwest corner of the project area.

Farmington City, UT - May 29, 2013, Photolog 2



Photo 7. Looking north at southwest section of wetland B, located in southwest corner of the project area.

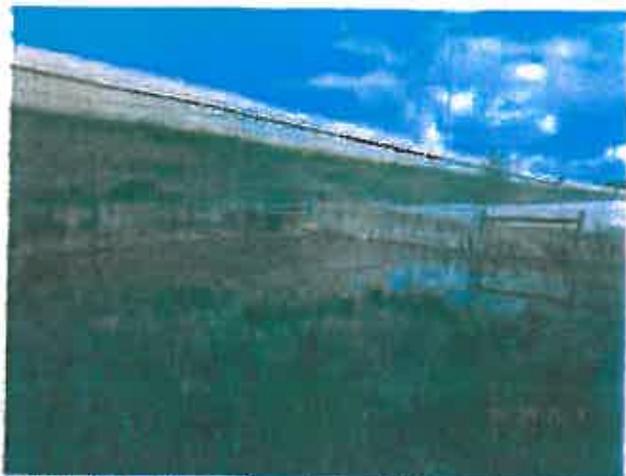


Photo 8. Looking northwest at ponded area next to frontage road; wetland B, southwest corner of project area.



Photo 9. Looking east at southwest section of wetland B, southwest corner of project area.



Photo 10. Looking northwest at west section of wetland B, with phragmites and cattals surrounding drainage in the background.



Photo 11. Looking east at a line of willows and southeast boundary of wetland B.



Photo 12. Looking north toward center of wetland B.

Farmington City, UT - May 29, 2013, Photolog 3



Photo 13. Looking southwest at center of wetland B, cattails in background of photo.



Photo 14. Looking west at center of wetland B, cattails at center of photo.



Photo 15. Looking southwest at top of drainage swale.



Photo 16. Photo taken from upland area looking north at trees lining drainage swale.



Photo 17. Southeast view of cultivated field and southeast edge of project area boundary.



Photo 18. Northwest view of cultivated field and Russian olive lining drainage swale in background

Farmington City, UT - May 29, 2013, Photolog 4



Photo 19. Northeast view (upstream) of surface drainage, northeast linear section of wetland B.



Photo 20. Southwest view (downstream) of surface drainage, northeast linear section of wetland B.



Photo 21. Looking southeast at wetland B and surface drainage with cattails lining drainage.



Photo 22. Looking west along surface drainage and northern boundary of wetland B.



Photo 23. Looking southeast at north boundary of wetland B, west section of project area.



Photo 24. South view of wetland B from the north boundary, west section of project area.

Farmington City, UT - May 29, 2013, Photolog 5



Photo 25. Looking west toward project area boundary.



Photo 26. Looking east at center of project area from west boundary.



Photo 27. North view of wetland C.



Photo 28. Looking southeast, wetland G in foreground, wet meadow C in background.



Photo 29. Northeast view of wetland G.



Photo 30. Southeast view of problem area.

Farmington City, UT - May 29, 2013, Photolog 6



Photo 31. Looking northeast across irrigation ditch toward wetland E, cattails in upper right of photo.



Photo 32. North view of wetland E and wetland H.



Photo 33. Northwest view of wetland E with surface water in foreground.



Photo 34. Southeast view of wetland D.



Photo 35. East view of wet meadow F, southern section.



Photo 36. West view of box elder (FACW) with understory of vegetative indicator species in wetland F.

Farmington City, UT - May 29, 2013, Photolog 7



Photo 37. Northeast view of upland meadow between surface drainage and wetland F in north section of project area.



Photo 38. South view of wetland F.



Photo 39. Northeast (upstream) view of surface drainage in northeast section of project area.



Photo 40. Southwest (downstream) view of surface drainage in northeast section of project area.



Photo 41. Northeast (upstream) view of surface drainage at culvert inflow. Wetland F to the left.



Photo 42. West view (downstream) of surface drainage at culvert outflow. Wetland F to the right.

Farmington City, UT - May 29, 2013, Photolog 8



Photo 43. Looking northwest at wetland G.



Photo 44. Looking northeast at upland meadow in northeast section of project area.



Photo 45. Southeast view of wetland B from north boundary.



Photo 46. East view of wetland B in northeast section of project area.



Photo 47. Northwest (upstream) view of surface drainage in north arm of wetland B.



Photo 48. Southeast (downstream) view of surface drainage in north arm of wetland B.

Farmington City, UT - May 29, 2013, Photolog 9



Photo 49. North view of wetland C



Photo 50. Southeast view of problem area.



Photo 51. South view of surface drainage.



Photo 52. Termination point of surface drainage, northeast view.



Photo 53. South view of wetland I and municipal well facility.



Photo 54. North view of discharge from the municipal well facility that flows into wetland B.

11-19-104 Allowable Uses.

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

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

- (1) Agriculture;
- (2) Athletic or tennis club;
- (3) Bed & Breakfasts;
- (4) Business and professional offices;
- (5) Class "A" beer outlet;
- (6) Class "A" self-storage;
- (7) Class "B" beer outlet;
- (8) Commercial complex (commercial center), with a maximum floor area of 80,000 square feet for any single tenant;
- (9) Commercial indoor recreation (movie theater, video arcade, bowling alley, etc.);
- (10) Commercial outdoor recreation, minor (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.);
- (11) Commercial testing laboratories;
- (12) Convenience store (sale of grocery items, non-prescription drugs, and/or gasoline from building with less than five thousand (5,000) square feet gross floor area);
- (13) Data processing services;
- (14) Day care/pre-school center;
- (15) Department Store
- (16) Dwelling, multiple-family; (minimum density: five (5) units per acre; maximum density: fourteen (14) units per acre);
Financial institutions;
- (17) Fast food, detached, with drive-through;
- (18) Funeral home;
- (19) Greenhouse/garden center (retail or wholesale);
- (20) Hotels and motels;
- (21) Neighborhood service establishments (low impact retail and service uses such as bakery, bookstore, dry-cleaning, hair styling, coin laundry, pharmacy, art supply/gallery, craft store, photo-copy center, etc.);
- (22) Medical clinics, offices and out-patient surgical facilities;
- (23) Planned unit development or condominium, commercial;

- (24) Planned unit development, residential; (minimum density: six (6) units per acre);
- (25) Public and quasi-public uses except the following prohibited uses: correctional/detention facilities, half-way houses, drug or alcohol rehabilitation facilities, facilities for the treatment or confinement of the mentally ill, homeless shelters, domestic violence shelters, and other similar facilities including those which may allow or require that clients stay overnight or longer;
- (26) Printing/publishing services;
- (27) Private school or hospital;
- (28) Public park;
- (29) Reception center;
- (30) Restaurants (traditional sit-down);
- (31) Research services and development activities;
- (32) Specialty retail stores;
- (33) Temporary uses;
- (34) Uses customarily accessory to a listed allowable use;
- (35) Veterinary hospital (no outdoor kennels)

CITY COUNCIL AGENDA

For Council Meeting:
January 21, 2014

PUBLIC HEARING: Brentwood Estates Schematic Plan

ACTION TO BE CONSIDERED:

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

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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: January 21, 2014
SUBJECT: **BRENTWOOD ESTATES SCHEMATIC PLAN**

RECOMMENDATIONS

1. Hold a public hearing;
2. Move that the City Council approve the proposed Schematic Plan for the Brentwood Estates Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:
 - a. The applicant completes a "sensitive area designation plan" prior to preliminary plat;
 - b. The applicant completes the foothill development standards 1-8, as described in Section 11-30-105 prior to Final Plat approval;
 - c. The applicant provides proof that a home will fit on lots 117 and 118, subject to required setbacks;
 - d. The applicant provides proof that a driveway will be able to access lot 117 at an average slope of 14%;
 - e. The City Manager determines what just compensation is for the waiver of open space, and the City Council approves the waiver prior to Preliminary Plat approval;
 - f. The City Council approves the waiver of Sections 11-12-100(b) of the Farmington City Zoning Ordinance;
 - g. Any outstanding issues raised by the DRC shall be addressed by Preliminary Plat;
 - h. Construction vehicles shall be funneled through 1300 North during construction;
 - i. Lots 108 and 109 face 1400 North;
 - j. A pedestrian access shall be created to both 1400 North and to Compton Road;
 - k. That the City Traffic Engineer and City Fire Marshall meet with residents on-site to address some of their concerns.

Findings for Approval:

1. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.

2. The proposed Schematic Plan meets all of the standards for a conservation subdivision such as lot size, width and required setbacks.
3. The outstanding issues raised by the DRC are minor revisions and can be addressed by Preliminary Plat.
4. The density of the proposed subdivision matches the surrounding neighborhoods and conforms to the City's General Land Use Plan which designates this parcel as LDR (Low Density Residential) or 4 units per acre. Because the yield plan (attached) used lot sizes greater than 10,000 square feet, the development meets the required threshold as determined by the City's General Land Use Plan.

BACKGROUND

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

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

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

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

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

lots along North Compton Road, a waiver of this requirement by the City Council is required or the homes along this street be setback at least 80'.

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

At the December 12th Planning Commission meeting, there was concern expressed at having homes backing 1400 North, as it would break the rhythm of the street. All of the homes along the south side of 1400 North to the west of this proposed development have homes fronting the street. Additionally, because a connecting road from this proposed development to either 1400 North or Compton Road is not possible within City standards, the Planning Commission wanted the developer to add a pedestrian connection to both of these streets from the proposed development. Also, the public expressed concerns over there only being one access point to the development and having all construction vehicles during construction and resident traffic post-construction funneled onto a few small local streets. Because of the concerns of both the public and the commissioners, the Planning Commission added conditions 8-11 to address these issues. The revised schematic plan before you was submitted after the Planning Commission meeting of 12/5/13, and addresses conditions 9 and 10, but conditions 8 and 11 have yet to be addressed. Staff is confident that both of these conditions can be addressed at a later step in the development.

SUPPLEMENTAL INFORMATION

1. Vicinity Map
2. Schematic Plan
3. Yield Plan

Respectfully Submitted



Eric Anderson
Associate City Planner

Concur



Dave Millheim
City Manager



9980 SOUTH 300 WEST STE. #200
SANDY, UT 84070
PHONE: 801-456-3847
FAX: 801-618-4157

January 15, 2014

David E. Petersen
Community Development Director
160 South Main
Farmington, UT 84025

RE: Brentwood Estates Subdivision Traffic Assessment

Dear Dave:

The purpose of my letter is to discuss the potential traffic impacts to area of Cherry Blossom Drive/Welling Way associated with the proposed Brentwood Estates Subdivision located South of 1400 North between North Compton Road and Cherry Blossom Drive.

The schematic plan for the proposed subdivision includes twenty-five single family residential lots. Twenty-one of the lots will share a single public access point to the Cherry Blossom Drive/Welling Way intersection, three will access 1400 North, and one will access North Compton Road. The primary vehicular routes to/from the proposed subdivision will be 1400 North (via Cherry Blossom Drive and Welling Way) and 1300 North.

The Institute of Transportation Engineers Trip Generation Manual is used to estimate the average number of vehicle trips that may be generated by a specific land use. The average number of trips is calculated for a typical full weekday, the AM peak hour (generally one hour between 7:00 and 9:00 am), and the PM peak hour (generally one hour between 4:00 and 6:00 pm).

Table 1 summarizes the number of vehicle trips that will result from the proposed development based on the trip generation rates for a single family home.

Table 1 Land Use Specific Trip Generation								
Land Use	Size	Daily	AM Peak Hour			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
Single Family Residential	21 Units	248	6	18	24	16	10	26

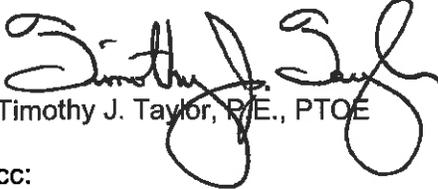
Based on the number of trips that will be generated, the traffic related impact to the existing roadway network will be minimal and the existing and planned roadways will be able to accommodate the additional traffic.

During the busiest hour of a typical weekday (AM or PM peak hour), someone standing at the intersection of Cherry Blossom Drive/Welling Way would see either an entering or exiting vehicle from the proposed development only about once every 2 ½ minutes.

David E. Petersen
January 15, 2014
Page - 2

Please let me know if you have questions or would like additional supporting information.

Sincerely,
WCEC ENGINEERS, Inc


Timothy J. Taylor, P.E., PTOE

cc:
Project File



Farmington City



Brentwood Estates

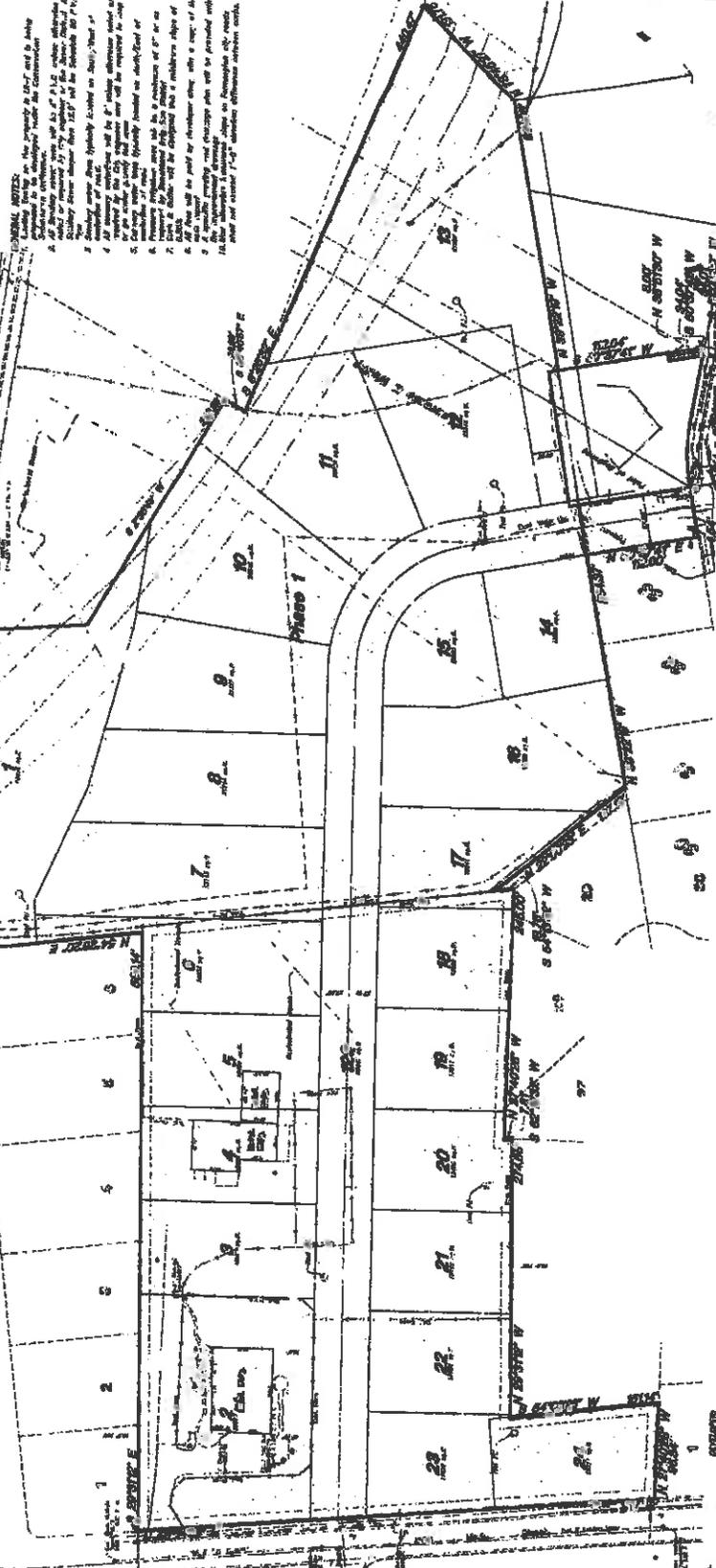
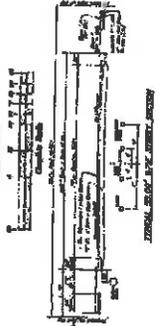
Yield Plan

A part of the Southwest 1/4 of Section 12, T3N, R1W, SLB&M U.S. Survey
Farmington City, Davis County, Utah
July 2016

Lot boundary information
/ 1/4 Section 12, T3N, R1W, SLB&M U.S. Survey
2016

Adjacent Lot also
COURT THRU S.W. 1/4
T3N, R1W, SLB&M U.S. Survey

Adjacent Lot also
S.W. 1/4
T3N, R1W, SLB&M U.S. Survey



GENERAL NOTES:
 1. All lots shown on this plan are subject to the same restrictions and conditions as those shown on the plat for the same section.
 2. All lots shown on this plan are subject to the same restrictions and conditions as those shown on the plat for the same section.
 3. All lots shown on this plan are subject to the same restrictions and conditions as those shown on the plat for the same section.
 4. All lots shown on this plan are subject to the same restrictions and conditions as those shown on the plat for the same section.
 5. All lots shown on this plan are subject to the same restrictions and conditions as those shown on the plat for the same section.
 6. All lots shown on this plan are subject to the same restrictions and conditions as those shown on the plat for the same section.
 7. All lots shown on this plan are subject to the same restrictions and conditions as those shown on the plat for the same section.
 8. All lots shown on this plan are subject to the same restrictions and conditions as those shown on the plat for the same section.
 9. All lots shown on this plan are subject to the same restrictions and conditions as those shown on the plat for the same section.
 10. All lots shown on this plan are subject to the same restrictions and conditions as those shown on the plat for the same section.

PREPARED BY
 BRENTWOOD ESTATES, INC.
 457 West 1000 North
 Farmington, UT 84201
 (435) 751-1111
 (435) 751-1112

Brentwood Estates
 Yield Plan

13 Oct, 2016

GREAT BASIN
 INC



A part of Section 12, T3N, R1W, SLB&M U.S. Survey
 Farmington City, Davis County, Utah

67

CITY COUNCIL AGENDA

For Council Meeting:
January 21, 2014

**S U B J E C T: Final Plat and Final (PUD) Master Plan for the Chestnut Farms PUD
Subdivision**

ACTION TO BE CONSIDERED:

See enclosed staff report for recommendation.

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate City Planner

Date: January 21, 2014

SUBJECT: **FINAL PLAT AND FINAL (PUD) MASTER PLAN FOR THE CHESTNUT FARMS PUD SUBDIVISION**

RECOMMENDATION

Move that the City Council approve the Final Plat and Final (PUD) Master Plan for the Chestnut Farms Phase 3 PUD Subdivision subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The waterline must be looped from 300 South and 1350 West down the central road and connected to 475 South and 1350 West through the creation of a trail with a 20' dedicated right-of-way to accommodate both sewer and a waterline;
2. The final improvement drawings for this phase are reviewed and approved by staff;
3. The applicant adds trees around the cul-de-sac for uniformity prior to recordation of the Master Plan for phases 3-5.

Findings for Approval:

1. The proposed Final Plat is consistent with the previously approved Preliminary Plat and Preliminary (PUD) Master Plan for the subdivision.
2. The proposed subdivision meets all the requirements for approval of a Final Plat as per the ordinance.
3. A revised Final (PUD) Master Plan has been submitted with a looping waterline and an asphalt trail with a 20' easement connecting 475 South to "1450 West".
4. The applicant has pursued condition 3 and has agreed to add an additional 2-3 trees around the cul-de-sac.

BACKGROUND

The applicant, Symphony Homes, is requesting a recommendation for Final Plat and Final (PUD) Master Plan approval for a 14-lot PUD subdivision on property located at approximately 300 South and 1400 West. The proposed Final Plat is Phase 3 and contains a total of 14 lots on 7.8 acres of property. The underlying zone for this property is an AE (PUD) zone. Symphony Homes is proposing to

continue with a PUD adjacent to their existing Chestnut Farms PUD Phases 1 and 2. Since the applicant is dedicating and approving street rights-of-way as part of phase 3, the approval process consists of a Final Plat in addition to the Schematic and Preliminary Plat.

The Preliminary Plat and Preliminary (PUD) Master Plan were approved by City Council on July 16, 2013. However, this approval was contingent on the resolution of an issue with the waterline raised by the DRC. Currently, the waterline dead-ends at the intersection of 300 South and 1350 West. In order to accommodate the number of houses proposed in phase 3, the waterline needs to follow the main road south and east through the development and then loop around to connect to the line at 475 South and 1350 West. Because 475 South is a cul-de-sac, and the line needs to be in a dedicated easement, a paved trail connecting 475 South to "1450 West" will be built with a wide enough easement to accommodate both sewer and water. The applicant has therefore resolved this issue to staff's satisfaction.

The Planning Commission added condition 3 because they felt that the cul-de-sac not having trees was inconsistent with the other streets in the development. Due to spacing issues with utilities and driveways, the applicant will only be able to fit 2-3 trees in the cul-de-sac. If the City Council approves the Final PUD Master Plan with all of the suggested conditions, then prior to recordation of the Final PUD Master Plan, the applicant will need to resubmit a street tree plan that incorporates condition 3 to staff's satisfaction.

SUPPLEMENTAL INFORMATION

1. Vicinity Map
2. Final Plat
3. Street Tree Plan
4. Phases 3-5 Master Plan
5. Phases 3-5 Master Plan with waterline loop shown

Respectively Submitted



Eric Anderson
Associate City Planner

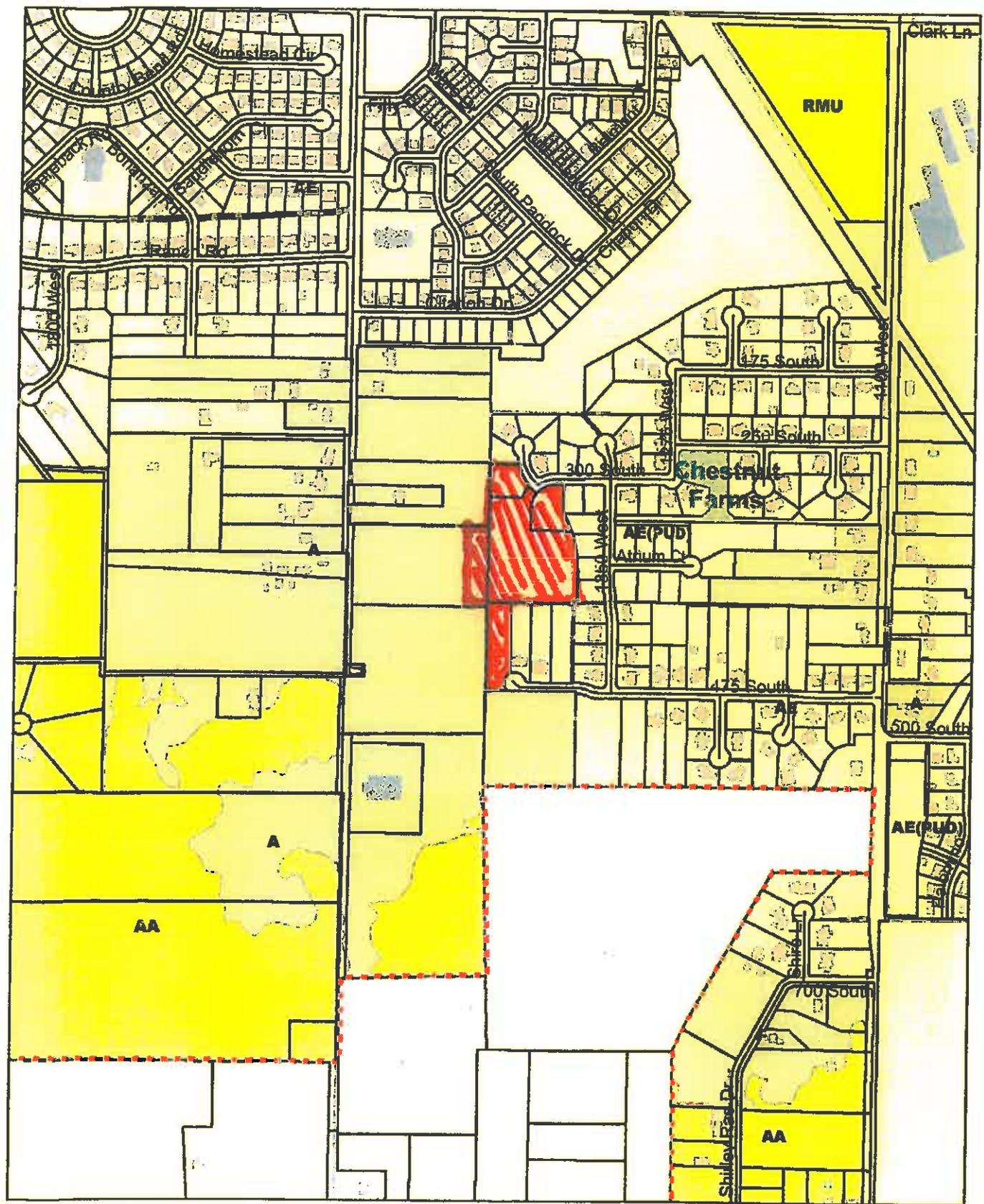
Concur



Dave Millheim
City Manager

CHESTNUT FARMS PH.3

Farmington City



Chestnut Farms P.U.D. Subdivision Phases 3, 4 & 5

Farmington City, Davis County, Utah

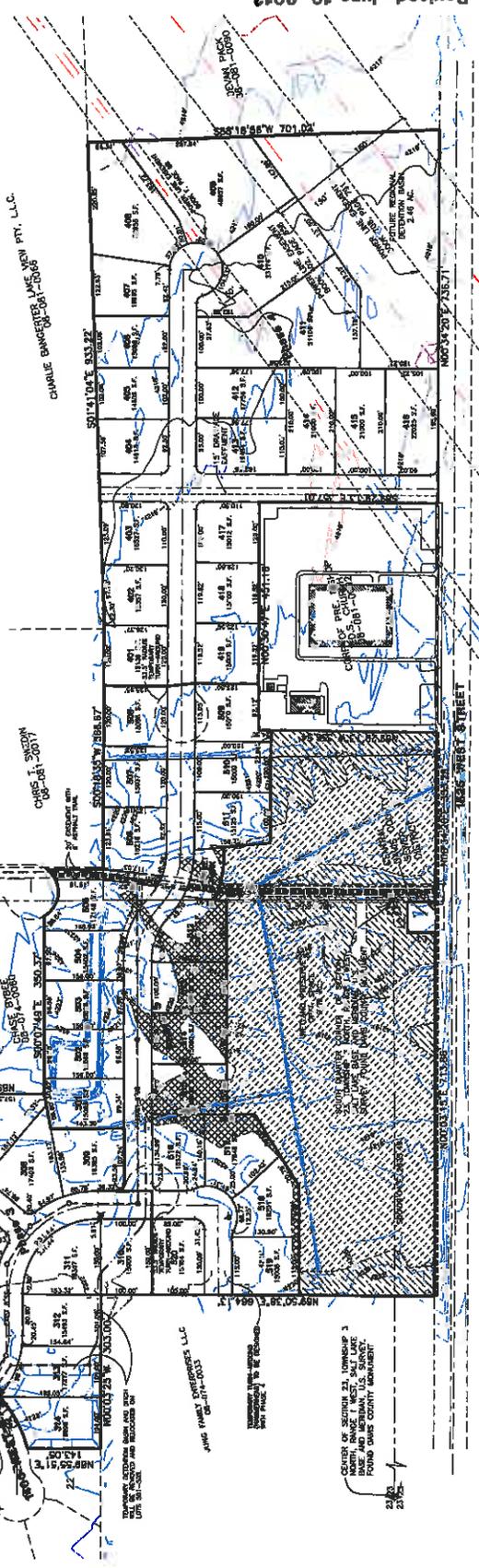


Vicinity Map

Developer:
 Starkey Homes
 527 N. 400 W.
 North Salt Lake City, UT 84054
 (801) 288-8555

Design Criteria
 Phase 3 22.52 ac. (Open Space 2.58 ac.)
 Phase 4 9.91 ac. (Open Space 0.18 ac.)
 Phase 5 thru 5 38.54 ac. (Open Space 1.55 ac.)
 Full Development Area 70.97 ac. (Open Space 14.29 ac., 20.14%)

Wetlands Calculations
 Total area in wetlands 7.98 ac.
 Proposed wetlands area 6.50 ac.
 On-site mitigated wetlands area 2.25 ac.
 Total proposed wetlands area 8.90 ac.



- LEGEND**
- ◆ SECTION CORNER
 - SET 5/8" REBAR AND PLASTIC CAP
 - EXISTING AND PROPOSED UTILITY
 - EXISTING AND PROPOSED EASEMENT
 - PROPOSED FIRE HYDRANT
 - BOUNDARY LINE
 - POWER LINE
 - ROAD CENTERLINE
 - ALLOTTING PRIORITY
 - SECTION TO LINE
 - PROTECTED WETLANDS
 - IMPACTED WETLANDS
 - ON-SITE MITIGATED WETLANDS

Chestnut Farms Phase 3-5

Farmington City, Davis County, Utah

REVISIONS:
 1. CONTIGUOUS ARE. SHOWN WITH A TWO FOOT BOUNDARY.
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. USE IS LIMITED TO THE PROJECT AND SITE SHOWN HEREON. NO PART OF THESE PLANS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF REEVE & ASSOCIATES, INC. REEVE & ASSOCIATES, INC. SHALL BE RESPONSIBLE FOR ANY CHANGES OR MISSTATEMENTS MADE TO THESE PLANS OR THE DESIGN THEREON UNLESS THEY ARE CORRECTED.

Reeve & Associates, Inc.

DATE	DESCRIPTION

Chestnut Farms P.U.D. Phases 3, 4 & 5
 PART OF THE NE 1/4 OF SECTION 10, T. 33 N., R. 13 E., S. 10
 FARMINGTON CITY, DAVIS COUNTY, UTAH

Master Plan

PREPARED BY:
 REEVE & ASSOCIATES, INC.
 1000 WEST 1000 SOUTH, SUITE 100
 SALT LAKE CITY, UTAH 84119
 (801) 466-1111

PROJECT NO.: 1004-01
 SHEET NO.: 1 OF 1

Revised, June 10, 2013

CITY COUNCIL AGENDA

For Council Meeting:
January 21, 2014

SUBJECT: Minute Motion Approving Summary Action List

1. Approval of Minutes from January 7, 2014
2. Appointment of City Council Members to Various Committees

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

FARMINGTON CITY COUNCIL MEETING

Tuesday, January 7, 2014

WORK SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Cindy Roybal, Jim Talbot and Jim Young, Planning Commission Members Heather Barnum, Kent Hinckley, Karolyn Lehn, Mack McDonald and Rebecca Wayment, City Manager Dave Millheim, City Development Director David Petersen, Assistant Planner Eric Anderson, City Engineer Chad Boshell, Fire Chief Guido Smith, Police Chief Wayne Hansen, Parks & Recreation Director Neil Miller, Public Works Director Walt Hokanson, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Council Member Cory Ritz was excused. Doug Anderson and Brigham Mellor were also in attendance.

Training for Elected Officials

City Attorney, **Todd Godfrey** of Mazuran & Hayes, said his small law firm has provided legal services to governmental entities along the Wasatch Front since 1971 and to Farmington since 1985. They are grateful for the chance to work with elected and appointed officials and City employees in serving the public interest. The purpose of the Open and Public Meetings Act is to ensure that the State and its cities take their actions seriously, conduct meetings openly and realize that the public has the right to attend the meetings. State law prohibits the use of elected office for personal benefit, and all elected and appointed officials and employees must disclose all business associations, including but not limited to, ownership interests in and with business that are regulated by the City. They must also disclose associations with people or businesses who are seeking approvals, licenses or rights from the City. He counseled them to step away from any vote or consideration of matters involving businesses with which they are associated (recusal). He gave specific instructions regarding public hearings, and there was discussion regarding several topics.

REGULAR SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Cory Ritz, Cindy Roybal, Jim Talbot and Jim Young, City Manager Dave Millheim, City Development Director David Petersen, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Council Member Cory Ritz was excused. Youth City Council Member Katherine Smith was also in attendance.

CALL TO ORDER:

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

The invocation was offered by **Cindy Roybal** and the Pledge of Allegiance was led by **Jim Young**.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:

Recognition of Citizens for Service to the Community

Mayor Harbertson recognized and thanked many residents for their service, including:

- **Tom Owens** Person who encouraged him to become Mayor;
- **Mark & Kathy Pazzouli** Festival Days (coordination of vendor booths)
- **Sarah Hale** Festival Days and Miss Farmington pageant director
- **Eric Gunn** Festival Days (Miscellaneous)
- **Megan Gibbs** Festival Days (Parade)
- **Wendy Toole** Festival Days (Children’s Parade)
- **Jerry Preston** Festival Days (Family Night in the Park)
- **Tyler Servoss** Festival Days (Family bike races)
- **SueAnn Phillips** Festival Days, Miss Farmington pageant
- **Harv & Nannette Jeppsen** Festival Days (Breakfast)
- **Mark & DeAnn Carlile** Festival Days (Running Races)
- **Alyssa Revel** Historic Commission
- **Annette Tidwell** Historic Commission
- **George Chipman** Trails Committee Chairman
- **Jill Swain** Newsletter
- **John Asay** Donations for “Lunch with the Mayor” program
- **Lagoon (Dave & Kristen Freed)** \$5,000 annually for pageant and stuffed animals for the annual easter egg hunt
- **Station Park** **Fred Bruenig, Jean Paul Wardy and Craig Trottier,** purchased and developed Station Park
- **Scott & Krista Bass** Previous owners of the City Hall property
- **Robb Harbertson** Brother who ran the family business while he served
- **Robert Harbertson** Father who advised him to serve the community
- **Kristen Harbertson** Wife who helped with the Miss Farmington pageant and was the advisor for the Young City Council
- **Cindy Roybal** 1-year service on the City Council

Mayor Harbertson also thanked the other City Council Members and each of the City’s Department Heads and staff for their hard work. **Dave Millheim** presented a City ring to **Mayor Harbertson** and thanked him for his compassion and caring attitude. The **Mayor** thanked the City Council for making a difference and **Judge David M. Connors** for laying the groundwork for future development in Farmington.

Introduction of new Mayor and City Council Members/Administration of Oath of Office

Judge Connors thanked the **Harbertson** family for their service. He said there is little in life that is more important than pledging to honor, support, obey, and defend the constitution of the U.S. and of this state and to discharge your duties with fidelity. Farmington is a great community because of the men and women who are willing to sacrifice. He administered the Oath of Office first to **Mayor Jim Talbot**, then to City Council Members **Doug Anderson, Brigham Mellor and John Bilton**. **Mayor Talbot** expressed love and appreciation to **Judge Connors** for taking a chance and allowing him to serve on the Planning Commission 9-10 years ago. He thanked **Scott Harbertson**, City Council members, City staff, his wife **Karen** and his children and grandchildren and said a mayor from another city commented that Farmington is a great City because the residents like each other. He encouraged everyone to remain united and supportive.

SUMMARY ACTION

1. Approval of Minutes from December 17, 2013
2. Resolution appointing the City Recorder and City Treasurer
3. Reciprocal Use Agreement with Utah School Development FC, LLC
4. Storm Drain Agreement between Farmington City, Davis County and Kestrel Bay, LLC
5. Final Plan and Final (PUD) Master Plan for the Kestrel Bay Townhomes PUD Subdivision
6. Ratification of Approvals of Storm Water Bond Logs

Motion:

Jim Young made a motion to approve the items on the Summary Action List and noted the Resolution appointing **Holly Gadd** as City Recorder and **Shannon Harper** as City Treasurer. The motion was seconded by **John Bilton** and unanimously approved.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

- The Building Activity Report for November was included in the staff report.

City Council

Doug Anderson:

- He thanked the **Harbertsons** for their friendship, support and service.

John Bilton:

- He mentioned that the revisions to the FEMA map are on the City's website.

Mellor

- He thanked his family for their attendance and the **Harbertson** family for their service.

ADJOURNMENT

Motion:

John Bilton made a motion to adjourn the meeting. The motion was seconded by **Brigham Mellor** and unanimously approved. The meeting was adjourned at 8:15 p.m.

Holly Gadd, City Recorder
Farmington City Corporation



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Holly Gadd, City Recorder

Date: January 21, 2014

Subject: **APPOINTMENT OF CITY COUNCIL MEMBERS TO VARIOUS COMMITTEES**

RECOMMENDATION

By minute motion, approve the attached Resolution for the appointment of City Council members to various Council Committees, assignments and providing for the appointment of certain individuals to represent Farmington City on various boards, councils and commissions.

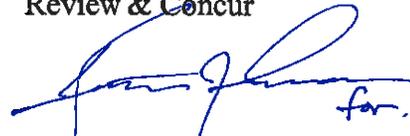
BACKGROUND

Pursuant to Title 2 Chapter 3 of the Farmington City Municipal Code, the Mayor has the right to appoint persons to fill offices on various commissions, committees and entities, with advice and consent of the City Council. Members of the City Council have already been willingly serving on the various committees. However, with the recent changes to our City Council some adjustments to the committees needed to be made.

Respectfully Submitted


Holly Gadd
City Recorder

Review & Concur


Dave Millheim
City Manager

FARMINGTON, UTAH

RESOLUTION NO. 2014-____

A RESOLUTION PROVIDING FOR THE APPOINTMENT OF CITY COUNCIL MEMBERS TO AND DELEGATING AUTHORITY TO VARIOUS COUNCIL COMMITTEES, ASSIGNMENTS AND PROVIDING FOR THE APPOINTMENT OF CERTAIN INDIVIDUALS TO REPRESENT FARMINGTON CITY ON VARIOUS BOARDS, COUNCILS AND COMMISSIONS

WHEREAS, pursuant to Section 2-1-170 of the Farmington City Municipal Code, the City Council may from time to time delegate portions of its authority to Council Committees and/or assignments and appoint at least two members of the City Council to serve on such Committees; and

WHEREAS, pursuant to the provisions of Chapter 3 of Title 2 of the Farmington City Municipal Code, the Mayor has the right to appoint, with advice and consent of the City Council, persons to fill offices on various commissions, committees and entities; and

WHEREAS, the Mayor desires to make appointments as herein set forth and the City Council desires to consent to such appointments and to take such additional actions as are set forth herein;

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

Section 1. Delegation to Council Committees. The City Council hereby establishes the following Council Committees and City Council assignments and delegates authority to such Committees and liaisons as provided herein:

(a) Personnel/Problems Resolution Committee.

- (1) Serves as Board of Appeals on personnel matters/grievances beyond City Manager level.
- (2) Serves as permanent member of Employee Transfer and Discharge Appeals Board.
- (3) Reviews and recommends proposed amendments to Personnel Policies and Procedures.
- (4) Reviews and recommends proposed compensation-related matters for employees and appointed and elected officials.

- (4) Reviews and recommends proposed changes in performance appraisal system.
- (5) Reviews and recommends proposed staffing changes and needs.
- (6) Upon assignment, hears citizen complaints that are not planning, zoning and building inspection related.
- (7) Makes recommendations for solutions after receiving input from staff.
- (8) Evaluates various studies and proposals as assigned by the City Council and Mayor and makes recommendation to the City Council.

(b) City Council Special Events Liaisons

- (1) Serves as liaison between Parks & Recreation Director and City Council in recommending, organizing, promoting and sponsoring City-wide special events.
- (2) Works with Parks & Recreation Director in recommending the number and type of special events held annually based on input from the City's Parks & Recreation Master Plan, staff and citizen input.
- (3) Works with Parks & Recreation Director in submitting names of candidates for chair person over each special event held annually.
- (4) Works with Parks & Recreation Director in developing and recommending policy changes pertaining to promoting and holding of special events.

(c) Development Review/Economic Development Committee.

- (1) Reviews initial development proposals and negotiates with developers when assigned by the City Council considering input and advice from City staff.
- (2) Reviews staff recommendations for changes to development codes and processes for further consideration by the full City Council.

(d) Historic Preservation Liaisons

- (1) Serves as liaisons between the Historic Preservation Commission and the City Council.
- (2) Attends meetings upon request and submits policy matters for consideration back to the City Council.
- (3) Liaisons do not have voting power.

(e) Youth City Council Director

- (1) Serves as Director of the Youth City Council.
- (2) Recommends and works with appointed advisors in operating Youth City Council programs and activities.
- (3) Recommends policy considerations to the City Council.

(f) Trails Committee Liaisons

- (1) Serves as liaisons between Trails Committee and the City Council;
- (2) Attends Trails Committee meetings and submits policy matters related to trails back to the City Council for consideration.
- (3) Meets quarterly with Trails Committee officers and City staff.
- (4) Liaisons do not have voting power.

Section 2. Appointments to Council Committees and Assignments. The following appointments are hereby made by the Mayor to the Council Committees and assignments and are hereby consented to and approved by the City Council:

- (a) Personnel/Problems Resolution Committee: **Jim Talbot, Jim Young and John Bilton**
- (b) Special Events Liaisons: **Mayor Talbot and John Bilton**
- (c) Development Review Committee: **Doug Anderson, Cory Ritz and John Bilton**
- (d) Historic Preservation Liaisons: **Jim Talbot and Jim Young**
- (e) Youth City Council Director: **Brigham Mellor**
- (f) Trails Committee Liaisons: **Doug Anderson**

Section 3. Appointments by the Mayor and Consent of City Council. The Mayor hereby appoints and the City Council hereby consents to the following:

-Brigham Mellor as Farmington City representative to the Davis Chamber of Commerce.

-Mayor Talbot, Jim Young and Brigham Mellor as Farmington City representatives to the Utah League of Cities & Towns.

Section 4. City Appointments to Special District Board. It is hereby confirmed and ratified that the following-named individual has been appointed as a member of the following special district board with term as indicated:

Cory Ritz, Davis County Mosquito Abatement Board, January 2014 through December 2014.

Mayor Talbot, Wasatch Integrated Waste Board, January 2014 through December 2015.

Section 5. Mayor Pro Tempore. In accordance with Section 10-3b-302(2) of the *Utah Code Annotated*, Council Member Cory Ritz has been elected by the City Council to serve as Mayor Pro Tempore for the period commencing January 1, 2013 through December 31, 2014.

Section 6. Right to Modify Appointments. The City of Farmington, acting by and through its duly-authorized Mayor and City Council, may change and/or terminate any appointment from time to time as deemed in the best interests of the City.

Section 7. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 8. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 21ST DAY OF JANUARY, 2014.

FARMINGTON CITY

ATTEST:

Holly Gadd
City Recorder

By: _____
H. James Talbot
Mayor

CITY COUNCIL AGENDA

For Council Meeting:
January 21, 2014

SUBJECT: City Manager Report

1. Police & Fire Monthly Activity Reports for November and December

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



Farmington City Police Department 2013 - Activity and Case load summary

	January	February	March	April	May	June	July	August	September	October	November	December
Total Case#	115	118	132	170	170	240	225	217	174	173	179	193

Total Reports	Officer	Crime	Accident	Supp	January	February	March	April	May	June	July	August	September	October	November	December
Officer	41	43	56	79	67	80	86	77	73	83	75	75	73	83	75	100
Crime	51	60	65	69	81	132	112	119	75	69	67	67	75	69	67	57
Accident	24	15	11	20	22	23	21	18	27	22	35	35	27	22	35	34
Supp	34	13	27	38	33	33	33	55	40	46	33	33	40	46	33	35

Citations	Total Cites	Traffic Cites (Speeding)	Parking Cites	Other	January	February	March	April	May	June	July	August	September	October	November	December
Total Cites	111	92	103	98	120	123	91	106	96	101	95	106	96	101	95	103
Traffic Cites (Speeding)	25	49	73	70	78	83	48	63	61	72	54	63	61	72	54	24
Parking Cites	45	15	1	0	2	45	20	36	35	37	29	36	35	37	29	6
Other	41	28	29	28	40	39	42	43	35	1	1	0	0	1	1	40

Activities	Total	January	February	March	April	May	June	July	August	September	October	November	December
Total	2064	1873	2369	2460	2409	2384	2109	2329	2185	2060	2103	2103	1702

Investigations	Still Working # Reports	January	February	March	April	May	June	July	August	September	October	November	December
Still Working # Reports	26	34	35	34	32	41	60	60	60	75	56	46	58
Reports	24	17	33	38	35	43	39	50	50	42	58	30	34



Farmington City Police Department 2013 - Summary Cont.

Cases	Average	Total
	175.50	2106

Reports	Officer	71.67	
	Crime	79.75	
	Accident	22.67	272
	Supp	35.00	

Citations	Total	103.25	1239
	Traffic	58.33	
	Speed	29.71	208
	Parking	8.92	
	Other	36.08	

Activities	2170.58	26047
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Investigations	Working	46.42	
	# Reports	36.92	443



Farmington City Fire Department

Monthly Activity Report



November 2013



Emergency Services

Fire / Rescue Related Calls: **30**
All Fires, Rescues, Haz-Mats, Vehicle Accidents, CO Calls, False Alarms, Brush Fires, EMS Support, etc...

Ambulance Related Calls: **50 / Transported 28 (56%)**
Medicals, Traumatic Incidents, Transfers, CO Calls w/ Symptomatic Patients, etc...

Calls Missed / Unable to adequately staff: **2**

Urgent EMS Related Response Times (AVG): **5.1 Minutes** **GOAL 4 minutes or less (+ 1.1min.)**

Urgent Fire Related Response Times (AVG): **7.6 Minutes** **GOAL 4 minutes or less (+ 3.6min.)**

Department Man-Hours (based on the following 42-day pay period Nov 1st, Nov 15th and Nov 29th)

Part-Time Shift Staffing:	2000	Budgeted 2016	Variance -16
Part-Time Secretary:	124	Budgeted 80	Variance + 4
Part-Time Fire Marshal:	120	Budgeted 80	Variance - 0
Full-Time Captains:	N/A	48/96 Hour Schedule	Variances / Overtime +18
Full-Time Fire Chief:	N/A	Salary Exempt	
Training & Drills:	237		
Emergency Callbacks:	294	FIRE 82 Hrs / EMS 212 Hrs	
Special Event Hours:	36.5		(YTD:) 286.5
Total PT Staffing Hours:	2,811.5		(YTD:) 20,060

Monthly Revenues & Grant Activity YTD

Ambulance:		Prev. Month	Calendar Year	FY 2014
Ambulance Services Billed (previous month):		\$ 45,838.11	\$379,274.5 YTD	\$179,277.80
Ambulance Billing Collected (previous month):		\$ 27,131.74	\$206,849.31YTD	\$97,028.19
Variances:		-\$18,706.37	-\$172,425.19YTD	-\$82,249.61

Grants / Assistance / Donations:

Grants Applied For:	None	\$ 0	\$171,140 YTD
Grants Received:	None	\$ 0	\$180,010 YTD

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

Drill # 1— Officers Monthly Meeting & Training:	21	
Drill #2— EMS – Documentation / Dr. Fredrickson	79	Avg. Wednesday Night Drill Attendance
Drill #3— FIRE – High-Rise Evolutions / Water Supply	79	by FFD Personnel This Month: 19
Drill #4— Cancelled – Thanksgiving	0	
Other:		
Captain Barnum Leadership Training - City	10	
Specialized Training – Elevator Rescue / Stand Pipe Syst.	58	
Total Training / Actual Attended Man-Hours:	247	6,081 YTD

<u>Fire Prevention & Inspection Activities</u>	QTY	
Business Inspections:	9	
Fire Plan Reviews & Related:	10	
Station Tours & Public Ed Sessions:	16	

<u>Health, Wellness & Safety Activities</u>	QTY	
Reportable Injuries:	0	2 YTD (Slip & Fall & Bee Sting)
Physical Fitness / Gym Membership Participation %	39%	
Chaplaincy Events:	3	

<u>FFD Committees & Other Internal Group Status</u>		
Process Improvement Program (PIP) Submittals:	1	7 YTD

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

Additional Narrative:

Call volumes followed typical seasonal trends with delivery of emergency services (emergency response times) showing delays based on weather conditions; however, still improving compared to last year's statistics / EMS calls coming in at 5.1 minute avg. and FIRE calls 7.6 minute avg. response times. Two calls resulted in no-staffing or short-staffing of apparatus (on-duty crew attending to other calls and/or part-time staffing not available due to availability). FFD staffed all part-time duty shift hours (only 52 Hrs. short YTD). Our winter wind and snow storms played a vital role in our man-hour increase for the month as several calls required extended on-scene time. Ambulance transport percentages came in at 56% - typical. Collections of revenues continue with little predictability due to collection & mandated billing variables. Itemized billing for Ambulance equipment and services was adjusted to meet current industry standards. This month's training focused on Leadership Development, Multi-Story / Commercial Firefighting Tactics and Medical Training instructed by our Medical Director. Several pieces of seasonal fire apparatus was placed into storage at the Freeport Center / Clearfield for the winter season. Our goal is to eventually house all Farmington apparatus with the addition of a station on the west side of Farmington. Our 36 year old American LaFrance pumper (E-72) has encountered serious problems affecting the ability to pump water. Previous attempts to repair the rusted-out water tank (decades ago) has let other critical component failures. A final recommendation / disposition shall be determined in December once a cost to benefit analysis has been completed.

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

Cell (801) 643-4142 or email gsmith@farmington.utah.gov

Respectfully,

Guido Smith
Fire Chief



Farmington City Fire Department

Monthly Activity Report



December 2013



Emergency Services

Fire / Rescue Related Calls: **28**
All Fires, Rescues, Haz-Mats, Vehicle Accidents, CO Calls, False Alarms, Brush Fires, EMS Support, etc...

Ambulance Related Calls: **45 / Transported 26 (58%)**
Medicals, Traumatic Incidents, Transfers, CO Calls w/ Symptomatic Patients, etc...

Calls Missed / Unable to adequately staff: **2**

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

Urgent Fire Related Response Times (AVG): **8.0 Minutes** **GOAL 4 minutes or less (+ 8.0min.)**

Department Man-Hours (based on the following 28-day pay period December 13th and December 27th)

Part-Time Shift Staffing:	1,399	Budgeted 1,344	Variance +55
Part-Time Secretary:	40	Budgeted 40	Variance 0
Part-Time Fire Marshal:	40	Budgeted 40	Variance - 0
Full-Time Captains:	N/A	48/96 Hour Schedule	Variances / Overtime + 22
Full-Time Fire Chief:	N/A	Salary Exempt	
Training & Drills:	62		
Emergency Callbacks:	165	FIRE 100 Hrs / EMS 65 Hrs	
Special Event Hours:	0		(YTD:) 286.5
Total PT Staffing Hours:	1,706		(YTD:) 27,066

Monthly Revenues & Grant Activity YTD

Ambulance:	Prev. Month	Calendar Year	FY 2014
Ambulance Services Billed (previous month):	\$ 34,596.53	\$413,871.03 YTD	\$213,874.33
Ambulance Billing Collected (previous month):	\$ 18,613.72	\$225,463.03 YTD	\$115,641.91
<i>Variances:</i>	<i>-\$15,982.81</i>	<i>-\$188,408 YTD</i>	<i>-\$98,232.42</i>

Grants / Assistance / Donations:

Grants Applied For:	Laptop Computers	\$ 10,000	\$181,140 YTD
Grants Received:	None	\$ 0	\$180,010 YTD

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

Drill # 1– Officers Monthly Meeting & Training:	21	
Drill #2– EMS – URMMA – Driving & Year Review	41	Avg. Wednesday Night Drill Attendance
Drill #3– Cancelled – Christmas	0	by FFD Personnel This Month: 14
Drill #4– Cancelled –New Year	0	
Other:		

Total Training / Actual Attended Man-Hours: 61 6,142 YTD

Fire Prevention & Inspection Activities QTY

Business Inspections:	6
Fire Plan Reviews & Related:	6
Station Tours & Public Ed Sessions:	9

Health, Wellness & Safety Activities QTY

Reportable Injuries:	0	2 YTD (Slip & Fall & Bee Sting)
Physical Fitness / Gym Membership Participation %	39%	
Chaplaincy Events:	1	

FFD Committees & Other Internal Group Status

Process Improvement Program (PIP) Submittals:	1	8 YTD
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Active FFD Committees: Emergency Medical Services (EMS), Apparatus & Equipment, Fire Apparatus & Equipment, Rescue – Heavy Rescue, Water, Rope & Related Equipment, Wildland Apparatus & Equipment, Health, Wellness & Safety, Charity / Fund Raiser, Fire Prevention & Pub-Ed, Haz-Mat, Building and Facilities.

Additional Narrative:

Call volumes (and call-types) followed typical seasonal trends with delivery of emergency services (emergency response times) showing delays based on weather conditions; however, still improving compared to last year's statistics / EMS calls coming in at 5.3 minute avg. and FIRE calls 8.0 minute avg. response times. Two calls resulted in no-staffing or short-staffing of apparatus (on-duty crew attending to other calls and/or part-time staffing not available due to availability). FFD staffed all part-time duty shift hours (only 52 Hrs. short YTD) with additional hours provided to help cover other stations during Christmas parties – Note: FFD also receives coverage from other departments during its own party. Our winter wind and snow storms played a vital role in our man-hour increase for the month as several calls required extended on-scene time in addition to a couple of structure fires attended. Ambulance transport percentages came in at 58% - typical. Collections of revenues continue with little predictability due to collection & mandated billing variables. This month's training focused on Leadership Development, Safe Driving Practices with two drills cancelled due to Holiday's – Christmas & New Year. FFD completed several EMT-A recertification events for members for renewal. Note: Shortage of training ours in December will be applied to "Ice Rescue" certification training in late January / early February. We have encountered several problems with our building's bay doors, man-doors and heating units requiring extensive repairs, thus exceeding our building & grounds budget. Final numbers to be identified in January 2014. We received final projected costs to overhaul the pump and tank on the 36 year-old Engine (\$28,000) and will formerly recommend this apparatus be "decommissioned" as this apparatus is already 6 years beyond the absolute maximum service life (NFPA 1901 & 1906). This engine could make a great addition to our museum and meet the needs for parades (with no water or pump capabilities). We have already placed a 22 year-old Engine on the west side of town which will work until we acquire our ladder truck within the next couple of years. FFD will be testing for entry-level / part-time positions in January to fill several openings that become vacant over the last couple of months.

A year-end summary will be provided with the January 2014 report.

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

Respectfully,

Guido Smith
Fire Chief

CITY COUNCIL AGENDA

For Council Meeting:
January 21, 2014

SUBJECT: Mayor Talbot & City Council Reports

1. City Council Committee Appointments

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