

CLOSED SESSION: A closed session will be held at 4:00 p.m. for purposes of litigation and reasons permitted by law.

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

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, February 16, 2016, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

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

The agenda for the meeting shall be as follows:

CALL TO ORDER:

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

PUBLIC HEARINGS:

7:05 Appeal for Ascent Academy regarding Impact Fees

7:15 Miscellaneous Zoning and Subdivision Ordinance Amendments

SUMMARY ACTION:

7:30 Minute Motion Approving Summary Action List

1. Consolidated Fee Schedule Update Regarding Park Impact Fees
2. Amendment to Lagoon Contract Rate
3. Contract for the Construction of the 1100 W Culvert with Acme Construction/Davis County/School District
4. Approval of Minutes from February 2, 2016

GOVERNING BODY REPORTS:

7:35 City Council Committee Reports

7:45 City Manager Report

1. Executive Summary for Planning Commission held on February 4, 2016

2. Police and Fire Monthly Activity Reports for January

7:50 Mayor Talbot & City Council Reports

1. BOA Appointment

ADJOURN

CLOSED SESSION

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

DATED this 11th day of February, 2016.

FARMINGTON CITY CORPORATION

By: 
Holly Gadd, City Recorder

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

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

CITY COUNCIL AGENDA

For Council Meeting:
February 16, 2016

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

It is requested that Mayor Jim Talbot give the invocation to the meeting and it is requested that City Manager Dave Millheim lead the audience in the Pledge of Allegiance.

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

CITY COUNCIL AGENDA

For Council Meeting:
February 16, 2016

PUBLIC HEARING: Appeal for Ascent Academy regarding Impact Fees

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. Deny the appeal by Ascent Construction to refund the storm drain impact fee and approve a refund of \$41,929.27 of the transportation impact fee.

GENERAL INFORMATION:

See enclosed staff report prepared by Chad Boshell.

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



FARMINGTON CITY

H. JAMES TALBOT
Mayor
BRETT ANDERSON
DOUG ANDERSON
JOHN BILTON
BRIGHAM MELLOR
CORY RITZ
CITY COUNCIL
DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Chad Boshell, City Engineer
Date: February 16, 2016
SUBJECT: **REVIEW AND CONSIDER RECOMMENDATIONS OF THE ASCENT CONSTRUCTION APPEAL OF IMPACT FEES**

RECOMMENDATION

1. Public Hearing
2. Deny the appeal by Ascent Construction to refund the storm drain impact fee and approve a refund of \$41,929.27 of the transportation impact fee.

BACKGROUND

Ascent Construction is building an office building on the corner of Park Lane and Main Street. The site abuts two streets owned and maintained by UDOT. Ascent has successfully been through the development review process and has paid the transportation impact fee of \$75,958.83 and the storm drain impact fee of \$20,089.08. Ascent has filed an appeal of these impact fees to the City Council. The appeal of each fee will be discussed below:

Storm Drain Impact Fee:

Ascent is requesting that all of the storm drain impact fee be refunded since they are detaining on site, discharging into a UDOT storm drain pipe, which then discharges into Spring Creek then into Davis County managed Shepard Creek. While all of this is correct Ascent is still having an impact on the City's storm drain system. A large portion of Farmington drains into Shepard Creek, which runs from the northeast corner of the City to the southwest corner. When the creek reaches Eagle Bay Elementary School there are existing box culverts that have a capacity of approximately 200 cubic feet per second (CFS). Flooding will occur if flows exceed this amount. To keep flows below the 200 CFS regional detention basins have been created upstream on the east side and commercial developments have been required to detain on site where regional basins are not available. Even with the detention requirement that the City has there is still too much water flowing into Shepard Creek. To reduce the water flowing into Shepard Creek the City's storm drain master plan has taken property that has historically drained into Shepard Creek and diverted flows into other drainages. This accommodation requires that additional detention basins be constructed for this water. This

option is cheaper and has less impact than requiring the development community to upsize the culverts, crossing, channel, and pipes on Shepard Creek.

Even though Ascent has detained their water, discharged into a UDOT conveyance system, and drains into Shepard Creek they are still having an impact on the City's storm drain system, as their flow contributes to the need for the City to construct regional detention basins elsewhere. This impact and its cost would be even greater to those discharging into Shepard Creek if the City did not divert their water.

Furthermore the water from Ascent during large rainfall events raises the elevation of the water in the County's mitigation area between Highway 89 and I-15. When the water reaches a certain elevation it splits and flows into Spring Creek which is requiring impact fee projects to mitigate it.

CRS has reviewed Ascent's appeal and has reached the same conclusion as described in the attached letter. City staff recommends that the storm drain impact fee should not be refunded but should be enforced in its entirety.

Transportation Impact Fee:

Ascent is also requesting that the entire transportation impact fee be refunded in its entirety for the following reasons: UDOT has required that they dedicate property for State ROW; that they have to construct curb, gutter, and sidewalk; that they have to construct improvements and services on two streets which is beyond the level customarily imposed on a construction project of this nature; that impact fees charged fail to take Ascent's contribution to existing services into consideration; that the impact fee is for Farmington City roads and not UDOT roads; that trip generations are mainly taking place on UDOT roads, and that both accesses from the site are onto UDOT roads. The remaining discussion will show that all of these points are not valid except for the last one regarding the two UDOT access points.

The City did not require that Ascent dedicate property to UDOT, this was imposed by UDOT and does not factor into the impact fees. The process of providing right-of-way and associated improvements by UDOT is required of all developers seeking access to State roads. Similar developments located along state roads in any municipality would be subject to the same requirements. If the developer wants to get compensated for this exaction then they need to request this from UDOT and not Farmington City.

Ascent is being required by UDOT and the City to construct curb, gutter, and sidewalk along the frontage of their property per City Ordinance. This requirement is not different from any other development occurring in Farmington. Impact fees are assessed to help fund construction of capital facility capacity needed to meet demand from new development; curb, gutter, and sidewalk are not considered system impacts, but are project specific infrastructure that every developer must install along their frontage.

Ascent is having to construct improvements on two streets because they abut two streets. If they abutted three streets than they would have to construct improvements on three streets. These improvements do not exceed the level customarily imposed on a construction project of this scope.

Ascent's claim that the impact fee fails to take the existing contribution to services into account is correct. The City does not account for improvements that the developer has to make in order to

develop when assessing impact fees. These improvements are project costs associated with the services that they have to have for their individual project. Impact fees fund the construction of improvements needed to meet the system-wide demand from their project.

The impact fees assessed in Farmington City's transportation impact fee excludes UDOT funds that the City may receive. The fees being assessed are for Farmington City roads and for Farmington City improvements related to transportation impacts.

Ascent estimates that roughly 80% of the trips generated from its project will be freeway oriented and utilize Park Lane. Although this may be true for the office use currently designated, the office building could support other approved uses in the future that would have a more local distribution and result in less reliance on Park lane and more of an impact on Main Street and the City road network that intersects it.

The objection that both accesses are onto State roads does give reason to evaluate the transportation impact fee. Even with both accesses being onto State roads they are still impacting the City transportation system. Every development that causes an increase in traffic on the Park Lane interchange is causing impact to the City. In order to keep the City's transportation level of service at its current level, transportation projects have been identified, planned for, and included in the calculation of the transportation impact fee. Roads and improvements have been built, are currently being built, and will be constructed in the future to handle the increased traffic and congestion being caused by development in the area of this project. Many of these City transportation projects are located west of I-15 and are intended to provide access to the Shepard Lane I-15 interchange which will alleviate traffic and congestion on Park Lane being caused by development around Park Lane.

The impact of Ascent's development has been determined by identifying the impact fee eligible costs of projects that have been constructed, are currently being constructed, or will be constructed in order to alleviate traffic congestion on Park Lane. This cost was then divided by the overall cost of capital facilities used to determine the impact fee in the impact fee analysis. The cost of transportation projects impacted by development in this area is \$5,930,124 and the following projects were included in this calculation: 1-13 (eastern road to north from Park Lane to Burke Lane), 1-15 (relocate Park Lane / Clark Lane intersection and traffic signal), 1-16 (realign and widen Park Lane), 1-17 (signalize Park Lane / Station Park intersection), 1-19 (1100 west extension from Clark Lane to Park Lane), 3-4 (new round-a-bout intersection improvements at old Park Lane / Clark Lane / 1100 West), 3-5 (1100 West widening improvements from 175 south to Clark Lane), and 3-6 (1100 West widening improvements from 175 South to 500 South). The total cost of capital facilities used to determine the impact fee in the impact fee analysis was \$13,234,629.

Percentage of transportation impact fee to be assessed is = $\frac{\$5,930,124}{\$13,234,629} = 44.8\%$

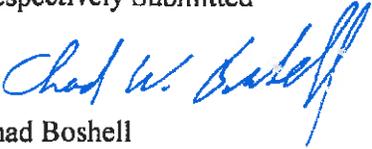
Amount of transportation impact fee to be refunded is = $\$75,958.83 - (0.448 * \$75,958.83) = \$41,929.27$

City staff recommends that \$41,929.27 of the transportation impact fee be refunded to Ascent Construction.

SUPPLEMENTAL INFORMATION

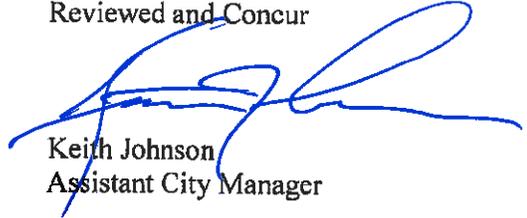
1. CRS storm drain impact fee appeal review
2. Ascent Construction appeal

Respectively Submitted



Chad Boshell
City Engineer

Reviewed and Concur



Keith Johnson
Assistant City Manager



CALDWELL
RICHARDS
SORENSEN

Answers to Infrastructure®

160 South Main, Suite 200
P.O. Box 280
Farmington, UT 84025
Phone: 801.359.5565
Fax: 801.359.4272
crsengineers.com

February 8, 2016

Chad Boshell
Farmington City Engineer
160 South Main Street
Farmington, Utah 84025

Re: Ascent Construction SD Impact Fees

Dear Chad,

We understand that Ascent Construction is challenging the impact fee that the City has charged for the construction of their new facility located on the corner of Park Lane and Main Street. At your request, we have reviewed the impact that their new facility will have on the City's storm drain system.

Ascent Construction believes that runoff from their site flows to the west through existing pipes and ponds without causing any of the existing infrastructure to exceed its capacity. This is true until the runoff passes I-15. However, due to growth and development on the east and west side of the City, several improvements are necessary to safely convey runoff from I-15 to the Great Salt Lake. The development of the Ascent Construction site contributes to the need for increased capacity in the storm drainage system.

The projects in the Farmington City Storm Drain Master Plan that will be funded in part by the Ascent Construction impact fee include:

- Diverting water from Spring Creek and Shepard Creek
- Installation of new storm drain pipes and culverts
- Construction of new detention basins

Without these projects, it would be necessary to increase the capacity of both creeks and such expansions would require property acquisition and infrastructure upgrades that would cost several times more than the proposed projects in the master plan.

It is our opinion that the full impact fee should be required of Ascent Construction because of the global impact on the City's infrastructure. Without this fee, the City will not be able to fund critical storm drain improvements that are necessary to detain and convey runoff from the project site. The storm drain impact fees collected from Ascent Construction will be used to construct improvement projects directly downstream from their facility and these improvements will benefit and protect the City from flooding and drainage problems.

Sincerely,
Caldwell Richards Sorensen

Matt Collier, PE, CFM
Farmington Office Manager

cc file: Project 16002F.01

Ascent Construction, Inc.

APPEAL OF IMPACT FEES TO FARMINGTON CITY COUNCIL

January 22, 2016

Ascent Construction, Inc. and Shonik, LLC (“Ascent”), appeal the following Impact Fees (Permit Number 12129):

1. Transportation Impact Fee in the amount of \$75,958.83; and
2. Storm Drain Impact Fee (east) in the amount of \$20,089.08.

These Impact Fees were paid on January 6, 2016 at which time a request for information was submitted.

Following review of the information provided we believe that the two Impact Fees should not be charged and request the Impact fees be refunded or in the alternative: (i) that the Impact Fees be reduced to reflect the lesser impact from Ascent Construction’s activities as well as reduced by “case specific fee calculation” because the improvements being made; (ii) will contribute to existing service provisions in ways not acknowledged by the imposition of the Impact Fees in the amounts we were required to pay.

The building permit is for an office building (Permit 12129) on property located at 310 W. Park Lane. This building will consist of approximately 24,046 square feet. The two Impact Fees will be addressed separately.

TRANSPORTATION IMPACT FEE

The subject property is adjacent to two separate roads, Main Street (SR-106) and Park Lane (SR-205).

Ascent is required to provide 6100 square feet of the project property for future widening and improvements to Park Lane. Ascent Construction will also construct curb, gutter and sidewalk on Main Street and Park Lane. Constructing such improvements on **two** streets provides additional improvements and services beyond the level customarily imposed on a construction project of this nature and the Impact Fees charged fail to take Ascent’s contribution to existing services into consideration. Both the roads Main Street and Park Lane, that provide ingress and egress from the property are state roads. The Farmington City Road Capital Facilities Analysis asserts impact fees are based only on the cost of facilities needed to meet the demand for new development (p. 1) and that the impact analysis excludes UDOT funds (pp. 2 and 14). The contribution of property for future road improvements must be recognized as benefitting Farmington’s local roads in an amount equal to or greater than the Transportation Impact Fee that has been charged. Conveying the property helps make it possible to provide for future improvements to assist traffic flow on local roads in a time frame consistent with the needs and requirements of Farmington City rather than depending entirely on UDOT’s budgeting and

UDOT timeframes, particularly because the capacity of state roads in question enable Farmington City to more efficiently regulate traffic flow on local roads.

The traffic study Ascent completed for this project documents the lack of any applicable traffic increase whatsoever on Farmington roads from Ascent's project. This study was prepared by A-Trans Engineering, July 2015, and is attached. Although there are many aspects of the study that support Ascent requests, the objective of the study and a conclusion provides a good summary. On page 1, it is explained:

The objective of this study is to determine the impact of the development on the study area as well as a recommendation of the location of the access point. Access location 1 is along Park Lane and access location 2 is along Main Street. According to Traffic on Utah Highways, Main Street carries 7,685 AADT and park lane carries 5,960 AADT. The proposed site is projected to generate 34 AM, 33 P.M. peak hour trips with 241 daily trips, the majority of which will be coming from the west from US 89 and I-15 corridors.

On page 8 of the study, it characterizes trip distribution and explains:

“B. Trip Distribution

Project site traffic was applied to the origin-destination (O-D) for the site. Origin-destination was determined from evaluating the existing traffic patterns and hourly traffic volumes on each leg of the included intersections. In addition to these calculations engineering judgment and the proximity of the interstate system and regional and community retail and employment centers were considered. The origin-destination was determined as follows:

- 10% to/from north along Main Street
- 10% to/from south along Main Street
- 80% to/from west along Park Lane

Origin Destination is shown in Figure 5. Site trip distribution was done for the 2 scenarios; access along Park Lane and access along Main Street. The site trip distribution is shown in Figure 6.”

A key part of the conclusions for this Appeal is found on page 21, and clearly supports Ascent's request:

“The majority of site traffic will be entering and exiting to the west, therefore trips headed to the site will have to make two left turns to enter the site via Main Street and only one left turn to access the site via Park Lane. This will also cause the site to have very little impact at the Main Street / Park Lane intersection. Either location will require a left turn deceleration lane at the access point. The Park Lane access is an extension of the eastbound left turn lane for the Main Street / Park Lane signalized intersection.”

Since almost all of the traffic will exit west it will travel on a state road (Park Lane) to another state road (likely I-15). Accordingly, as the traffic study and fair analysis indicates, the traffic visits occasioned by the Ascent project will have no appreciable effect whatsoever upon Farmington roads. Visits to the site will be almost exclusively from Park Lane and secondarily from Main Street, both state roads. Since the impact is negligible and given the other additional improvements, as well as the land being conveyed, the entire Impact Fee should be returned.

In the alternative, the uniqueness of this project requires the fee be separately calculated. Any such calculation will reduce the Impact Fee to a very small amount.

STORM DRAIN IMPACT FEE

The present and all previous uses of this property have allowed the storm water to flow from the property and be handled as a part of Farmington City's storm water run-off. Now under the terms of approval granted to Ascent, all storm water will have full onsite underground detention on site in facilities being constructed by Ascent. The storm water will then be routed into the UDOT drainage system and it is our understanding that the storm water does not join into the Farmington City system, but proceeds through the UDOT system into the Farmington Bay area. The improvements to be made will diminish rather than increase the storm water within the Farmington City system and so the Storm Drain Impact Fee should be refunded in its entirety. In the alternative the amount of the fee should be significantly reduced to recognize that the storm water will now be collected and managed on the property rather than allowed to run unimpeded from the property as has been the practice until this time.

Dated this 22nd day of January, 2016.

Respectfully submitted:


Scott Johansen
Authorized Representative
Ascent Construction, Inc. and Shonik, LLC

I personally delivered a copy of this Appeal to the Farmington City Council c/o the Farmington City Administrator or his representative on January 22, 2016.


Scott Johansen

CITY COUNCIL AGENDA

For Council Meeting:
February 16, 2016

PUBLIC HEARING: Miscellaneous Zoning and Subdivision Ordinance Amendments

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

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson – Associate City Planner

Date: February 5, 2016

SUBJECT: MISCELLANEOUS ZONING AND SUBDIVISION ORDINANCE AMENDMENTS
Applicant: Farmington City

RECOMMENDATION

- A. Hold a Public Hearing;
- B. Move that the City Council approve the enclosed amendments to the zoning and subdivision ordinances as set forth in the February 16, 2016 staff report and the enclosed enabling ordinance related thereto.

Findings:

- a. In the event that a private road becomes public and under the City's jurisdiction, city staff, including the engineer and public works would like private roads to be built to the city's standards; this protects the City in the future.
- b. Removing this section from the code is a means to delete redundancies as it relates to lot widths and street frontage requirements in conservation subdivisions.
- c. Amending the minor subdivision process to make it consistent with the major subdivision approval process will ensure that the City no longer has an appeal body that is also the land use authority.
- d. Removing the metal plate request for Class "A" Self Storage will clarify the ordinance and allow for more design flexibility to use architectural materials that are readily used in many high-end, modern applications.
- e. Amending the allowable forms of subdivision bonds by removing property bonds eliminates redundancies and an antiquated, unused bond.
- f. Providing a definition of small cell networks, DAS, and other similar networks is being proactive and preparing for the future widespread use that these types of facilities potentially represent.
- g. Renumbering the portion of the flag lot ordinance is a "clean-up" item making that section of the code more uniform with the rest of the Subdivision Ordinance.
- h. By allowing for tandem parking in two-family dwellings, the City is updating an outdated portion of the code that does not give enough flexibility to duplexes in regards to parking requirements, especially in those areas where street parking is not allowed.

- i. Amending the setback requirement for institutional uses citywide allows for more flexibility related to lot dimensions and design requirements for uses that do not and should not conform to standards established for single family residences.
- j. This amendment clarifies the language regarding the buffer requirement between a commercial parking lot and a residential use and gives more specific administrative power to the Planning Commission when enforcing this requirement. Additionally, through bifurcating industrial from commercial uses and placing more stringent requirements on industrial uses, this provides stronger protections for residents from any potential negative impacts normally associated with industrial uses.

BACKGROUND

a) Amending Section 12-7-030(2), requiring all private roads built in Farmington comply with Farmington City Development Standards for pavement sections, and amending the subdivision ordinance to increase the required lot frontage to 28' instead of 20' reflecting the amended flag lot requirement set forth in 2014.

Currently there is no requirement for private roads to be built to the same “vertical” standards as public roads, i.e. the “pavement section” as found in the Farmington City Development Standards plan no. 250 SP is not required on private streets. The City recently had an issue with this, when a developer built their private roads to sub-standard quality, and the roads sank or were rendered unusable because of deep troughs and mounds, because poor sub-grade materials were used. The City has concerns that if sub-standard private roads were ever turned over to the City for public maintenance, the City could have low quality roads to maintain and manage. The only section that covers private roads in the Subdivision Ordinance is found in Section 12-7-030(2). Staff is recommending that the section be amended to the following:

12-7-030 Lots

(2) All lots or parcels created by the subdivision shall have frontage on a dedicated street, improved to standards hereinafter required, equal to at least fifty percent (50%) of its minimum required width except for flag lots which shall have a minimum of twenty-eight feet (28') of frontage. Private streets shall not be permitted unless the Planning Commission finds that the most logical development of the land requires that lots be created which are served by a private street or other means of access, and makes such findings in writing with the reasons states therein. All Private streets shall meet Farmington City Development Standards as it pertains to Standard Street Intersections, Typical Cul-de-sac, and Standard Roadway Sections; this includes but is not limited to Submittals, Quality Control, Site Preparation, Grading, Excavating, Backfilling and Compaction, Base Course, Asphalt/Concrete, Curbs, Gutters, Drive Aprons, and Walks, Slurry Sealing, Restoration of Existing Improvements, Storm Drainage Systems, Boundary Markers and Survey Monuments, Geo-textiles, and Concrete Reinforcement. Land designated as public right-of-way shall be separate and distinct from lots adjoining such right-of-way and shall not be included in the area of such lots.

b) Removing Section 11-12-090(e) regarding street frontage requirements in conservation subdivisions.

Staff is recommending this amendment because Section 11-12-090(d) of the Zoning Ordinance regulates the Lot Width at Building Line, and renders section (e) as unnecessary:

~~(e) — Street Frontage. The minimum street frontages for lots within a Conservation Subdivision shall be determined in accordance with the street frontage regulations provided for the relevant zone.~~

c) Amending Sections 12-5-070 and 12-5-080 of the Subdivision Ordinance regarding the minor plat approval process and bringing it into conformance with the current approval process for major subdivisions.

Recently the Planning Commission and City Council changed the approval process for all major subdivisions as follows: schematic plan is recommended by the Planning Commission and approved/denied by City Council, preliminary plat is approved/denied by the Planning Commission, and final plat is approved/denied by the Planning Commission. This amendment was made so that the land use authority would not also act as the appeal body; in this case, the amendment made the Planning Commission the land use authority and the City Council the appeal body.

However, the approval for minor plat wasn't changed in accordance with the amendment to the major subdivision approval process. Therefore, minor plats are currently in the same dilemma as major plats used to be; both the land use authority and the appeal body for a minor plat is currently the City Council. Additionally, there is currently no legislation regulating the expiration of a minor plat approval and how best to address this issue.

The amendment would clean these discrepancies up as follows:

CHAPTER 5

MINOR SUBDIVISIONS

12-5-010	Purpose.
12-5-020	Requirements for Minor Subdivisions.
12-5-030	Applicability.
12-5-040	Schematic Plan Required.
12-5-050	Minor Subdivision Application.
12-5-060	Planning Department Review.
12-5-070	Planning Commission Action.
12-5-080	City Council Action. Expiration of Final Approval.

- 12-5-090 **Bond Agreement.**
 - 12-5-100 **Plat Requirements.**
 - 12-5-110 **Recording of Plat**
-

12-5-070 Planning Commission Action.

~~Within a reasonable time after receipt of an application for minor subdivision approval from the Planning Department, the Planning Commission shall act thereon. If the Planning Commission finds that the proposed plat complies with the requirements of this Title and that it is satisfied with the plat of the subdivision, it shall recommend to the City Council that the plat be approved or that the plat be approved, with conditions. If the Planning Commission finds that the proposed plat does not meet the requirements of this Title, it shall recommend disapproval of such plat. If the Planning Commission denies minor subdivision plat approval, no further review of the proposed subdivision shall be made by the Planning Commission and a new plat shall be required to re-initiate the minor subdivision process. If a new plat is presented to the City for review within one (1) year of the date of the original minor subdivision application, no new application or application fee shall be required.~~

(1) Within a reasonable time following the receipt of an application for minor subdivision approval from the Planning Department, the Planning Commission shall act thereon. The Planning Commission shall assure that the plat is in conformity with the requirements of this Chapter and Title, other applicable ordinances or regulations, and any conditions of approval deemed necessary by the Planning Commission. If the Planning Commission finds that the proposed plat complies with the requirements of this Title and that it is satisfied with the plat of the subdivision, it shall approve or approve with conditions the minor plat subdivision.

(2) If the Planning Commission determines that the proposed plat is not in conformity with the Ordinances of the City or any reasonable conditions imposed, it shall not approve the plat, specifying the reasons for such disapproval. If a proposed plat is disapproved by the Planning Commission, no further plat shall be submitted and a new minor subdivision application shall be required to initiate minor subdivision approval, including the payment of the required fee.

12-5-080 ~~City Council Action~~ Expiration of Final Approval

~~(1) Within a reasonable time following a recommendation of approval of a minor subdivision plat by the Planning Commission, the City Council shall review the plat. The City Council shall assure that the plat is in conformity with the requirements of~~

~~this Chapter and Title, other applicable ordinances or regulations, and any conditions of approval deemed necessary by the Planning Commission, or the City Council. Additionally, the City Council may, as a condition of giving its approval, require such other conditions as it deems appropriate and in keeping with the intent of the City's ordinances and regulations.~~

~~(2) — If the City Council determines that the proposed plat is not in conformity with the Ordinances of the City or any reasonable conditions imposed, it shall not approve the plat, specifying the reasons for such disapproval. If a proposed plat is disapproved by the City Council, no further plat shall be submitted and a new minor subdivision application shall be required to initiate minor subdivision approval, including the payment of the required fee.~~

If the plat is not recorded within six (6) months from the date of Planning Commission approval, such approval shall be null and void. This time period may be extended for additional six (6) month periods by the City Manager. The Subdivider must petition for an extension, prior to the expiration of the original six (6) months, or an extension previously granted. An extension may be granted only if it is determined that it will not be detrimental to the City. If any of the fees charged as a condition of subdivision approval, including but not limited to, inspection fees, parks fees, flood control fees, as well as the amounts the City uses to estimate bonds to insure completion of improvements, have increased, the City Manager may require that the bond estimate be recalculated and that the Subdivider pay any applicable fee increases as a condition of granting the extension.

d) Removing the requirement that buildings cannot have steel paneling on the exterior in Section 11-28-220(2)(b) of the Zoning Ordinance regulating Class “A” Self Storage.

Currently the zoning ordinance requires that all Class “A” Self Storage cannot have steel panels on the building. It is unclear what constitutes a steel panel, and if corrugated steel is included as a material not allowed, and the ordinance states “should” instead of “shall”; this language leaves a lot of room for interpretation and is ambiguous. Staff feels because it is unclear and there is a lot of nice and high-end architecture using corrugated steel in their designs, that not allowing this to be used as a building material is far too restrictive. Moreover, the City has had an application by Cubes Self Storage that has corrugated steel on its exterior and in staff’s opinion, the steel is a nice architectural feature and detail. As an example of a very high quality building in the City that is using corrugated steel on the building’s exterior, one could look at the new Vista building under construction at Station Park. Because of the lack of clarity in this section of the ordinance, staff is not sure whether to include corrugated steel as a steel panel and wants to remove this requirement from the ordinance.

11-28-220 Class “A” Self Storage.

- (2) Standards. The following standards and conditions shall apply to all Class “A” Self Storage developments, in addition to any terms and conditions of approval as imposed by the Planning Commission during the conditional use permit process.
- (a) Location. Class “A” Self Storage is an ancillary commercial use and shall be located on secondary commercial sites or small pockets of land that are not quality commercial or residential sites. Class “A” Self Storage shall not prevent the development of, or displace, higher, better, and more intense commercial uses typically found on primary sites adjacent to high traffic major streets on visible and accessible building lots. Nevertheless, they should be located near high traffic areas close to residences and businesses and/or on sites which may be visible but not accessible.
 - (b) Architectural. Projects must have distinguished Architectural features including commercial building roof lines, building and color variation. Exteriors walls should be concrete masonry or brick and any view of roll up doors should be kept to a minimum. ~~No buildings that have exterior steel panels should be allowed.~~

e) Removing “Property Bond” from 11-4-107(2)

The property bond is an option that has never been used in Farmington and it is an antiquated form of bonding; this is a clean-up item to simplify the ordinance.

11-4-107 Completion of Required Improvements.

(2) On-site Improvements. Any on-site improvements required by this Title for multiple-family residential uses, commercial uses, commercial recreation uses, industrial uses, or any conditional use, including, but not limited to, landscaping, fencing, curbs, gutters, sidewalks, parking lot paving, or flood control improvements shall be satisfactorily installed prior to issuance of a Certificate of Occupancy and/or a Business License. In lieu of actual completion of required improvements, a developer may file with the City a cash, escrow, or irrevocable letter of credit, ~~or property bond agreement~~, on a form acceptable to the City to insure completion of such improvements. The bond amount shall be based on the City Engineer's estimated cost of improvements plus twenty percent (20%). Only the ~~four (4)~~ three (3) types of bond agreements specified herein shall be accepted. The maximum time period for a bond to guarantee completion of on- site improvements shall be not more than one year. The bond may be extended by the City Council upon a request by the developer. Upon completion of the improvements for which an on-site bond agreement has been filed, the developer shall call the Planning Department for inspection.

(f) Defining Small Cell Networks, DAS, and Similar Wireless Networks in Section 11-28-190 and including these in Table 1, the Summary of Conditional and Permitted Uses.

The City recently received and approved a conditional use permit for a “new wireless facility” on the Oakridge Country Club in the summer of 2015; this new facility is only 30’ tall, very unobtrusive, and has a smaller radius of coverage. However, because of its small footprint and limited coverage area, telecommunications companies may be using these types of facilities in the future in a variety of contexts that were previously unavailable to some of the more impactful cell towers around the city. Currently, due to the novelty of these types of facilities, the city has no regulations specific to them. In preparation

for the potential proliferation of these facilities, staff was directed to look into first codifying a definition for “New Wireless Facilities” and then better accommodating these facilities in the future expanding where they could be used and installed throughout the city.

At the last Planning Commission meeting, this item was tabled because staff was in the process of rewriting this ordinance with the help of a wireless company. The *de facto* “consultant” has now provided a draft ordinance change which has been parced out and incorporated into our current code as follows:

11-28-190 Wireless Telecommunications Facilities.

(a) Purpose. The purpose of this section is to address planning issues brought on by the rapid growth in demand for low power radio services. This section distinguishes low radio from other broadcasting type telecommunication technologies and establishes provisions that deal with issues of demand, visual mitigation, noise, engineering, residential impacts, health, safety, and facility siting.

(b) Definitions. The following definitions are specific to this Chapter:

- (1) Accessory Equipment. Any equipment serving or being used in conjunction with a Facility or Support Structure. This equipment includes, but is not limited to, utility or transmission equipment, power supplies, generators, batteries, cables, equipment buildings, cabinets and storage sheds, shelters or other structures.
- (2) Antenna. ~~A transmitting or receiving device used in telecommunications that radiates or captures radio signals.~~ Any equipment or device used to receive or transmit electromagnetic waves for the provision of Personal Wireless Services including, but not limited to, cellular, paging, personal communications services (PCS), and microwave communications. Such structures and devices include, but are not limited to, directional antennas, remote radio heads, small cell antennas, antennas for distributed antenna systems, panels, microwave and satellite dishes, and omni-directional antennas, such as whips. This definition does not apply to broadcast antennas, antennas designated for amateur radio use, or satellite dishes designed for residential or household purposes.
- (3) Distributed Antenna System (DAS). A distributed antenna system network consisting of one or more nodes connected by a fiber system to a carrier’s base transceiver station or other location commonly referred to in the communications industry as an “eNodeB”, or “NodeB”, or similar designation.

- (4) Existing Structure. Previously erected Support Structure or any other structure, including but not limited to, base stations, buildings, water tanks, transmission towers, poles, signs, or similar structures to which Facilities can be attached.
- (5) Facility. Any unmanned facility established for the purpose of providing wireless transmission of voice, data, images or other information including, but not limited to, Personal Wireless Services, cellular telephone service, personal communications service (PCS), and paging service. A Facility can consist of one or more Antennas and Accessory Equipment or one base station, a small cell network or Distributed Antenna System or any node, attachment, or facility, and associated equipment.
- (6) Lattice Tower. A self-supporting multiple sides, open steel frame structure used to support telecommunications equipment.
- (7) Low Power Radio Services facility. An unmanned structure which consists of equipment used primarily for the transmission, reception or transfer of voice or data through radio wave or (wireless) transmissions. Such sites typically require the construction of transmission support structures to which antenna equipment is attached.
- (8) Monopole with Antennas and Antenna Support Structure greater than two (2) feet in width. A self-supporting monopole tower on which antennas or an antenna structure exceeding two (2) feet in width are placed. The antennas and antenna support structures may not exceed thirteen (13) feet in width or eight (8) feet in height.
- (9) Monopole with Antennas and Antenna Support Structure less than two (2) feet in width. A monopole with antennas and antenna support structure not exceeding two (2) feet in width. Antennas and antenna support structures may not exceed ten (10) feet in height.
- (10) Monopole. A single cylindrical steel or wooden pole that acts as the support structure for antennas.
- (11) Personal Wireless Services. Commercial wireless services, unlicensed wireless services and common carrier wireless exchange access services.
- (12) Roof Mounted Antenna. A roof mounted antenna is an

antenna or series of individual antennas mounted on a flat roof, mechanical room or penthouse of a building.

- (13) Small Cell Network. A Small Cell Network shall mean, but is not limited to, any radio access node (RAN) consisting of equipment which may include, but is not limited to, distributed antenna system (DAS), picocells, remote radio heads (RRH), distributed radio access nodes (DRAN), and other similar technologies as may exist now and into the future. A small cell “Node” is an equipment enclosure containing active radio components, concealment/“stealth” (but excluding any associated electric meters, grounding equipment, power supply, power transfer switch, and cut-off switch), radio transceiver, and such other facilities and associated electronics as meet generally accepted industry standards or Federal Communications Commission (“FCC”) rules, regulations and/or guidelines for small cell facilities.
- (14) Stealth Facility. Any Facility that is integrated as an architectural feature of an Existing Structure or changes a Support Structure design so that the purpose of the Facility or Support Structure for providing wireless services is not readily apparent.
- (15) Support Structure. A structure designed to support Facilities including, but not limited to, Monopoles, Vertical Facilities, utility poles and other freestanding self-supporting structures.
- (16) Wall Mounted Antenna. An antenna or series of individual antennas mounted against the vertical wall of a building.
- (17) Whip Antenna. An antenna that is cylindrical in shape. Whip antennas can be directional or omni-directional and vary in size depending upon the frequency and gain for which they are designed.

(n) Antennas and Mounting Structures on or over a public right-of-way. Antennas and mounting structures encroaching on or over the public sidewalk or on or over a public right-of-way shall be subject to obtaining permission from the city pursuant to the City’s Rights-of-way Encroachment Policy.

(o) Non-maintained or Abandoned Facilities. The Zoning

Administrator may require each non-maintained or abandoned low power radio services antenna to be removed from the building or premise when such an antenna has not been repaired or put into use by the owner, person having control or person receiving benefit of such structure within thirty (30) calendar days after notice of non-maintenance or abandonment is given to the owner, person having control or person receiving the benefit of such structure.

(p) Small Cell Networks, DAS, and Similar Networks. Small Cell Networks, DAS and similar networks may exceed the maximum building height limitations within a zoning district, provided they do not constitute a Substantial Change. These types of facilities shall not exceed fifty (50) feet in height unless such height increase is approved by the Planning Commission as part of a conditional use application.

- (1) Site Plan Requirements. Site plans shall detail proposed improvements which complies with Farmington City's existing site plan requirements. Drawings must depict improvements related to the requirements listed in this Section, including property boundaries, setbacks, topography, elevation sketch, and dimensions of improvements.
- (2) Lighting. Facilities or Support Structures shall not be lighted or marked unless required by the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), or other applicable governmental authority.
- (3) Signage. Signs located at the Facility shall be limited to ownership and contact information, FCC antenna registration number (if required) and any other information as required by the applicable governmental authority. Commercial advertising is strictly prohibited.
- (4) Landscaping. In all zoning districts where these facilities are allowed the Planning Commission shall have the authority to impose reasonable landscaping requirements surrounding the Accessory Equipment. Required landscaping shall be consistent with surrounding vegetation and shall be maintained by the Facility owner. The Planning Commission may elect to waive landscaping requirements for sites that are not visible from the public right-of-way or adjacent property or in instances where in the judgment of the Planning Commission landscaping is not appropriate or necessary.

Table 1: Summary of Permitted and Conditional Uses

Zone District	Wall Mounted Antenna	Roof Mounted Antenna	Monopoles/<2 ft structure, <60 ft tall or max height for district, if less	Monopoles/<2 ft structure, >60 ft tall or exceeding max height for district	Monopoles/>2 ft structure, <60 ft tall or max height for district, if less	Monopoles/<2 ft structure, >60 ft tall or exceeding max height for district	<u>Small cell network, DAS, and similar</u>
A	C!	C!	C	C	C	C	<u>C#</u>
AE/AA	C!	N	C#	N	N	N	<u>C#</u>
LS	C!	N	C#	N	N	N	<u>C#</u>
S	C!	N	C#	N	N	N	<u>C#</u>
LR	C!	N	C#	N	N	N	<u>C#</u>
R	C!	N	C#	N	N	N	<u>C#</u>
R-2	C!	N	C#	N	N	N	<u>C#</u>
R-4	C!	N	C#	N	N	N	<u>C#</u>
R-8	C!	N	C#	N	N	N	<u>C#</u>
BP	P	P	P	C	C	C	<u>P</u>
C-H	C!	P!	P	C	C	C	<u>P</u>
C-R	P	P	P	C	C	C	<u>P</u>
C	P	P	P	C	C	C	<u>P</u>
BR	C!	C!	C#	C	N	N	<u>C#</u>
M-1	P	P	P	C	C	C	<u>P</u>
S	P	P	P	C	C	C	<u>P</u>
B	C!	N	C#	N	N	N	<u>C#</u>

KEY: N = Not Permitted P = Permitted C = Conditional Use != Allowed
 Only on Non-Residential Structures
 # = Allowed Only on School, Church, or other Institutional Uses etc, if Disguised

g) Amending Section 12-7-030(10) of the Subdivision Ordinance to clean up the numbering making it uniform with the rest of Title 12.

This is a minor amendment to the Section 12-7-030 of the Subdivision Ordinance to bring it into consistency with the rest of that Title.

12-7-030 Lots.

(10) Flag lots may be approved by the Planning Commission and the City Council and are prohibited except to reasonably utilize an irregularly shaped parcel, to reasonably utilize land with severe topography, to provide for the protection of significant natural or environmentally sensitive areas, or to allow a property owner reasonable use and benefit of a parcel of land not otherwise developable.

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

(b) Design Requirements. The design requirements for a flag lot are as follows:

- (i) A flag lot shall be comprised of a stem portion and a flag portion.
- (ii) The stem portion must be contiguous to a dedicated public street.
- (iii) All buildings can be placed on the flag portion only.
- (iv) The front yard shall be considered one of the two sides of the flag portion that adjoins the stem and all buildings must face the front yard.
- (v) A flag lot must comply with all requirements, standards and ordinances as determined by the underlying zone district in which it is located; this includes setbacks, building height, accessory buildings, minimum lot size, etc.
- (vi) Minimum lot size calculations exclude the stem and only take the flag portion of the lot into consideration.
- (vii) The stem shall be at least 28' wide and no longer than 150' long.
- (viii) The stem shall service one lot only.
- (ix) No more than two flag lots shall be allowed in a subdivision.
- (x) For back-to-back flag lots, a reduction of each stem to 20' wide is permitted where the stems abut one another.
- (xi) The access drive shall be at least 20' wide and no greater than a 15% grade. The drive shall be paved with a hard surface such as asphalt or concrete and conform to all applicable Fire Code regulations, including access to fire hydrants, emergency access and turnarounds.
- (xii) The access drive must have a minimum of 4' wide landscaped yard along both sides.
- (xiii) All utilities and related services (including easements) shall be provided to the flag lot in accordance with the applicable regulations and ordinances adopted by the City.

h) Amending Section 11-32-103(4) of the Zoning Ordinance allowing for tandem parking for Two-Family Dwellings.

The ordinance now only allows for tandem parking in single family dwellings, but staff feels expanding this allowance to two-family dwellings makes sense as many duplexes could functionally use tandem parking in a similar way to single family dwellings.

11-32-103 General Provisions.

(4) **Tandem Parking.** Tandem parking shall not be allowed except for single-family and two-family dwellings.

i) Amending Section 11-28-050 of the Zoning Ordinance to allow for greater flexibility in setback standards for institutional uses citywide.

Currently, institutional uses throughout the city have to comply with the standards for single family residential homes in whatever zone they exist within; staff wants to create more flexibility for institutional uses such as churches, seminary buildings, governmental offices, gymnasiums, schools, etc. This issue came up when the seminary building for the new high school began discussions with staff about the placement of their building and staff realized that they would have to be 30 feet from the front and rear property lines, and 10-14 feet from the side. Staff feels that bringing these types of uses closer to the street and tucking parking either behind or to the side is far preferable to setting the building back an inordinate distance that was meant for a home, not an institutional building. By making this change to Chapter 28 of the Zoning Ordinance, the reduction will be citywide and not on a zone-by-zone basis.

11-28-050 Supplementary Yard Regulations.

(a) **Main Building to Face Front.** Regardless of the shape of any building lot, the full face of a building and the full width of required side yards shall be fully exposed to the street.

(b) **Reduction of Front Yard.** Where the ground elevation at a point fifty (50) feet from the front lot line and midway between the side lot lines differs by ten (10) feet or more from the curb level, the front yard setback need not exceed sixty-seven percent (67%) of that required in the zone, but not less than twenty (20) feet.

(c) **Double Frontage Lot.** A double frontage or through lot shall have a front yard as required by the respective zone on each street on which it abuts.

(d) Rear Yard Averaging in Residential. The Zoning Administrator may approve a variation in the required rear yard on residential lots that are not rectangular as follows: the average distance between the main structure and rear property line (measured from the rear corners of the main structure) shall be equal to the required rear yard (setback) in the zone in which the main structure is located, except that the distance measured at either corner shall not be less than twenty (20) feet.

(e) Rear Yard Reduction for Corner Lot. On corner lots where a garage containing not less than the required minimum number of usable off-street parking spaces is attached to or constructed as an architectural and integral part of a dwelling, the rear yard of the lot may be reduced to not less than fifteen (15) feet, provided that no accessory building shall be permitted within such reduced yard. Where the rear yard has been reduced as herein permitted, the required minimum number of off-street parking spaces provided within said building shall be maintained in perpetuity, not reduced in size, altered or used for other purposes.

(f) Setback Requirement for Institutional Uses. For any building that is an institutional use, including Quasi-Public and Public Uses, the setbacks shall be as follows: front setbacks shall be at least fifteen feet (15'), rear setbacks shall be at least ten feet (10'), and the side setbacks shall be the same as the underlying zone in which the building is located.

j) Amending Section 11-7-107(7) of the Zoning Ordinance clarifying the language regarding the buffer requirement between a commercial and residential use.

This issue came up when Ascent Construction was building their new headquarters on the corner of Park and Main. The parking lot abuts the DeJong home, and the Planning Commission found the language in this section of code to be ambiguous and difficult to administer and directed staff to amend the ordinance; this is an attempt to do just that. The requested amendment would reduce the 30' requirement, because both staff and the commissioners felt that this is too high of a requirement, and it is a requirement that has not been enforced uniformly throughout the city. Additionally, removing the "and/or" requirement renders the ordinance less ambiguous.

At the January 21, 2016 Planning Commission meeting, the commission expressed concerns over the inclusion of industrial uses with commercial uses, and a 10' buffer was determined to not be enough separation for residential from industrial uses. As a solution, staff extricated industrial from commercial uses and placed more stringent requirements on industrial uses, such as an 8' high fence and a 30' buffer, as opposed to a 6' high fence and a 10' buffer. Additionally, staff was directed to tighten up the language in Section 11-7-107(7)(a), which was completed with a few minor changes as outlined in the amendment below.

11-7-107 Standards for Construction of Multiple-Family Residential, Commercial, Commercial Recreation, or Industrial Conditional Uses or Permitted Uses on an Undeveloped Site.

(7) Screening shall be provided in the following situations and according to the following standards:

- (a) The site plans shall indicate the location, height, design, and materials of walls, fences, hedges, and other buffers. These features shall be used to screen or conceal storage areas (including refuse containers), service yards, utility installations or other unsightly features, to minimize any negative impacts on adjacent property, and to create a harmonious streetscape, as determined by the Planning Commission at that time when a site plan application is reviewed.
- (b) A six (6) foot high masonry fence and ~~or a thirty (30)~~ a ten (10) foot buffer zone with sufficient plantings of trees and shrubs to provide adequate suppression of sound and light, as approved by the City Planner, shall be constructed between a residential property line or zone boundary and any parking area, road, or driveway of a proposed use determined to be of a commercial, office, or institutional ~~or industrial~~ nature. All fences shall be engineered to withstand wind loads up to ~~100~~ 150 mph and shall be approved by the City Engineer. The Planning Commission may consider an alternative fence on its own initiative or upon petition by affected property owners.
- (c) An eight (8) foot high masonry fence and a thirty (30) foot buffer zone with sufficient plantings of trees and shrubs to provide adequate suppression of sound and light, as approved by the City Planner, shall be constructed between a residential property line or zone boundary and any parking area, road, or driveway of a proposed use determined to be of an industrial nature. All fences shall be engineered to withstand wind loads up to 150 mph and shall be approved by the City Engineer. The Planning Commission may consider an alternative fence on its own initiative or upon petition by affected property owners.

Supplemental Information

1. Photos of Proposed Cubes Self-Storage Facility
2. Enabling Ordinance

Applicable Ordinances

1. Title 11, Chapter 4 – Administration
2. Title 11, Chapter 7 – Site Development Standards
3. Title 11, Chapter 12 – Conservation Subdivisions
4. Title 11, Chapter 28 – Supplementary and Qualifying Regulations
5. Title 11, Chapter 32—Off-Street Parking, Loading, and Access
6. Title 12, Chapter 5 – Minor Subdivisions
7. Title 12, Chapter 7 – General Requirements for all Subdivisions

Respectfully Submitted



Eric Anderson
Associate City Planner

Review & Concur



Dave Millheim
City Manager

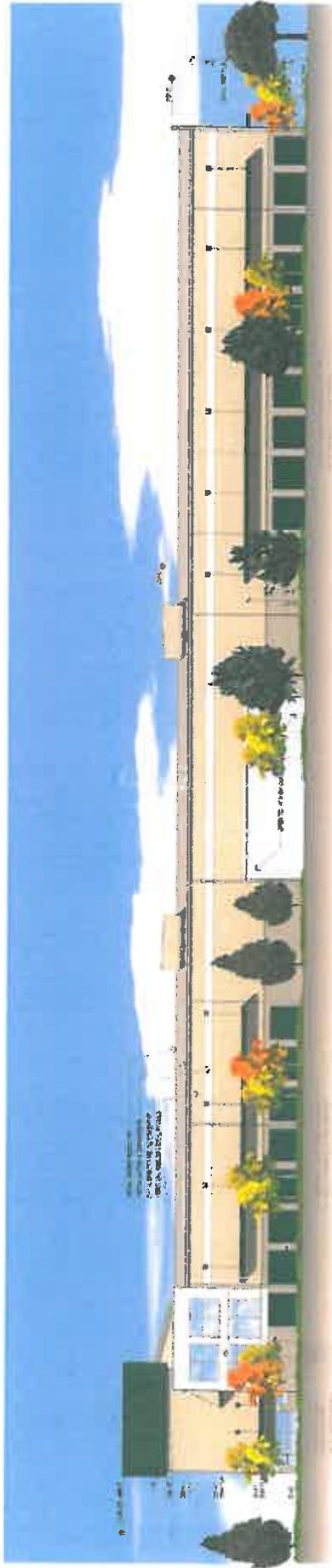
for



1/8\"/>

1/8\"/>

EAST ELEVATION
SCALE: 1/8\"/>



1/8\"/>

1/8\"/>

NORTH ELEVATION
SCALE: 1/8\"/>

CUBES SELF STORAGE
FARMINGTON, UT

BLDG. A ELEVATIONS

SFS 4
REV: 04/17/14

**ARIELL
VALLI
ARCHITECT**
ARCHITECTS & INTERIORS
100 EAST 900 SOUTH

4



PARK YOUR STUFF WITH US

FREE TRUCK USE

cubus
the cuber

cubus
the cuber



1000
1000
1000

1000
1000
1000



FARMINGTON, UTAH

ORDINANCE NO. 2016 -

**AN ORDINANCE AMENDING CHAPTERS 4, 7, 12, 28, AND
32 OF THE ZONING ORDINANCE, AND CHAPTERS 5
AND 7 OF THE SUBDIVISION ORDINANCE (ZT-12-15).**

WHEREAS, the Planning Commission has held a public hearing in which the proposed various amendments to the Subdivision and Zoning Ordinance were thoroughly reviewed and the Planning Commission recommended that these changes be approved by the City Council; and

WHEREAS, the Farmington City Council has also held a public hearing pursuant to notice and as required by law and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

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

Section 1. Amendment. Sections 11-4-107(2), 11-7-107(7)(b), 11-12-090(e), 11-28-050, 11-28-190, 11-28-220(2)(b), and 11-32-103(4) of the Farmington City Zoning Ordinance, and Sections 12-5-070, 12-5-080, 12-7-030(2), and 12-7-030(10) of the Subdivision Ordinance is hereby amended as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

Section 2. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 3. Effective Date. This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 16th day of February, 2016.

FARMINGTON CITY

H. James Talbot, Mayor

ATTEST:

Holly Gadd, City Recorder

EXHIBIT "A"

a) Amending Section 12-7-030(2), requiring all private roads built in Farmington comply with Farmington City Development Standards for pavement sections, and amending the subdivision ordinance to increase the required lot frontage to 28' instead of 20' reflecting the amended flag lot requirement set forth in 2014.

12-7-030 Lots

(2) All lots or parcels created by the subdivision shall have frontage on a dedicated street, improved to standards hereinafter required, equal to at least fifty percent (50%) of its minimum required width except for flag lots which shall have a minimum of twenty-eight feet (28') of frontage. Private streets shall not be permitted unless the Planning Commission finds that the most logical development of the land requires that lots be created which are served by a private street or other means of access, and makes such findings in writing with the reasons states therein. All Private streets shall meet Farmington City Development Standards as it pertains to Standard Street Intersections, Typical Cul-de-sac, and Standard Roadway Sections; this includes but is not limited to Submittals, Quality Control, Site Preparation, Grading, Excavating, Backfilling and Compaction, Base Course, Asphalt/Concrete, Curbs, Gutters, Drive Aprons, and Walks, Slurry Sealing, Restoration of Existing Improvements, Storm Drainage Systems, Boundary Markers and Survey Monuments, Geo-textiles, and Concrete Reinforcement. Land designated as public right-of-way shall be separate and distinct from lots adjoining such right-of-way and shall not be included in the area of such lots.

b) Removing Section 11-12-090(e) regarding street frontage requirements in conservation subdivisions.

~~(e) — Street Frontage. The minimum street frontages for lots within a Conservation Subdivision shall be determined in accordance with the street frontage regulations provided for the relevant zone.~~

c) Amending Sections 12-5-070 and 12-5-080 of the Subdivision Ordinance regarding the minor plat approval process and bringing it into conformance with the current approval process for major subdivisions.

CHAPTER 5

MINOR SUBDIVISIONS

12-5-010 Purpose.
12-5-020 Requirements for Minor Subdivisions.

12-5-030	Applicability.
12-5-040	Schematic Plan Required.
12-5-050	Minor Subdivision Application.
12-5-060	Planning Department Review.
12-5-070	Planning Commission Action.
12-5-080	City Council Action. Expiration of Final Approval.
12-5-090	Bond Agreement.
12-5-100	Plat Requirements.
12-5-110	Recording of Plat

12-5-070 Planning Commission Action.

~~Within a reasonable time after receipt of an application for minor subdivision approval from the Planning Department, the Planning Commission shall act thereon. If the Planning Commission finds that the proposed plat complies with the requirements of this Title and that it is satisfied with the plat of the subdivision, it shall recommend to the City Council that the plat be approved or that the plat be approved, with conditions. If the Planning Commission finds that the proposed plat does not meet the requirements of this Title, it shall recommend disapproval of such plat. If the Planning Commission denies minor subdivision plat approval, no further review of the proposed subdivision shall be made by the Planning Commission and a new plat shall be required to re-initiate the minor subdivision process. If a new plat is presented to the City for review within one (1) year of the date of the original minor subdivision application, no new application or application fee shall be required.~~

(1) Within a reasonable time following the receipt of an application for minor subdivision approval from the Planning Department, the Planning Commission shall act thereon. The Planning Commission shall assure that the plat is in conformity with the requirements of this Chapter and Title, other applicable ordinances or regulations, and any conditions of approval deemed necessary by the Planning Commission. If the Planning Commission finds that the proposed plat complies with the requirements of this Title and that it is satisfied with the plat of the subdivision, it shall approve or approve with conditions the minor plat subdivision.

(2) If the Planning Commission determines that the proposed plat is not in conformity with the Ordinances of the City or any reasonable conditions imposed, it shall not approve the plat, specifying the reasons for such disapproval. If a proposed plat is disapproved by the Planning Commission, no further plat shall be submitted and a new minor subdivision application shall be required to initiate minor subdivision approval, including the payment of the required fee.

12-5-080 City Council Action-Expiration of Final Approval

~~(1) Within a reasonable time following a recommendation of approval of a minor subdivision plat by the Planning Commission, the City Council shall review the plat. The City Council shall assure that the plat is in conformity with the requirements of this Chapter and Title, other applicable ordinances or regulations, and any conditions of approval deemed necessary by the Planning Commission, or the City Council. Additionally, the City Council may, as a condition of giving its approval, require such other conditions as it deems appropriate and in keeping with the intent of the City's ordinances and regulations.~~

~~(2) If the City Council determines that the proposed plat is not in conformity with the Ordinances of the City or any reasonable conditions imposed, it shall not approve the plat, specifying the reasons for such disapproval. If a proposed plat is disapproved by the City Council, no further plat shall be submitted and a new minor subdivision application shall be required to initiate minor subdivision approval, including the payment of the required fee.~~

If the plat is not recorded within six (6) months from the date of Planning Commission approval, such approval shall be null and void. This time period may be extended for additional six (6) month periods by the City Manager. The Subdivider must petition for an extension, prior to the expiration of the original six (6) months, or an extension previously granted. An extension may be granted only if it is determined that it will not be detrimental to the City. If any of the fees charged as a condition of subdivision approval, including but not limited to, inspection fees, parks fees, flood control fees, as well as the amounts the City uses to estimate bonds to insure completion of improvements, have increased, the City Manager may require that the bond estimate be recalculated and that the Subdivider pay any applicable fee increases as a condition of granting the extension.

d) Removing the requirement that buildings cannot have steel paneling on the exterior in Section 11-28-220(2)(b) of the Zoning Ordinance regulating Class "A" Self Storage.

11-28-220 Class "A" Self Storage.

-
- (2) Standards. The following standards and conditions shall apply to all Class "A" Self Storage developments, in addition to any terms and conditions of approval as imposed by the Planning Commission during the conditional use permit process.
- (a) Location. Class "A" Self Storage is an ancillary commercial use and shall be located on secondary commercial sites or small pockets of land that are not quality

commercial or residential sites. Class “A” Self Storage shall not prevent the development of, or displace, higher, better, and more intense commercial uses typically found on primary sites adjacent to high traffic major streets on visible and accessible building lots. Nevertheless, they should be located near high traffic areas close to residences and businesses and/or on sites which may be visible but not accessible.

- (b) Architectural. Projects must have distinguished Architectural features including commercial building roof lines, building and color variation. Exteriors walls should be concrete masonry or brick and any view of roll up doors should be kept to a minimum. ~~No buildings that have exterior steel panels should be allowed.~~

e) Removing “Property Bond” from 11-4-107(2)

11-4-107 Completion of Required Improvements.

(2) On-site Improvements. Any on-site improvements required by this Title for multiple-family residential uses, commercial uses, commercial recreation uses, industrial uses, or any conditional use, including, but not limited to, landscaping, fencing, curbs, gutters, sidewalks, parking lot paving, or flood control improvements shall be satisfactorily installed prior to issuance of a Certificate of Occupancy and/or a Business License. In lieu of actual completion of required improvements, a developer may file with the City a cash, escrow, or irrevocable letter of credit, ~~or property bond agreement~~, on a form acceptable to the City to insure completion of such improvements. The bond amount shall be based on the City Engineer's estimated cost of improvements plus twenty percent (20%). Only the ~~four (4)~~ three (3) types of bond agreements specified herein shall be accepted. The maximum time period for a bond to guarantee completion of on- site improvements shall be not more than one year. The bond may be extended by the City Council upon a request by the developer. Upon completion of the improvements for which an on-site bond agreement has been filed, the developer shall call the Planning Department for inspection.

(f) Defining Small Cell Networks, DAS, and Similar Wireless Networks in Section 11-28-190 and including these in Table 1, the Summary of Conditional and Permitted Uses.

11-28-190 Wireless Telecommunications Facilities.

(a) Purpose. The purpose of this section is to address planning issues brought on by the rapid growth in demand for low power radio services. This section distinguishes low radio from other broadcasting type telecommunication technologies and establishes provisions that deal with issues of demand, visual mitigation, noise, engineering, residential impacts, health, safety, and facility siting.

(b) Definitions. The following definitions are specific to this Chapter:

- (1) Accessory Equipment. Any equipment serving or being used in conjunction with a Facility or Support Structure. This equipment includes, but is not limited to, utility or transmission equipment, power supplies, generators, batteries, cables, equipment buildings, cabinets and storage sheds, shelters or other structures.
- (2) Antenna. A transmitting or receiving device used in telecommunications that radiates or captures radio signals. Any equipment or device used to receive or transmit electromagnetic waves for the provision of Personal Wireless Services including, but not limited to, cellular, paging, personal communications services (PCS), and microwave communications. Such structures and devices include, but are not limited to, directional antennas, remote radio heads, small cell antennas, antennas for distributed antenna systems, panels, microwave and satellite dishes, and omni-directional antennas, such as whips. This definition does not apply to broadcast antennas, antennas designated for amateur radio use, or satellite dishes designed for residential or household purposes.
- (3) Distributed Antenna System (DAS). A distributed antenna system network consisting of one or more nodes connected by a fiber system to a carrier's base transceiver station or other location commonly referred to in the communications industry as an "eNodeB", or "NodeB", or similar designation.
- (4) Existing Structure. Previously erected Support Structure or any other structure, including but not limited to, base stations, buildings, water tanks, transmission towers, poles, signs, or similar structures to which Facilities can be attached.
- (5) Facility. Any unmanned facility established for the purpose of providing wireless transmission of voice, data, images or other information including, but not limited to, Personal Wireless Services, cellular telephone service, personal communications service (PCS), and paging service. A Facility can consist of one or more Antennas and Accessory Equipment or one base station, a small cell network or Distributed Antenna System or any node, attachment, or facility, and associated equipment.
- (6) Lattice Tower. A self-supporting multiple sides, open steel frame structure used to support telecommunications equipment.
- (7) Low Power Radio Services facility. An unmanned structure which consists of equipment used primarily for the transmission, reception or transfer of voice or data through

radio wave or (wireless) transmissions. Such sites typically require the construction of transmission support structures to which antenna equipment is attached.

- (8) Monopole with Antennas and Antenna Support Structure greater than two (2) feet in width. A self-supporting monopole tower on which antennas or an antenna structure exceeding two (2) feet in width are placed. The antennas and antenna support structures may not exceed thirteen (13) feet in width or eight (8) feet in height.
- (9) Monopole with Antennas and Antenna Support Structure less than two (2) feet in width. A monopole with antennas and antenna support structure not exceeding two (2) feet in width. Antennas and antenna support structures may not exceed ten (10) feet in height.
- (10) Monopole. A single cylindrical steel or wooden pole that acts as the support structure for antennas.
- (11) Personal Wireless Services. Commercial wireless services, unlicensed wireless services and common carrier wireless exchange access services.
- (12) Roof Mounted Antenna. A roof mounted antenna is an antenna or series of individual antennas mounted on a flat roof, mechanical room or penthouse of a building.
- (13) Small Cell Network. A Small Cell Network shall mean, but is not limited to, any radio access node (RAN) consisting of equipment which may include, but is not limited to, distributed antenna system (DAS), picocells, remote radio heads (RRH), distributed radio access nodes (DRAN), and other similar technologies as may exist now and into the future. A small cell "Node" is an equipment enclosure containing active radio components, concealment/"stealth" (but excluding any associated electric meters, grounding equipment, power supply, power transfer switch, and cut-off switch), radio transceiver, and such other facilities and associated electronics as meet generally accepted industry standards or Federal Communications Commission ("FCC") rules, regulations and/or guidelines for small cell facilities.
- (14) Stealth Facility. Any Facility that is integrated as an architectural feature of an Existing Structure or changes a Support Structure design so that the purpose of the Facility or

Support Structure for providing wireless services is not readily apparent.

- (15) Support Structure. A structure designed to support Facilities including, but not limited to, Monopoles, Vertical Facilities, utility poles and other freestanding self-supporting structures.
- (16) Wall Mounted Antenna. An antenna or series of individual antennas mounted against the vertical wall of a building.
- (17) Whip Antenna. An antenna that is cylindrical in shape. Whip antennas can be directional or omni-directional and vary in size depending upon the frequency and gain for which they are designed.

(n) Antennas and Mounting Structures on or over a public right-of-way. Antennas and mounting structures encroaching on or over the public sidewalk or on or over a public right-of-way shall be subject to obtaining permission from the city pursuant to the City's Rights-of-way Encroachment Policy.

(o) Non-maintained or Abandoned Facilities. The Zoning Administrator may require each non-maintained or abandoned low power radio services antenna to be removed from the building or premise when such an antenna has not been repaired or put into use by the owner, person having control or person receiving benefit of such structure within thirty (30) calendar days after notice of non-maintenance or abandonment is given to the owner, person having control or person receiving the benefit of such structure.

(p) Small Cell Networks, DAS, and Similar Networks. Small Cell Networks, DAS and similar networks may exceed the maximum building height limitations within a zoning district, provided they do not constitute a Substantial Change. These types of facilities shall not exceed fifty (50) feet in height unless such height increase is approved by the Planning Commission as part of a conditional use application.

- (1) Site Plan Requirements. Site plans shall detail proposed improvements which comply with Farmington City's existing site plan requirements. Drawings must depict improvements related to the requirements listed in this Section, including property boundaries, setbacks, topography, elevation sketch, and dimensions of improvements.
- (2) Lighting. Facilities or Support Structures shall not be lighted or marked unless required by the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), or other applicable governmental authority.

- (3) Signage. Signs located at the Facility shall be limited to ownership and contact information, FCC antenna registration number (if required) and any other information as required by the applicable governmental authority. Commercial advertising is strictly prohibited.
- (4) Landscaping. In all zoning districts where these facilities are allowed the Planning Commission shall have the authority to impose reasonable landscaping requirements surrounding the Accessory Equipment. Required landscaping shall be consistent with surrounding vegetation and shall be maintained by the Facility owner. The Planning Commission may elect to waive landscaping requirements for sites that are not visible from the public right-of-way or adjacent property or in instances where in the judgment of the Planning Commission landscaping is not appropriate or necessary.

Table 1: Summary of Permitted and Conditional Uses

Zone District	Wall Mounted Antenna	Roof Mounted Antenna	Monopoles/< 2 ft structure, <60 ft tall or max height for district, if less	Monopoles/<2 ft structure, >60 ft tall or exceeding max height for district	Monopoles/> 2 ft structure, <60 ft tall or max height for district, if less	Monopoles/<2 ft structure, >60 ft tall or exceeding max height for district	Small cell network, DAS, and similar
A	C!	C!	C	C	C	C	<u>C#</u>
AE/AA	C!	N	C#	N	N	N	<u>C#</u>
LS	C!	N	C#	N	N	N	<u>C#</u>
S	C!	N	C#	N	N	N	<u>C#</u>
LR	C!	N	C#	N	N	N	<u>C#</u>
R	C!	N	C#	N	N	N	<u>C#</u>
R-2	C!	N	C#	N	N	N	<u>C#</u>
R-4	C!	N	C#	N	N	N	<u>C#</u>
R-8	C!	N	C#	N	N	N	<u>C#</u>
BP	P	P	P	C	C	C	<u>P</u>
C-H	C!	P!	P	C	C	C	<u>P</u>
C-R	P	P	P	C	C	C	<u>P</u>
C	P	P	P	C	C	C	<u>P</u>
BR	C!	C!	C#	C	N	N	<u>C#</u>
M-1	P	P	P	C	C	C	<u>P</u>
S	P	P	P	C	C	C	<u>P</u>
B	C!	N	C#	N	N	N	<u>C#</u>

KEY: N = Not Permitted P = Permitted C = Conditional Use ! = Allowed
 Only on Non-Residential Structures
 # = Allowed Only on School, Church, or other Institutional Uses etc, if Disguised

g) Amending Section 12-7-030(10) of the Subdivision Ordinance to clean up the numbering making it uniform with the rest of Title 12.

12-7-030 Lots.

(10) Flag lots may be approved by the Planning Commission and the City Council and are prohibited except to reasonably utilize an irregularly shaped parcel, to reasonably utilize land with severe topography, to provide for the protection of significant natural or environmentally sensitive areas, or to allow a property owner reasonable use and benefit of a parcel of land not otherwise developable.

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

(b) Design Requirements. The design requirements for a flag lot are as follows:

- (i) A flag lot shall be comprised of a stem portion and a flag portion.
- (ii) The stem portion must be contiguous to a dedicated public street.
- (iii) All buildings can be placed on the flag portion only.
- (iv) The front yard shall be considered one of the two sides of the flag portion that adjoins the stem and all buildings must face the front yard.
- (v) A flag lot must comply with all requirements, standards and ordinances as determined by the underlying zone district in which it is located; this includes setbacks, building height, accessory buildings, minimum lot size, etc.
- (vi) Minimum lot size calculations exclude the stem and only take the flag portion of the lot into consideration.
- (vii) The stem shall be at least 28' wide and no longer than 150' long.
- (viii) The stem shall service one lot only.
- (ix) No more than two flag lots shall be allowed in a subdivision.
- (x) For back-to-back flag lots, a reduction of each stem to 20' wide is permitted where the stems abut one another.
- (xi) The access drive shall be at least 20' wide and no greater than a 15% grade. The drive shall be paved with a hard surface such as asphalt or concrete and conform to all applicable Fire Code regulations, including access to fire hydrants, emergency access and turnarounds.

- (xii) The access drive must have a minimum of 4' wide landscaped yard along both sides.
- (xiii) All utilities and related services (including easements) shall be provided to the flag lot in accordance with the applicable regulations and ordinances adopted by the City.

h) Amending Section 11-32-103(4) of the Zoning Ordinance allowing for tandem parking for Two-Family Dwellings.

11-32-103 General Provisions.

(4) **Tandem Parking.** Tandem parking shall not be allowed except for single-family and two-family dwellings.

i) Amending Section 11-28-050 of the Zoning Ordinance to allow for greater flexibility in setback standards for institutional uses citywide.

11-28-050 Supplementary Yard Regulations.

(a) **Main Building to Face Front.** Regardless of the shape of any building lot, the full face of a building and the full width of required side yards shall be fully exposed to the street.

(b) **Reduction of Front Yard.** Where the ground elevation at a point fifty (50) feet from the front lot line and midway between the side lot lines differs by ten (10) feet or more from the curb level, the front yard setback need not exceed sixty-seven percent (67%) of that required in the zone, but not less than twenty (20) feet.

(c) **Double Frontage Lot.** A double frontage or through lot shall have a front yard as required by the respective zone on each street on which it abuts.

(d) **Rear Yard Averaging in Residential.** The Zoning Administrator may approve a variation in the required rear yard on residential lots that are not rectangular as follows: the average distance between the main structure and rear property line (measured from the rear corners of the main structure) shall be equal to the required rear yard (setback) in the zone in which the main structure is located, except that the distance measured at either corner shall not be less than twenty (20) feet.

(e) **Rear Yard Reduction for Corner Lot.** On corner lots where a garage containing not less than the required minimum number of usable off-street parking spaces is attached to or constructed as an architectural and integral part of a dwelling, the rear yard of the lot may be reduced to not less than fifteen (15) feet, provided that no accessory building shall be permitted

within such reduced yard. Where the rear yard has been reduced as herein permitted, the required minimum number of off-street parking spaces provided within said building shall be maintained in perpetuity, not reduced in size, altered or used for other purposes.

(f) Setback Requirement for Institutional Uses. For any building that is an institutional use, including Quasi-Public and Public Uses, the setbacks shall be as follows: front setbacks shall be at least fifteen feet (15'), rear setbacks shall be at least ten feet (10'), and the side setbacks shall be the same as the underlying zone in which the building is located.

j) Amending Section 11-7-107(7) of the Zoning Ordinance clarifying the language regarding the buffer requirement between a commercial and residential use.

11-7-107 Standards for Construction of Multiple-Family Residential, Commercial, Commercial Recreation, or Industrial Conditional Uses or Permitted Uses on an Undeveloped Site.

(7) Screening shall be provided in the following situations and according to the following standards:

- (a) The site plans shall indicate the location, height, design, and materials of walls, fences, hedges, and other buffers. These features shall be used to screen or conceal storage areas (including refuse containers), service yards, utility installations or other unsightly features, to minimize any negative impacts on adjacent property, and to create a harmonious streetscape, as determined by the Planning Commission at that time when a site plan application is reviewed.
- (b) A six (6) foot high masonry fence and/or a ~~thirty (30)~~ a ten (10) foot buffer zone with sufficient plantings of trees and shrubs to provide adequate suppression of sound and light, as approved by the City Planner, shall be constructed between a residential property line or zone boundary and any parking area, road, or driveway of a proposed use determined to be of a commercial, office, or institutional ~~or industrial~~ nature. All fences shall be engineered to withstand wind loads up to ~~400~~ 150 mph and shall be approved by the City Engineer. The Planning Commission may consider an alternative fence on its own initiative or upon petition by affected property owners.
- (c) An eight (8) foot high masonry fence and a thirty (30) foot buffer zone with sufficient plantings of trees and shrubs to provide adequate suppression of sound and light, as approved by the City Planner, shall be constructed between a residential property line or zone boundary and any

parking area, road, or driveway of a proposed use determined to be of an industrial nature. All fences shall be engineered to withstand wind loads up to 150 mph and shall be approved by the City Engineer. The Planning Commission may consider an alternative fence on its own initiative or upon petition by affected property owners.

CITY COUNCIL AGENDA

For Council Meeting:
February 16, 2016

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

1. Consolidated Fee Schedule Update Regarding Park Impact Fees
2. Amendment to Lagoon Contract Rate
3. Contract for the Construction of the 1100 W Culvert with Acme Construction/Davis County/School District
4. Approval of Minutes from February 2, 2016

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: February 16, 2016

SUBJECT: **CONSOLIDATED FEE SCHEDULE UPDATE REGARDING PARK IMPACT FEES**

RECOMMENDATION

Move that the City Council approve the enclosed resolution amending Exhibit B(1)(A) of the Consolidated Fee Schedule to show an increase in Park Impact fees and to further specify the timing and payment thereof related to this and other impact fees.

BACKGROUND

The City approved The Parks and Recreation Impact Fee Facilities Plan and Analysis on November 17, 2015. They also approved an ordinance that same evening with an effective date on the ninetieth day following the date approval (or February 15, 2016) increasing park impact fees from \$3,000.00 to \$4,049.00 for single family dwellings, and from \$2,000.00 to \$3,828.00 for all other dwelling types. Moreover, on December 15, 2015, the Council directed staff to make sure the payment and collection thereof will coincide with the issuance of a building permit instead of at plat recordation. The enclosed resolution and amendment updates the consolidated fee to reflect these changes.

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager

RESOLUTION NO. 2016 - _____

A RESOLUTION OF THE FARMINGTON CITY COUNCIL AMENDING EXHIBIT B(1)(A) OF THE CITY'S CONSOLIDATED FEE SCHEDULE REGARDING PARK IMPACT FEE AMOUNTS AND THE TIMING AND COLLECTION OF PAYMENT OF THIS AND OTHER IMPACT FEES.

WHEREAS, Farmington City, in an effort to increase the efficiency of City operations, has created a consolidated fee schedule for the purpose of setting forth all of the fees charged by the City; and

WHEREAS, the Farmington City Council, upon recommendation from the City's Administrative staff, has determined that an amendment to the consolidated fee schedule is necessary to ensure that park impact fee amounts are consistent with the Parks Impact Fee Analysis approved by the City on November 17, 2015, and the timing and collection thereof will occur upon the issuance of building permit as directed by the City Council on December 15, 2015, and the timing and collection of other impact fees is also further specified herein.

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

Section 1. Amendment. Exhibit B(1)(A) of the Farmington City Consolidated Fee Schedule is hereby amended in its entirety to show an increase in Park Impact Fees, and the timing and collection of this and other impact fees, all as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

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

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, ON THIS 16th DAY OF FEBRUARY, 2010.

FARMINGTON CITY

Mayor H. James Talbot

ATTEST:

Holly Gadd, City Recorder

Farmington City Corporation

Impact Fees									
Property Type	Unit of Measure	Storm Water Drainage *		Parks & ** Recreation	Fire ** Impact Fee for Land & Bldgs	Fire ** Impact fee for Apparatus	Police ** Capital Facilities	Total	
		East Service Area	West Service Area					East	West
Single Family	dwelling unit	\$ 786	\$ 1,605	\$ 4,049	\$ 139	\$	\$ 278	\$ 4,203	\$ 5,022
Multi-Family - 8 or less per acre	dwelling unit	630	1,287	3,828	93		186	2,909	3,566
Multi-Family - more than 8/acre	dwelling unit	560	1,144	3,828	93		186	2,839	3,423
Hotel	room	347	709	no fee	49	293	97	786	1,148
Commercial	1,000 sq ft	1,093	2,233	no fee	118	702	266	2,179	3,319
Office	1,000 sq ft	836	1,707	no fee	58	344	150	1,388	2,259
Industrial	1,000 sq ft	964	1,970	no fee	25	151	89	1,229	2,235
Warehouse					11	65		76	76
Mini-Warehouse					3	16			19
Institutional	1,000 sq ft	386	788	no fee	58	344	157	19	1,347

* Impact Fee Collected at Plat Recordation.

** Impact Fee Collected at Building Permit.

Exhibit "A" (2 of 2)

Cost of Road Facilities for New Development				
Property Type	Unit of Measure	Impact Fee Amount *		
		Net cost per Service Unit	Service Unit Generation Rate	Net Fee Amount
Single-Family	dwelling unit	\$2,467	1.00	\$ 2,467
Multi-Family	dwelling unit	(single family only)	0.65	1,614
Hotel	room		0.60	1,491
Commercial	1,000 square feet		1.46	3,592
Office	1,000 square feet		1.28	3,161
Warehouse	1,000 square feet		.37	918
Mini-Warehouse	1,000 square feet		0.22	540
Industrial	1,000 square feet		0.73	1,794
Institutional (average)	1,000 square feet		0.68	1,687

* Impact Fee Collected at Building Permit

Water Impact Fees *	
All Development	
Property Type	Amount
3/4" water meter	\$ 2,148
1" water meter	3,580
1 1/2" water meter	7,160
2" water meter	11,456
3" water meter	22,912
4" water meter	35,800
6" water meter	71,599
8" water meter	114,558

* Impact Fee Collected at Plat Recordation

**Impact fees for meters larger than 4 inches will be based on annualized average day demand and the net capital cost per gallon of capacity.

Amended 12/15/09, Ord. 2009-67 (Transportation)

Amended 4/20/10, Ord. 2010-13 (Fire)

Amended 4/20/10, Ord. 2010-15 (Water)

Amended 2/16/16, Res. 2016- (Parks)



FARMINGTON POLICE DEPARTMENT

Chief Wayne D. Hansen

City Council Staff Report

To: Honorable Mayor and City Council
From: Wayne Hansen, Police Chief
Date: February 8, 2016
SUBJECT: Amendment to Lagoon Contract Rate

RECOMMENDATIONS

By summary action approve amendment to contract with Lagoon for contracted police services and authorize Mayor Talbot's signature.

BACKGROUND

The City recently adjusted several items in the Consolidated Fee Schedule. One of these items was the amount that we charge for contracted police services. This amount is now thirty five dollars per hour. As a result we need to amend the contract we have with Lagoon Amusement Park to reflect the current rate. We have worked with them and they are in agreeance with the new rate. They have signed the amendment which now needs the Mayor's signature. My recommendation is that we approve the amendment to this contract.

Respectfully Submitted

Wayne Hansen
Wayne Hansen
Police Chief

Review and Concur

[Signature]
Dave Millheim *for*
City Manager

FIFTH AMENDMENT TO AGREEMENT

THIS AGREEMENT is made and entered into as of the ____ day of _____, 2016, by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the "CITY", and **LAGOON CORPORATION, INC.**, a Utah corporation, hereinafter referred to as "LAGOON".

RECITALS:

WHEREAS, Parties have previously entered into that Fourth Amendment to Agreement dated July 10, 2007, providing for CITY to provide police services to LAGOON; and

WHEREAS, the Parties now desire to amend that Agreement to provide for an amendment to the payment for services;

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

1. Incorporation of Recitals. The foregoing Recitals are hereby incorporated into this Amendment and made a part hereof.

2. Amendment. Paragraph 3 of the Fourth Amendment to Agreement, relating to payment for services, is hereby amended to read in its entirety as follows:

Payment for Services. In consideration of the services to be provided to LAGOON by the CITY, LAGOON hereby agrees to compensate the CITY at the rate of Thirty-Five Dollars (\$35.00) per hour worked per each Officer assigned by the CITY to detail at LAGOON. It is understood that the foregoing rate is all-inclusive of the CITY's expenses in providing such services and that LAGOON shall not be obligated to pay additional sums for employee benefits, insurance, costs of travel and transportation, administrative charges, uniform allowances, equipment, processing fees, or other sums. Each month the CITY shall provide to LAGOON a written invoice for services rendered and LAGOON shall pay such invoice in full within ten (10) days after receipt thereof. The invoices shall specify the date, name and hours worked by each Officer. LAGOON's Director of Security and the CITY or its representative shall meet annually to review the work, relationship, and other relevant matters pertaining to LAGOON and the CITY for the services required under this Agreement. The meeting shall be held on or before March 1st of each year.

3. Other Provisions Not Affected. All other provisions and terms of the Fourth Amendment to Agreement shall remain in full force and effect.

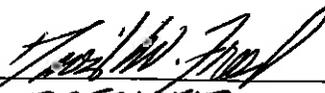
IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

ATTEST:

“CITY”

By: _____
Its: _____

“LAGOON”

By:  _____
Its: PRESIDENT



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: February 8, 2016

Subject: **APPROVE THE CONTRACT FOR THE CONSTRUCTION OF THE 1100 W CULVERT WITH ACME CONSTRUCTION IN COOPERATION WITH THE COUNTY AND SCHOOL DISTRICT.**

RECOMMENDATIONS

Approve the contract for the construction of the 1100 West culvert for \$287,471.75 with Acme Construction in cooperation with the County and School District each sharing 1/3 of the cost of the project.

BACKGROUND

The final contract with Acme Construction and the cost sharing with the County and School District was sent separately. The County has approved this contract and now the City and School District are required to do the same. The contract to share the costs in this project was previously approved and this is the contract with the contractor Acme Construction, who was awarded the bid for this project.

Respectfully Submitted,

Keith Johnson,
Assistant City Manager

Review and Concur,

Dave Millheim,
City Manager

FARMINGTON CITY COUNCIL MEETING

February 2, 2016

WORK SESSION

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

Mayor Talbot offered his condolences to the family of Jasmin Jeppson, whose tragic death happened due to a carjacking that began in Kaysville. He thanked Brigham for representing the City Council, along with the Youth City Council, at the Local Officials day at the State legislature. He said there is one large public hearing on the agenda related to the annexation, and he will hold the commenters to the 3 minute time limit.

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

Eric Anderson said there are two applications at work, the subdivision application and the annexation of the 20 acres on the east portion of the property. There are two potential decisions related to the zoning; the applicant has requested that it be zoned to LR, instead of the default A, which would match the surrounding property. The consideration for this evening is the annexation, the preliminary plat is at the Planning Commission. They tabled their decision on preliminary plat for the time being to allow Jerry's team to do some additional deeper borings. The Planning Commission recommended approval of the annexation, and denial of the request for LR zone designation so that the City will not be stuck with that zoning designation if Jerry and his application go away for any reason. Staff feels it should be zoned LR to match the surrounding properties, which would also be consistent with the General Plan. In either case, the City would still have the ultimate trump card and could decide not to sell its strip of property; at that point the applicant would not be able to connect the roads within the development, which would violate the City ordinance indicating that dead end streets cannot exceed 1000 feet. **Mayor Talbot** clarified for the Council that the item being considered is annexation and not preliminary plat; however preliminary plat can be discussed since both items go hand in hand.

Eric Anderson said the City's building official sends every geotech report to a third party structural engineer to make sure the buildings will mitigate any potential risk. The engineer conducted his normal third party review, but the Planning commission felt it would be helpful to have another official geotech review it. AGECEC was hired, and their report is included in the packet. Jerry and his geotech from GeoStrata met with the geotech from AGECEC, and determined to complete additional borings at a deeper level, to see if there is any clay in the soil. The original borings at 15-20 feet did not have any clay. Water can settle on the clay, which creates the potential for slides. **Chad Boshell** said the additional borings will be beneficial when/if the development moves forward. **Jerry Preston** said the borings have not been completed yet due to weather. **Doug Anderson** asked if the borings need to be a condition of annexation. **Eric Anderson** said the Planning Commission wants to see the borings before they approve preliminary plat, but the Council's decision depends on how

comfortable the Council is moving forward. He said there are three options: open and close the public hearing and table the decision, continue the public hearing until the borings are completed, or act on the annexation, with conditions if needed. **Mayor Talbot** said there have already been numerous public hearings on this item, and his preference would be to move forward with the public hearing and close it. There is a failsafe that if the preliminary plat does not go forward, the annexation is null and void. **Dave Petersen** said there could be a condition directing staff to make the effective date of the enabling ordinance conditioned upon preliminary plat approval and indicating that the Council wants to see it at the next meeting. **Mayor Talbot** said based on past experience, he did not want to grant a zone change if it is not certain that the development will go in; however after talking with staff, he is comfortable with the zone LR. **Dave Petersen** clarified it is a zone designation, not a zone change. **Mayor Talbot** asked the Council to remember during the public hearing comments that property owners have rights, and are allowed to go through the process. **Dave Petersen** said they anticipated a large crowd at the Planning Commission meeting, but there were only 10-12 attendees. He said this public hearing could go either way. He said one citizen asked him if the City would consider purchasing the ground, and he said the Council should anticipate that being brought up tonight. **Mayor Talbot** said he does not believe the City has the ability to do that, and has other developments it needs the money for.

Brigham Mellor asked if the Planning Commission is making the decision for Jerry to have the zone go to the default of Agriculture, when that is not what he is applying for. **Dave Petersen** said yes. **Eric Anderson** said it is more a denial of his request for the zone LR and having it go to the default, than it is choosing the zone for him. **Brigham Mellor** said there was a point in the report saying it does not address landslides, which is a big question for him. **Doug Anderson** had the same question. **Dave Petersen** said the report does address landslides, but it is not in the packet. **Eric Anderson** said Jerry and the geotechs at GeoStrata have agreed to do additional studies that may not have been included in the first place. **Brigham Mellor** said the report from AGECE does not indicate that the development is safe to move forward. He wondered if that approval was communicated verbally, but not in the report. He wondered if tabling the item would be appropriate. **Dave Petersen** said that information is not included because the borings have not been done. **Bret Anderson** asked if any geotech has said they should not build on the hillside. **Eric Anderson** said no.

The Haws Company (THC) Development Agreement Amendment

Mayor Talbot said there was quite a bit of discussion years ago about the pylons. The developer installed one sign, however UDOT said the pylon was in violation because it was too close to the roadway. With Cabela's so close to being finished, they understandably want their signage up. The City participated in meetings with attorneys and representatives from Cabela's, and reached an agreement where one pylon sign will be left up (instead of the originally approved two), but it will be further back from the road. The sign for Cabela's will be on the top. The Planning Commission felt it would be better to have three panels with up to six signs, for aesthetic purposes. He feels it is a win for the City, and is a reasonable compromise. **Dave Millheim** received confirmation in writing from both McDonald's and Cabela's that they are in agreement with the signage changes. The proposed solution is expensive for the developer since they have to move the signage, but it is a way to move forward in a positive way. **Mayor Talbot** said it clarifies in the amendment that only one sign is allowed. **Brigham Mellor** opined that this is the best outcome: having only one pylon sign and having Cabela's here. **Doug Anderson** asked if The Haws Company, or even YesCo,

knew about this violation. A representative from The Haws Company said they were not aware of the violation. **Dave Millheim** said UDOT is targeting various signage violations throughout the state. He asked if the Council wanted a detailed staff report, and **Mayor Talbot** said no. **Dave Petersen** said as a housekeeping item, for the Haws Company agenda item, under recommendations, #2 add “; **and any unused panel space will not be lit up at night.**”

Melanie Monson also mentioned that on the Summary Action agenda item, the approval of the City Council minutes should be from January 19, 2016, and not for January 5, 2016 as it is written.

Mayor Talbot suggested that the Council to give Amy Shumway a standing ovation for her efforts. He said she will be bringing some of her homemade bread to the meeting to allow the Council and the public to sample it. **Dave Millheim** asked the Council to individually share their thoughts on her efforts. He also said several local businesses will be giving checks to the City towards this project, and that a local news station will be at the meeting to cover her presentation.

REGULAR SESSION

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

CALL TO ORDER:

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

The invocation was offered by Councilmember **Cory Ritz** and the Pledge of Allegiance was led by Boy Scout **Porter Brown** from troop 283.

Mayor Talbot thanked the youth City Council for all they do to assist the City, particularly with events such as Festival Days. He thanked Brigham Mellor for attending the Local Officials Day at the State legislature with them.

PRESENTATIONS:

Update for Pedestrian Overpass on Park Lane

Mayor Talbot said that once in a while there is a person who has great vision for getting something accomplished, and Amy Shumway is one of those people. A couple of years ago, she had a dream of providing a pedestrian overpass to connect the west side of Farmington to the east side, which would allow people to walk or ride their bikes across Park Lane to Station Park, to the trails, or to the train station safely. He offered his appreciation for her extraordinary efforts to make this bridge a reality. He turned the time over to her to make a presentation. **Amy Shumway**, a Farmington resident and member of a transportation steering committee, said residents and local businesses do want safe access for pedestrians and bikes. She referenced a survey that went out, with over 1000 respondents. The number one comment was safer access to Station Park, the trails and the train station. She said over the past 2 years,

she and her boys have sold loaves of whole wheat bread, and she has donated \$1 from each loaf to help build this bridge. She said she brought some of her homemade bread to say thank you to all those who have listened to help make this a reality. She said she has worked with many government officials, and she thanked Dave Millheim, Dave Petersen, and others from the Chamber of Commerce, County Commissioners, UDOT, Senator Stuart Adams, and her husband for their support throughout this process. She said because Senator Adams is on the transportation committee, his support has been key. She said as a committee, they need the City's support to get this bridge built quickly, primarily for the safety of residents. She said there are many youth who want to work at Station Park or Lagoon, and want to be able to walk or bike there. Many families also want to be able to safely walk or bike over to enjoy Lagoon or Station Park for family outings. She said the City has listened to her concerns, and she appreciates that. Funding is the issue at this point. She and her boys presented a check to the City for \$1000. **Dave Millheim** said for the record, the Mayor's acceptance of this check is evidence that it will be used for the intended purpose and cannot be earmarked for any other purpose. **Mayor Talbot** thanked Amy for her exemplary attitude, tenacity, and kindness, and stated that he has enjoyed watching this process. **Amy Shumway** said she asked several local business to match her donation. **Spencer Shumway** presented on behalf of Dr. Earl Judd from Wasatch Pediatrics, who donated \$500 and encouraged the development of this bridge to encourage an active lifestyle and to connect the community. **Deena**, the office manager from Mountain View Pediatric Dentistry, along with their moose mascot, came to present and donate \$1000. They support this bridge to help make healthy kids and healthy smiles. **Keith Norris**, representing Bountiful Bicycle, presented a check for \$500. **Dharmesh Ahir** from the Hampton Inn in Farmington, donated \$1000 toward the bike path. He said they have many families at their hotel each year who ask if they can walk over to Station Park. He said he supports this bridge. Ryan Locke, a resident of Farmington and member of the Trails Committee. He said the Trails Committee supports the project, and he personally supports it, and he donated \$20. **Jonathan Ball** donated \$300 to the project on behalf of a family who lost a loved one at the Park Lane crossing. **Amy Shumway** asked the City and the County to match the funds that have been raised. She thanked the City for the great response she has received. **Dave Millheim** said the County received \$2 million from Prop 1 funding, and with only 32 miles of roadway, he hopes some of that money can be used in Farmington for this project. **Mayor Talbot** said the Council will discuss this tonight and will get back to her about the amount the City can donate toward this project. **Cory Ritz** recalls when Amy first came before the Council with this idea, and expressed his appreciation for her dedication to this project. **Doug Anderson** said he appreciates the passion she has brought to this project, and credited her with bringing community members together to donate toward this project. **Brigham Mellor** said at their recent trip to the legislature, people they interacted with wanted to talk about Amy Shumway and this bridge project, when they usually want to discuss Station Park. He said this goes beyond making bread, it has become an absolute need for the community. He said he is committed to see this come to fruition. **Brett Anderson** said he met Amy Shumway when he was campaigning, and he remembers thinking she is a person with fire in her belly. He said having sold at least 1,000 loaves, she has literally made a ton of bread. He said he likes to see people propose solutions and not just identify problems. He applauded her efforts. **Dave Millheim** said this evening is an important step in taking this from the idea stage to the reality stage. He encouraged citizens to contact legislators in order to help them see the serious need to assist with funding this project. **Mayor Talbot** called for a brief recess for the audience to enjoy some bread that Amy Shumway brought.

At 7:52, **Mayor Talbot** called the meeting back to order and asked the audience to sign up for the public hearing, to keep their comments to 3 minutes, and to not repeat comments that have already been shared.

PUBLIC HEARINGS:

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

Eric Anderson said there are two applications regarding this project. One is for subdivision, which is currently at the Planning Commission for preliminary plat. The second is for annexation, which is being considered tonight, which includes a zoning designation. The Planning Commission recommended approval of the annexation but recommended denial of the zoning designation LR, and recommended the zone designation of A. Staff differed, and agrees that it makes sense to designate it as LR. The Planning Commission worried that if the zoning designation of LR is granted, and the applicant for some reason goes away, the City would be stuck with that zone. The Planning Commission tabled this item while waiting for some additional geotech reports. The City hired a third party geotech company, AGECE, to review the work done by GeoStrata (the geotech hired by the applicant). The primary recommendation was to complete some additional borings, which have not been completed yet. The Planning Commission is going to table the decision on preliminary plat until those have been completed. The three options tonight are to hold the public hearing but table the decision, to continue the public hearing, or to act on the annexation with the added consideration of the conditions discussed during the work session. If the Council does act on the annexation, staff is recommending approval. **Mayor Talbot** asked for some more detail on the geotech studies. **Eric Anderson** said GeoStrata looked at the soil conditions, the hazards including the fault lines, which indicate the stability of the property. Excerpts are included in the packet. The applicant agreed to complete all additional items identified when he met with GeoStrata, staff and AGECE. Staff is confident to move forward with annexation based on these items being completed. Preliminary plat will likely be tabled at the Planning Commission meeting this Thursday since the borings have not been completed.

Jerry Preston, Elite Craft Homes, 177 North Main Street, Farmington, Utah. He has been in the building business for 42 years, and has not had a project “microscoped” as much as this one has been. He understands the reasons, and agrees that the more studies that are done, the better. He said if some clay is found through the borings, it will impact how they shore up the homes and roads; however he said the home and road designs already reflect the nature of the landscape. He asked the Council to accept this application to allow this project to move forward.

Mayor Jim Talbot opened the public hearing at 8:03 p.m.

Kirt Garrett, 135 East 100 North, Farmington, Utah. He thanked the Council for the opportunity to speak. He said he would like to know what people who are in favor of this development will financially gain from it. He said he is in favor of property rights and trails access, but trails access is a reason he is opposed to this development. He said if there needs to be a geotech study, the answer should be a given. There are developments that have had geotech studies that have failed. He said the City does not have to approve the annexation. He said people often bring up the rights of those who want to develop their property, but he asked

about the rights of those who have already made investments, who will be affected by the development. He thanked the Council for their service. He is against the annexation.

Melville Booth Held III, 1085 Quail Valley Drive, Provo Utah. He is representing his parents, who live on 112 North 200 East, Farmington, Utah. He said he knows Jerry as a family friend and knows he builds quality homes. He said his parents are concerned about an increase in traffic, and about what the development will do to the face of the mountain as the roads are put in. His mother was especially concerned about where the Wasatch Fault runs. He said his parents are against the development.

Alan Moss, 556 South 175 West in Layton Utah. He is a co-owner of the property in question. He stands to gain the same as what anyone stands to gain who owns property. He would like to see the annexation go forward, and acknowledged that the annexation is conditional upon the preliminary plat approval. He said people have been walking all over the property and trails for years, but as a property owner he has been paying taxes on that property for years and would like to exercise his right to develop it. He thinks the people who would move in will be high quality citizens to add to the community. He is in favor of annexation.

Brandon Arrington, 1268 St. Andrews Drive, Farmington, Utah. He was born and raised in Farmington, and has continued to live and work here. He said when he was growing up, a new neighborhood went in amidst much opposition. He felt fortunate to have a neighbor move into that development who had a full court basketball court that he and his friends enjoyed playing on. One evening that homeowner asked them to go home when it got too late, but they were able to come back again and again. That homeowner was Mayor Talbot. He said even though there was opposition to that development at the time, the families who moved in are great citizens who contribute to our town. Despite longing for the simpleness of the past, by embracing these opportunities we will allow other great citizens the opportunity to live in Farmington. He supports the annexation.

Alisa Crowell 232 North 100 East, Farmington, Utah. She and her family moved back to Farmington specifically for its convenient location and immediate access to the beautiful mountains. International and out of state friends are in awe that they live near undeveloped foothills. When Jerry offered to sell the property, she and her husband decided to incorporate a non-profit called Compass Farmington, with the goal of preserving the property as Natural Park. She said they are partnering with many companies and organizations to raise funds to buy this property. She invited the Council and staff to attend the gala and other events they organize in an effort to preserve these foothills. She is against annexation.

Carolie Parker, 133 East 300 North Farmington, Utah. She has attended several hearings, and is not sure if her concerns are being weighed. She wondered if the City or others involved in the decision stand to benefit from this development. She wondered how much risk the City is willing to undertake on behalf of the neighboring residents and tax-payers. She cited numerous concerns about the geography/topography, the water use of the new development, water flowing downhill toward their properties, existing water flow problems along 200 East, etc. She urged the Council to not give in to seemingly good ideas that may not stand up in the long term. She is against annexation.

Gary Harris 548 North 200 East, Farmington, Utah. He has attended several meetings, and knows there has been a lot of talk about geology. He said the geotech study indicated it should be ok to build on the property, but a professor from the University of Utah recommended against building on the property. He bought up the concept of setback, in this case how far away structures should be from a fault line. He said the geotech study recommended a setback of 20 to 28 feet, which is half of what California requires as a minimum (50 feet). He wondered why the City would consider building closer than that minimum recommendation to the fault line. He said in addition to the borings, he would like to have the geotechs answer his question. He said he supports Compass Farmington. He is against annexation.

Terry Tippets, 435 North 200 East, Farmington, Utah. He is a licensed electrical engineer. He works on sub stations. He said as his employer considered where to build a particular station, they discovered that the Wasatch Fault ran through the property under consideration in North Salt Lake. He said his company invested several hundreds of thousands of dollars in change orders, in order to not build on or even near the fault. He emphatically stated that you simply do not build on a fault, and opined that it is as clear as that. He said the geotech reports never explicitly say you can build on the fault. He said if the development is approved, the Council will be incurring a liability for the entire City of Farmington in years to come. He is against annexation.

George Chipman 433 South 10 West Farmington, Utah. He commended the City for being thorough, and getting studies from both sides as well as from a third party. He wants to make sure that if the development goes in, it will be safe. He said there have been rumors that this development will close off access to the trails, he spoke with the Mr. Preston, who assured him there will be trails access throughout this development. He said if Jerry does not develop this property, it is likely that someone else will develop it. If the studies come back indicating it is safe, he thinks the City should allow this development to go forward. He is in favor of annexation.

Bert Margetts 500 East 200 South, Farmington, Utah. He has been a resident of Farmington for 33 years, and he is a small property owner in the proposed development. Many who are not in favor of the development are his friends and neighbors, and live close to the proposed development. He said he would never want to encroach upon or damage the property of his friends and neighbors. He is happy to see that the geotech studies have been completed, as required by the Planning Commission. The purpose of the zoning laws is to put similar things together within the City. The proposed zone of LR is concurrent with the existing properties, and he is in favor of it. He is in favor of this development, pending the geological studies being completed, and is in favor of annexation.

Melissa Clark 217 North 100 East, Farmington, Utah. She said she is the voice of those who are afraid of speaking and of the average household. She said she is a supporter of Compass, the nonprofit trying to preserve the land. She said the founding fathers of Farmington, and the City officials used to make decisions based on what is best for the community. She said the Council has an obligation to make decisions based on defensible fact. She asked how the community as a whole would benefit from the annexation and the zone change.

Hannah Gibson-White, 375 North 200 East, Farmington, Utah. She is opposed to the annexation. Her father is a contractor and she grew up on building sites. She referenced a song about a wise man building his house on a rock and a foolish man building his house on the sand. She said even young children know better than to build on a questionable foundation. Owning land does not give a person the right to do whatever they want with it. She said that property rights were created to protect the property owner and their surrounding neighbors. She said investing in land and paying taxes on that land does not require the City to change the zoning just to bring about a desired outcome. She said no one is arguing that the families who move into the homes in the proposed development would be welcomed and a great addition to Farmington. What is being argued, is whether this is the best choice for the land. Even the owner has moved away from the original building site. She is concerned about the safety of the land and annexing it into our town. The proposed area is known as the gravel pit, or the sand pit, and another homeowner who built in the 1970's had to dig his foundation twice as deep, and his property is lower than the proposed development. She said the City has more than the three options listed at the beginning of the meeting. She said the Council could keep the land agricultural to get a better tax payment, they could listen to the people who have shown up to countless meetings to protest this project, they could get behind the Compass organization, etc. If the Council approves annexation, she said she wants them to explain in detail why they chose annexation. She said it is their job to do not what they want, but what is best for the City. She urged them to not move forward with annexation.

Bob Hawks 151 and 155 East 300 North Farmington, Utah. He appreciates the Council and everything they have done. With his wife having just run for City Council, he appreciates all they do. He agrees with what has been said thus far, and wanted to ask why this property has not been annexed prior to now, why it has been left unincorporated for so long, and why it has not been part of the City plan thus far. He wants the City to be sure they know they are on the hook for whatever happens. He opposes annexation.

Heidi Duke, 82 West 600 North, Farmington Utah. She does not live close to the development, but lives in a green area. She is worried that by losing a lot of agricultural land, we will lose our namesake. She said the City Charter states if there is an interest in agricultural land, the City is supposed to protect and preserve it. She asked the Council to do that as part of our namesake. She asked if there is any kind of line that will be drawn that the City will not build past.

Cory Crowell 232 North 100 East Farmington, Utah. He said the newly incorporated Compass organization is about the community coming together to preserve the land above these citizens. He referenced the home that slid off the mountain side in North Salt Lake and does not want to have to tell a similar story about Farmington. He would like to be able to tell the story of a community coming together, of a developer who generously offered to sell the property at a discount, a Mayor who in spite of being a commercial developer by trade was willing to answer the call of the citizens to protect the citizens from a disaster, a Council who chose to preserve these precious foothills that stand as beautiful backdrop above historic Farmington, and who not only looks to development, but quality of life for its citizens. He wants to stage a press conference with corporate sponsors, residents, and with the Mayor and Council supporting it. He committed to working just as hard to give the Mayor, City Council, and Elite Craft Homes a positive image in the media, as he has to preserve this land. He asked

the Council to allow him to frame the conversation this way. He handed the Mayor a letter from Nathan Stock, a Farmington resident.

Jonathan Ball, 710 South 650 West, Farmington, Utah. He, like many who live here, enjoys the free space. He said he came before the Council several meetings ago with the 4-H club when they had donated millions of pounds of meat to the Food Bank. He said he came to Farmington to be able to raise animals, but his property was developed. He wants to see the property remain open. He said he personally and professionally has great respect for Jerry. He proposed creating open space for raising animals and going on trails. He acknowledged that this is not a high density development, but stated his preference for the Compass option. He is opposed to annexation. He said however that if the development goes forward, he trusts Jerry's judgement in developing the land.

Mayor Jim Talbot closed the public hearing at 8:48 p.m.

Mayor Talbot turned it back to the Council for discussion/questions. **Doug Anderson** asked more about the Compass organization and said he would like more detail about it. **Brett Anderson** asked if we have the guiding principles that the Council is supposed to consider for annexation. He said he did not find them in the code book. **Dave Petersen** said there is an annexation declaration that indicates what property is intended to come into the City, and we work with adjoining cities. The property owners trigger the annexation when they apply to develop their property. **Dave Millheim** said the annexation declaration is a road map or boundary to give them an idea of what the buildout of the City will look like one day. This property is within those boundaries. **Dave Petersen** said it has not been annexed thus far is because the property owners have not applied to developed it. It has to be requested by a certain percentage of property owners who own a certain amount of the property. Back in June, when they began the petition, Holly had to determine if there were enough property owners to reach critical mass. But for this petition, 100% of the property owners signed it. **Brett Anderson** asked if there are any statutorily mandated factors the City has to consider, as far as considering any benefits to the City. **Dave Petersen** said as far as the City goes, no; however there are affected entities, such as the Sewer District, Weber Basin, the Mosquito Abatement District, etc. who have the opportunity to say if they can or cannot service this area. There were no comments during that time, and the City did not comment because it can service this area. The development would add taxes but the citizens in that area as is do not fully pay for the services that are provided to them. **Dave Millheim** said almost all residential developments are subsidized by the City. The City does not have high property taxes because it is starting to develop a commercial tax base. **Dave Petersen** said one of the primary reasons the City turned a corner in the early 2000's was because the City prioritized single family residential homes. He said it is worth considering whether these homes will add benefit from the City or not. **Brigham Mellor** asked if the Council approved the zone as A if there would need to be a zoning change down the road to LR. **Jerry Preston** said they can make the development work if it is zoned as A, with a few minor tweaks. He said it has been master planned as LR, and that would match the surrounding area. **Brett Anderson** said he was at Scout Camp during the initial Planning Commission meetings. He asked if in Jerry's mind there are outstanding issues from the GeoStrata report that AGECE pointed out that still need to be addressed. **Jerry Preston** said they have identified exactly where the fault line is, and will

build around it, and not on it. He said these additional borings are just going to double check and reassure the results they have already gotten. If there are any springs or clay found, it will change how they build the road, but they are already planning the development based on the geography. He said studies are more in depth today than studies that were performed prior to developments that failed many years ago. **Brigham Mellor** said staff and others have communicated with AGECE, but he has not seen a response from AGECE in writing that they are comfortable moving forward. He said he is going to recommend tabling this item for that reason. His primary concern with moving forward is safety. He was concerned about fire potential, but those concerns were addressed and resolved for him. He was also concerned with slope issues, and does not feel like those concerns have been resolved. Another concern he had was the aesthetics, but did not feel comfortable making a decision based solely on that. He said the City does not stand to gain from a tax standpoint from these homes being built. He said he feels the residents who move into these homes would fit into the City. He said he respects many of those who spoke in favor of annexation (staff, George Chipman, Jerry Preston, etc.), but he would need some of his concerns to be addressed before he would be comfortable moving forward.

Cory Ritz said this is not the preliminary or final plat approval, and the concerns expressed by AGECE will be addressed prior to approval of the site plans. He said this property has always been a part of the bigger picture of Farmington, in terms of annexation. He said the question of whether to annex it or not is the question being addressed tonight. He said it is not in the cards for the City to purchase the property. The City has already acquired 55-60 acres of property in west Farmington to be developed into parks with an active intensive use. While such a natural park would certainly have value, very few would actively be able to use a park like the one being proposed by Compass. He does not think it would be wise for the City to invest in a park that so few would actively use. He agreed with Brigham that there is not any concrete benefit to the City from any resident's home being built. All of this angst comes about because of a home that slid off the hill in North Salt Lake. This particular piece of property has been hashed out more than any other project he has seen. He does not think the nursery rhyme test of building on a rock or on sand holds any weight in the state of Utah because either foundation would be affected by an earthquake. He said the remaining questions and outstanding engineering issues will be answered. The City holds the ultimate trump card. He said he is ready to make a motion.

Doug Anderson said he leans a lot on the emotional aspects of the City of Farmington. He just hiked around the property in question with his kids, and thought about how he would not be able to do that if the property is developed as proposed. He said he thinks Jerry Preston is one of the best citizens, and has gone above and beyond in doing everything asked of him. But he is having a hard time disconnecting from the emotion of it. He said to Cory that if the Council moves forward on the annexation, they will not see this item again, because the Planning Commission will take care of preliminary plat. To those who have been upset over the possibility of people profiting on this development he stated the reality that during the development of this property, there would be an exchange of money, which is the American dream. He reiterated that they are not going to build on a fault, and although California has more stringent setback requirements, the standard is not the same here. He said he is not completely for or against it.

Mayor Talbot clarified that the Planning Commission will make the decision on preliminary plat, which **Dave Millheim** confirmed. **Mayor Talbot** said the Council would be interested in the results of the boring. **Brigham Mellor** asked if the results of the borings would affect others' decision on annexation. **Mayor Talbot** said it would certainly affect the

decision on preliminary plat, but not annexation because the City would like to bring that ground into the City regardless. Additionally, if preliminary plat is denied, the annexation will not go through, because it is a condition. **Dave Petersen** said they can also put the effective date 15-30 days after preliminary plat to allow for an appeal. **Dave Millheim** said he would anticipate an appeal, from any vested party, during that timeframe, which would come before the Council. In a normal annexation, the City just looks at whether it can be serviced, and at the zoning. In this case, because of the hypersensitivity about the development, the annexation has been tied to the preliminary plat. There are multiple steps to go through before this could be finalized. The City has gone above and beyond normal procedure with this. **Brigham Mellor** said he realized that a plan does not have to be fully vetted before it is rezoned, and he said the City has the prerogative to approve or deny zoning based on any circumstance. However he likes to have a plan before him that is unlikely to change before amending the zoning. He appreciated seeing that the setbacks are keeping the homes away from the firebreak road on the updated plans from Jerry.

Cory Ritz said the only way to get through this issue is to move forward, and said you have to trust the process. There are multiple check points in the process that could stop the development from going forward if something of concern arises. Most annexations are much less detailed than this has been. He said the first step in trusting the process is to allow the annexation to move forward. **Brett Anderson** said since safety is a big concern, and since this will not come before the Council again, there has been a lot more detail. **Cory Ritz** said that in order to allow the process to play out, the Council has to say yes to the annexation and then trust the Planning Commission with the platting process. **Brett Anderson** said that he senses the unspoken desire is to be a part of that process too. **Mayor Talbot** said one thing he loves about Farmington is that there is an opportunity to debate the issues as a community. He can tell that people care. **Dave Millheim** said the City is an interested party, and suggested that the Council direct staff to give them the full and complete packet that the Planning Commission receives with the results of the studies. They could then include in the motion that any Council member could file the appeal. This could help meet their oversight goal, while not throwing out the baby with the bathwater. **Jerry Preston** suggested that he pull back his request until after the drillings have taken place, and until after the Planning Commission has made a recommendation on preliminary plat. **Dave Millheim** said in that case they would move to table action on the annexation application until they receive action from the Planning Commission on preliminary plat. **Cory Ritz** said this generous offer from Jerry should show the residents the quality of developer they are working with. **Mayor Talbot** said pushing this forward is what allowed the tests to take place. It is not for gain, it is to see if the process is right. That is why he initially voted in favor of this moving forward. He appreciates the process that has taken place, and everyone has worked hard to look at the facts before making a decision. **Dave Millheim** said he wanted the record to reflect that this is not our normal process for considering developments.

Motion:

Cory Ritz made a motion that the City Council table action on this item until such time as the Planning Commission has taken action on preliminary plat and the Council has full access to the final engineering studies and results.

Brigham Mellor seconded the motion which was unanimously approved.

Mayor Talbot called for a brief recess.

The Haws Companies (THC) Development Agreement Amendment

Dave Petersen said this was discussed at length during the study session. He reminded the Council to include the additional item if they want to take action on this item. He reviewed the several options for the sign. The Planning Commission and staff recommend option one.

Mayor Jim Talbot opened the public hearing at 9:52 p.m.

Mayor Jim Talbot closed the public hearing at 9:52 p.m.

Brigham Mellor said it has been a while since the Haws Company has been before the Council. He acknowledged the history they have with the City and stated that he is happy with where the relationship is now. He hopes the Haws Company and the City continue to work well together in the future.

Motion:

Brigham Mellor made a motion that the City Council approve the THC request as set forth in the enclosed First Amendment to Supplemental Development Agreement For The Park Lane Commons Project subject to the condition that the applicant place a sign for Cabela's on the top most prominent area of the structure (except for the smaller wording which identifies the project) as shown in the attached Exhibit D; option one is the alternative approved by the Council; and any unused panel space will not be lit up at night.

Brett Anderson seconded the motion which was unanimously approved.

Findings:

1. Cabela's is a regional use and a major tenant, and freeway signage as proposed is appropriate for such uses.
2. THC is reducing the number of pylon signs from two to one.

NEW BUSINESS:

AAA Construction to Construct the 350 East Storm Drain Project

Chad Boshell said City staff has designed and bid the project out, which is to install a storm drain line along 350 East to 200 South. They will be able to eliminate the back yard side lot storm drain that goes down that block, which has caused problems over the years with flooding. **Brett Anderson** asked what happens to the existing storm drain. **Chad Boshell** said

they will leave it in place for now to prevent flooding from any unknown existing drains that have tied into it. He said the City will investigate it at a future point. **Dave Millheim** asked the Council to look at the bid. **Brigham Mellor** asked if the City's practice is to always go with the low bid. **Chad Boshell** said much of the time the City does take the lowest bid, unless there is a compelling reason not to. He contacted Clinton City who had good things to say about their work. He said there were some concerns about slow work, but it was not substantiated by any other clients he spoke with.

Motion:

Doug Anderson made a motion to approve the contract and bid from AAA Construction for the construction of the 350 East Storm Drain Project in the amount of \$116,697.80 to be paid from the storm drain utility fund.

Cory Ritz seconded the motion which was unanimously approved.

SUMMARY ACTION

Minute Motion Approving Summary Action List

1. Resolution in Support of Students Against Electronic Vaping (SAEV) Coalition and Legislation to Tax and Regulate Electronic Cigarettes
2. Appointment of City Council Members to Various Committees
3. Kestrel Bay Townhomes Subdivision Improvements Agreement
4. Asset Management Policy
5. Approval of Minutes from January 19, 2016

Motion:

Brett Anderson made a motion to approve the items on the Summary Action List 1-5, amending item 5 to be Approval of Minutes from January 19, 2016. **Doug Anderson** seconded the motion which was approved 4-0 for items 1-4, with Cory Ritz abstaining on item 5 because he was not there.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

1. Executive Summary for the Planning Commission meeting held on January 21, 2016
2. Citizen Complaint regarding Activities in Conservation Easement: there is a citizen who has threatened legal action about draining on a conservation easement. The City is looking into it, and he recommended the Council not engage with the citizen as the City Attorney investigates it.
3. Update on Farmington/UTA Shuttle: There has been a free loop shuttle during the summer going around the City and to Lagoon, with the City paying about 25% and UTA paying about 75%. It has been proposed to continue that shuttle year round, due

to the growth and development in the area. It already has high ridership. UTA is looking into it, and the City is supportive of that, although the City still has to work out the math. UTA has proposed Farmington as a beta site for busses with a unique trolley look. UTA will purchase the bus, and the City will still pay for about 25% of the cost. They are looking at a smaller 29' bus instead of a full 35' bus. **Brigham Mellor** asked if it would still be free. **Dave Millheim** said they are still looking into the math, but it may remain free of charge, it may require a \$1 fee. They may also adjust the route slightly. They may also look for corporate sponsors to help offset the cost.

4. He reminded the Council that the City is a cosponsor of the ICSC conference being held at Station Park this year. The City will have 15 minutes to make a presentation about Farmington.

Cory Ritz

1. He has spoken with the Mayor, and will be talking with Parks and Rec about giving Amy Shumway a booth for at Festival Days to solicit funding for the bridge project.
2. A neighbor on 500 South and about 750 West, is having flooding issues due to a detention basin that is full. **Dave Millheim** said he will look into it.
3. He said they installed power poles along 650 West, and some of them seem to be out of alignment, and perhaps encroaching in the right of way.

Brigham Mellor

He reminded the Council that he will be absent from the next City Council meeting due to a trip.

Bret Anderson

He got an email from an angry citizen about the Mercedes-Benz dealership coming in. He asked if there is a resource for citizens to understand how the City gets revenue from commercial developments. **Dave Millheim** said Keith has made several budget charts that explain the City's budget, which can be put on the website.

Mayor Jim Talbot

1. Board of Adjustment Appointments: extending Jason Williams' appointment for another 5 years.
2. Trails Committee Chair and Historic Preservation Chair: He said last year they changed the Youth City Council chair, and this year they decided to change the Trails Committee and Historic Preservation Chairs. He proposed appointing **Ron Robinson** as the new Trails Committee chairman, and he proposed appointing **John Anderson** as the new Historic Preservation chairman. He asked Alisa Revell to replace him as the chairperson in charge of the interior design of City Hall. He asked her to put together a committee to finish the décor inside. All Councilmembers gave their thumbs up. These new appointments will take effect March 1, 2016. He asked George Chipman and Alisa Revell to stay in contact with their respective former committees on a consulting basis. **Doug Anderson** thanked George Chipman for his work on the Trails Committee and for mentoring him as he served on that committee.

Council member **Doug Anderson** did not have anything to report at this time.

ADJOURNMENT

Motion:

At 10:25 p.m., **Cory Ritz** made a motion to adjourn the meeting. **Doug Anderson** seconded the motion which was unanimously approved.

Holly Gadd, City Recorder
Farmington City Corporation

DRAFT

CITY COUNCIL AGENDA

For Council Meeting:
February 16, 2016

SUBJECT: City Council Committee Reports

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

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

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

CITY COUNCIL AGENDA

For Council Meeting:
February 16, 2016

S U B J E C T: City Manager Report

1. Executive Summary for Planning Commission held on February 4, 2016
2. Police and Fire Monthly Activity Reports for January

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Eric Anderson – Associate City Planner
Date: February 5, 2016
SUBJECT: EXECUTIVE SUMMARY- PLANNING COMMISSION HELD FEBRUARY 4, 2016

RECOMMENDATION

No action required.

BACKGROUND

The following is a summary of Planning Commission review and action on February 4, 2016 [note: five commissioners attended the meeting— Chair Rebecca Wayment, Dan Rogers, Brett Gallacher, Connie Deianni, and Heather Barnum; Alex Leeman and Kent Hinckley were excused.

Item 3 Jerry Preston (Public Hearing) – Applicant is requesting preliminary plat approval for the Residences at Farmington Hills (P.U.D) Subdivision consisting of 23 lots on 44.3 acres located at approximately 300 East between 100 and 400 North in an LR-F (Large Residential - Foothill) zone; and a recommendation to annex approximately 20 acres of the 44.3 acres of the proposed development with the zone designation LR-F. (S-8-15 & A-1-15)

Voted to table the preliminary plat until the March 3, 2016 meeting; this is to give the applicant and his geotech engineers more time to perform the additional studies as recommended by the City's third-party geotech consultant in their review of the initial studies provided by GeoStrata, particularly the additional, deeper borings to show a more accurate survey of the soil conditions.

Vote: 5-0

Item 4 Tim Matthews (Public Hearing) – Applicant is requesting conditional use permit approval for a commercial outdoor recreation (reception center facility) located at 495 West Glover Lane in an AE (Agriculture Estates) zone. (C-1-16)

Voted to approve the conditional use as written in the staff report, with changes to conditions 2 and 5 as follows:

2. The hours of operation are limited to 8 a.m. to 11 p.m.

5. *The applicant must enter into an extension agreement with the City for all improvements related to Glover Lane, including sidewalk, curb & gutter, park strip, asphalt extension, and other road improvements.*

Vote: 5-0

Item 5 Farmington City – Applicant is requesting miscellaneous Text Amendments to Chapters 7 and 28 of the Zoning Ordinance regarding: **a)** Defining Small Cell Networks, DAS, and Similar Wireless Networks in Section 11-28-190 and including these in Table 1, the Summary of Conditional and Permitted Uses; **b)** Amending Section 11-7-107(7)(b) of the Zoning Ordinance clarifying the language regarding the buffer requirement between a commercial and residential use.

Voted to recommend that the City Council approve the zone text amendments as written in the staff report with a few minor changes to the staff report which are reflected in the zone text amendment before you tonight.

Vote: 5-0

Respectfully Submitted



Eric Anderson
Associate City Planner

Review & Concur



Dave Millheim
City Manager



Farmington City Police Department 2016 - Activity and Case load summary

	January	February	March	April	May	June	July	August	September	October	November	December
Total Case#	197											
Total Reports Officer	76											
Crime	86											
Accident	43											
Supp	41											
Citations												
Total Cites	83											
Traffic	59											
Speed	13											
Parking	12											
Other	24											
Activities												
Total	2243											
Total Hours	750											
Avg/Activity	20											
Investigations												
Working	77											
# Reports	32											



Farmington City Police Department 2016 - Summary Cont.

		AVG	YTD
Cases		197.00	197
Reports	Officer	76.00	
	Crime	86.00	
	Accident	43.00	43
	Supp	41.00	
Citations	Total	83.00	83
	Traffic	59.00	
	Speed	13.00	13
	Parking	12.00	
	Other	24.00	
Activities	Total	2243.00	2243
	Hours	750.00	750
	Avg/Act	20.00	
Investigations	Working	77.00	
	# Reports	32.00	32



Farmington City Fire Department



Monthly Activity Report

January 2016



Emergency Services

Fire / Rescue Related Calls: **24**
All Fires, Rescues, Haz-Mat, Vehicle Accidents, CO Calls, False Alarms, Brush Fires, EMS Scene Support, etc...

Ambulance Related Calls: **60 / Transported 33 (55%)**
Medicals, Traumatic Incidents, Transfers, CO Calls w/ Symptomatic Patients, Medical Alarms, etc...

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

Urgent EMS Related Response Times (AVG): **4.6 Minutes** **GOAL 4 minutes or less (+.6 min.)**

Urgent Fire Related Response Times (AVG): **7.0 Minutes** **GOAL 4 minutes or less (+ 3.0min.)**

PT Department Man-Hours (based on the following 24-day pay period / January 8th and January 22nd)

Part-Time Shift Staffing:	1,399	Budgeted 1,394	Variance +5
Part-Time Secretary:	82	Budgeted 80	Variance + 2
Part-Time Fire Marshal:	80	Budgeted 80	Variance + 0
Full-Time Captains:	N/A	48/96 Hour Schedule	Variances / Overtime + 82
Full-Time Fire Chief:	N/A	Salary Exempt	
Training & Drills:	132		
Emergency Callbacks:	251	FIRE 65 Hrs. / EMS 186 Hrs. (YTD) 251	
Special Event Hours:	40	(YTD) 40	
Total PT Staffing Hours:	1,984	(YTD) 1,984	

Monthly Revenues & Grant Activity YTD

Ambulance (December 2015):	Month	Calendar Year	FY 2016
Ambulance Services Billed:	\$63,498.72	\$610,192.91 YTD	\$336,310.75
Ambulance Billing Collected:	\$22,701.64	\$288,562.52 YTD	\$153,316.30
Variances:	-\$40,797.08	-\$321,629.48 YTD	-\$182,994.45
Collection Percentages:	36%	47%	46%

Grants / Assistance / Donations**Grants Applied For:**

<i>Electrical Vault / Confined Space Training Prop</i>	\$12,000	
<i>Utah Bureau of EMS Grant / Part 1</i>	\$3,000	\$15,000 YTD

Grants / Funds Received / Awarded:

<i>Fire Prevention Decals</i>	\$350.00	\$350 YTD
-------------------------------	----------	------------------

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

Drill # 1– Officers Monthly Meeting & Training:	12	
Drill #2 – Ice Rescue Cert x 12 - Classroom Work	64	Avg. Wednesday Night Drill Att.
Drill #3 – EMS – Annual BBP Training & Software Training	54	FFD Personnel This Month: 14
Drill #4 – Saturday / Ice Rescue Cert - Practical	85	

Other:

<i>Inspections / Special Training Assignment*</i>	70	
<i>UFRA Winter Chiefs & Firefighter School x 4</i>	64	
<i>UFRA Instructor & Inspector Certifications – FT Captains</i>	60	
<i>Apparatus Final Inspection Training</i>	28	
Total Training / Actual Hours Attended:	437	437 HRS YTD

Fire Prevention & Inspection Activities

Existing Business Inspections:	21	
Re-Inspections – Existing Business	14	
Fire Plan Reviews & Related:	38	
Consultations & Construction Meetings:	14	
Station Tours & Public Education Sessions:	16	16 YTD

Health, Wellness & Safety Activities

Reportable Injuries:	0	0 YTD
Physical Fitness / Gym Membership Participation %	100%	
Chaplaincy Events:	1	

FFD Committees & Other Internal Group Status

Process Improvement Program (PIP) Submittals:	0	0 YTD
--	----------	--------------

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

Additional Narrative:

Noticeable jump in call volume when compared to past Januaries. Emergent EMS response times averaged 4.6 minutes and Emergent FIRE response times averaged 7.0 minutes – primarily due to compromised road conditions. Five calls resulted in “no-staffing” or “short-staffing” of apparatus (on-duty crew attending to other calls and/or part-time staffing not available due to availability). 55% of all Ambulance calls resulted in transporting patients to Hospitals. Collections of revenues continue with little predictability due to collection & mandated billing variables. With this stated, our raw year-end numbers show a collection rate of 47.3% in 2015 - \$288,562 collected of \$610,192 billed. Heavy training month with the Utah Fire Academy (UFRA) hosting multiple classes to include: Chiefs Training, Fire Marshal Training, Rope Rescue Training, Wildland Response Training, Fire

Service Instructor and Arson Investigator Training. In-house training focused on continued Ice Rescue Technician training and annual (mandated) Blood Borne Pathogen refresher training. FFD continues to maintain one of the most aggressive Ice Rescue programs in Davis County and requires all operations personnel to be Ice Rescue Technician certified. FFD was able to assist South Davis Metro Fire District with instruction and equipment to help with their Ice Rescue in-service training. Each team will eventually provide support for each other when deployed in the south end of Davis County. Full-time staffing hours exceeded typical parameters as to accommodate certification classes and business travel. FFD was able to assist multiple residents with snow and debris removal during storms. Whenever possible, FFD crews perform snow removal for safer occupant access and egress of their property.

FFD completed the final inspection on the Ambulance being manufactured by Wheeled Coach in Florida. Once all punch list items are corrected, the unit will be delivered for in-service placement. We anticipate an in-service date of March 1st as there are several items (decals, equipment, radios, etc.) that require local installation. This Ambulance is the 1st unit to meet new industry mandates to include power load assist, 5-point safety harnesses / restraint systems and reinforced box for employee and passenger safety. Each of these units are designed to provide 15-20 years of service. These units are also funded through an enterprise account.



The public education vehicle (highlighted in last month's report) is nearing completion and the last touches are being applied. As mentioned previously, this repurposed Police vehicle will be utilized for business inspections, various school safety programs, "Fire Wise Community" program and play an intricate part of future grant opportunities. This project would not be possible without the help and support of local sponsors!



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

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

Respectfully,

Guido Smith
Fire Chief

CITY COUNCIL AGENDA

For Council Meeting:
February 16, 2016

SUBJECT: Mayor Talbot & City Council Reports

1. Board of Adjustment Appointment

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