

**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 hear an update on housing numbers and to answer any questions the City Council may have on agenda items. The public is welcome to attend.

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

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, September 4, 2018, 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 Benson Rezone and Plat Amendment for Farmington Downs West  
(332 South 1100 West) and Chestnut Farms Phase II (1250 W Atrium Court)

7:10 Brookside Hollow Schematic Plan and Preliminary PUD Master Plan – Brighton  
Homes (411 South 200 West)

### **SUMMARY ACTION:**

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

7:20 Minute Motion Approving Summary Action List

1. Correction to Past Ambulance Purchase Proposal
2. Swain Subdivision Improvements Agreement Recommendation

### **GOVERNING BODY REPORTS:**

7:25 City Manager Report

1. Executive Summary for Planning Commission held August 23, 2018

7:30 Mayor Talbot & City Council Reports

**ADJOURN**

**CLOSED SESSION**

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

DATED this 30th day of August, 2018.

**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:  
September 4, 2018

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

It is requested that City Councilmember Rebecca Wayment give the invocation to the meeting and it is requested that City Councilmember Brett Anderson 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:  
September 4, 2018

**PUBLIC HEARING:** **Benson Rezone and Plat Amendment for Farmington Downs West (332 South 1100 West) and Chestnut Farms Phase II (1250 W Atrium Court)**

### **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, City Planner.

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



# F A R M I N G T O N C I T Y

H. JAMES TALBOT  
MAYOR  
BRETT ANDERSON  
DOUG ANDERSON  
ALEX LEEMAN  
CORY RITZ  
REBECCA WAYMENT  
CITY COUNCIL  
DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, City Planner

Date: September 4, 2018

SUBJECT: **BENSON REZONE AND PLAT AMENDMENT FOR FARMINGTON DOWNS WEST AND CHESTNUT FARMS PHASE II**  
Applicant: **Maureen Benson**

### RECOMMENDATION

Hold a Public Hearing;

AND

Move that the City Council approve the zoning map amendment of property located at 332 S. 1100 West, and further identified by parcel identification number 081640019 from A (Agriculture) to AE (Agriculture Estates), subject to all applicable Farmington City ordinances and development standards, and the following condition: the applicant shall obtain approval from the City for a boundary adjustment related to the transfer of property.

#### Findings for Approval:

1. The requested rezone is consistent with the General Plan designation of RRD.
2. The requested rezone will not add any density to the area.
3. The requested rezone is consistent with surrounding properties in all directions.
4. The requested rezone allows the applicant the highest and best use of their properties.

### BACKGROUND

The applicant is requesting a rezone of her property located at 332 S. 1100 West (Lot 2 of the Farmington Downs West Subdivision) from an A (Agriculture) to an AE (Agriculture Estates) zone. The applicant would like to sell a portion of her property to their neighbor to the west (approximately .45 acres), located at 1250 W. Atrium Court in the Chestnut Farms Phase II Subdivision. Currently, the applicant has 2.34 acres of property, and in the A zone the minimum lot size is 2 acres; the applicant would like to sell more than .34 acres of property to their neighbor, and must therefore rezone the property to move forward with the transfer of land and a boundary adjustment related thereto. A boundary adjustment is handled administratively by staff, but the action cannot bring either of the affected properties into non-conformity, which is why the rezone is necessary.

At the **August 9, 2018** Planning Commission meeting, there was very little discussion on this item and the Commission unanimously recommended approval of the item.

Supplemental Information

1. Vicinity Map
2. General Land Use Plan
3. Zoning Map
4. Letter From Applicant
5. Farmington Downs West Subdivision Plat

Applicable Ordinances

1. Title 11, Chapter 6 – Zoning Ordinance and Map Amendments
2. Title 11, Chapter 10 – Agriculture Zones

Respectfully Submitted



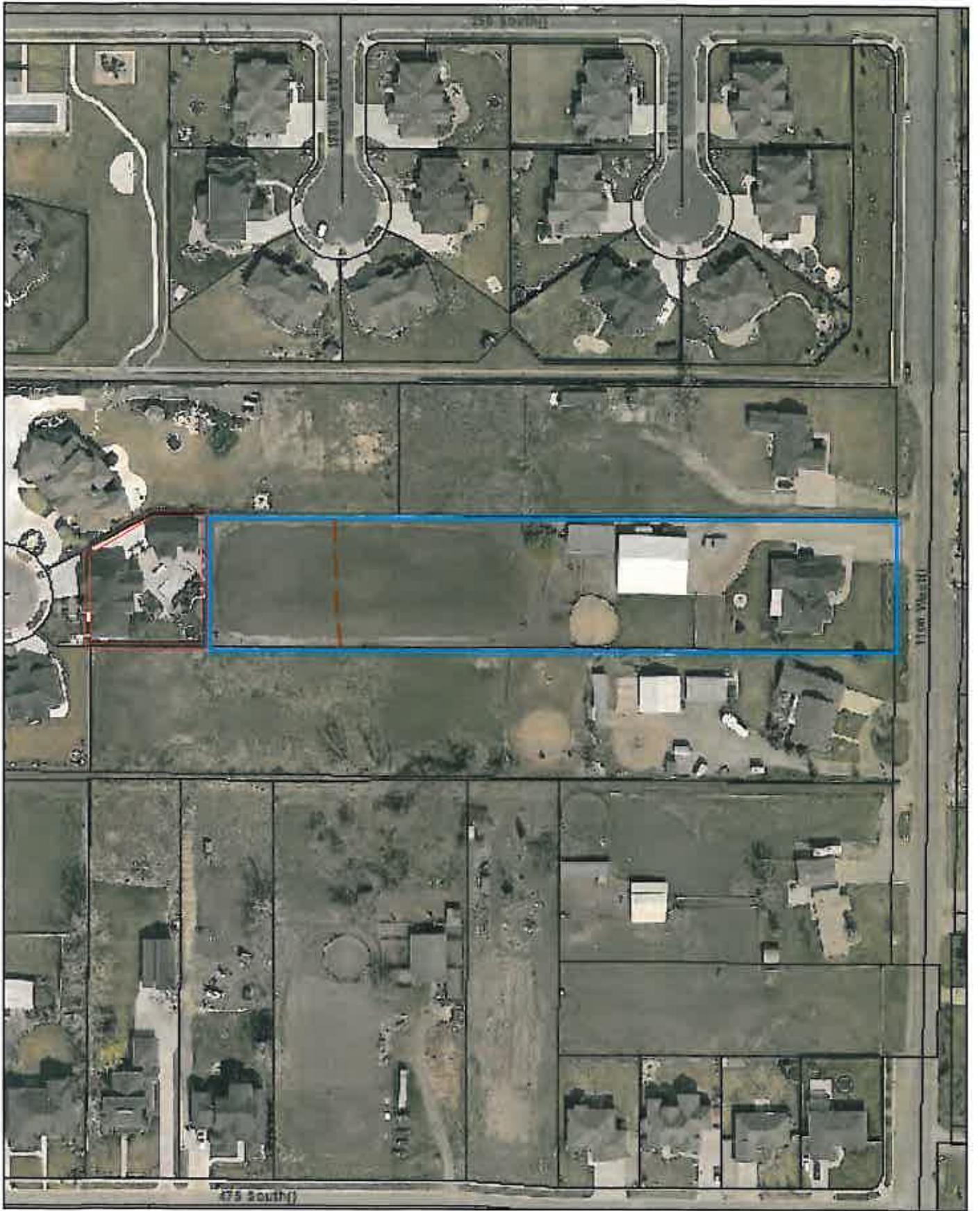
Eric Anderson  
City Planner

Concur

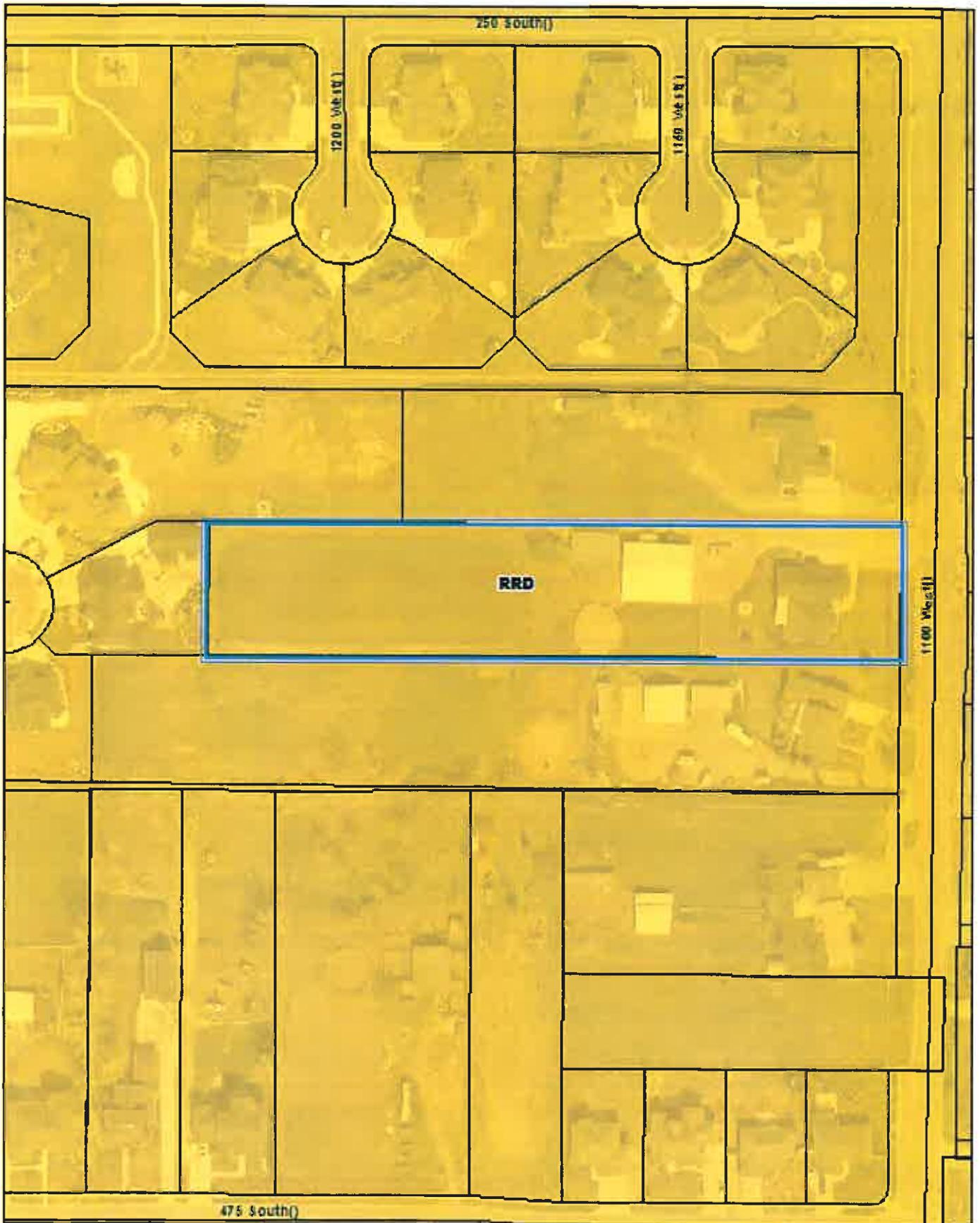


Dave Millheim  
City Manager

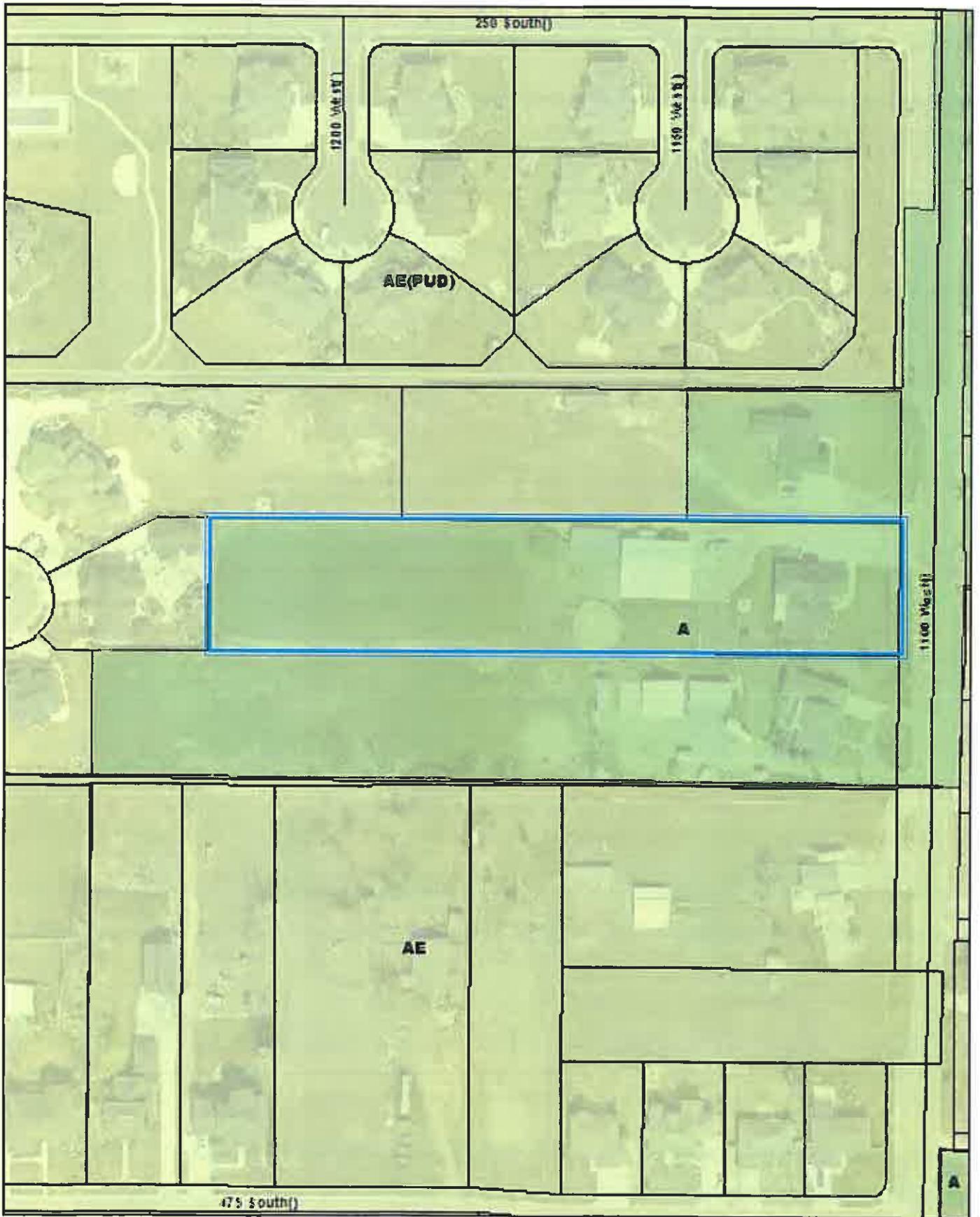
# Farmington City



# Farmington City



# Farmington City



June 6, 2018

Dear Mayor and City Council,

We are requesting a plat map amendment for the Farmington downs West subdivision lot #2.

Our neighbors to the west of us Shon and Mignon Call want to purchase .42 acres for an addition to their yard.

This amount of acreage would put us slightly below the 2 acre minimum. Additionally we would ask to re-zone the property to allow the .42 acres requested by the Calls.

The land serial is #08-164-0013 for the entire parcel. We contacted a land survey company to do the boundary adjustment once the plat amendment is approved.

We would like this put on the next city council meeting in June.

Please consider this petition for boundary adjustment.

Thank you



Maureen Benson

Maureen and Brad Benson

332 S 1100 West, Farmington

801-599-5429



## CITY COUNCIL AGENDA

For Council Meeting:  
September 4, 2018

**PUBLIC HEARING:** **Brookside Hollow Schematic Plan and Preliminary PUD Master Plan – Brighton Homes (411 South 200 West)**

### **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, City Planner.

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



# F A R M I N G T O N C I T Y

H. JAMES TALBOT  
MAYOR  
BRETT ANDERSON  
DOUG ANDERSON  
ALEX LEEMAN  
CORY RITZ  
REBECCA WAYMENT  
CITY COUNCIL  
DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, City Planner

Date: September 4, 2018

SUBJECT: **BROOKSIDE HOLLOW SCHEMATIC PLAN AND PRELIMINARY PUD MASTER PLAN**  
Applicant: **Taylor Spendlove – Brighton Homes**

### RECOMMENDATION

Move that the City Council approve the schematic plan and preliminary PUD master plan for the Brookside Hollow PUD Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall provide a transportation/traffic study for the project;
2. The applicant shall obtain UDOT approval for the access point on the Frontage Road;
3. The applicant shall obtain a Davis County Flood Control permit to build near Steed Creek;
4. The applicant shall provide a proposal for a trail or trail access around the assisted living facility at preliminary plat;
5. All outstanding comments from the DRC for schematic plan shall be addressed on preliminary plat.

### Findings for Approval:

1. The proposed plans meet the requirements of the subdivision and zoning ordinances for the BP zone.
2. The proposed development will provide single-family residential developments similar to those of surrounding neighborhoods.
3. The elevations provided are of a high design quality and meet the intent of Sections 11-27-010 and 11-27-120 of the Zoning Ordinance.
4. The landscape plan provided is of a high design quality and meet the intent of Sections 11-27-010 and 11-27-120 of the Zoning Ordinance.
5. Although single-family residential is not a listed permitted or conditional use in the BP zone, it is a much preferable use to many of the permitted and conditional uses that are currently allowed in the underlying zone.

### BACKGROUND

The applicant desires to develop 15 homes and an assisted living facility on 5.3 acres of property located at the northeast corner where the Frontage Road intersects with 200 West, south of the LDS chapel. Approximately 4 of the 5.3 acres is zoned BP (Business Park) and the remaining 1.3 acres is

zoned AE (Agriculture Estates); however, the applicant is doing a PUD for the entire property, partly because that is required of residential uses in the BP zone, and partly to request flexibility in lot layout, setback requirements, and the subdivision configuration. Additionally, the applicant is proposing to build an assisted living facility on Lot 116, which is a permitted use in the BP zone under “residential facilities for the elderly/handicapped” per Section 11-14-020 of the Zoning Ordinance.

In 2017, the City approved a zone text amendment changing the minimum area required for a PUD in the BP zone from 5 acres to 3 acres so that this project could move forward. However, that was before this project included the Carlson property to the south. Now, the 3 acre minimum for a PUD in the BP zone is moot, because this project has 5.3 acres total.

Because this project straddles two different zoning designations, the yield plan for the project has to reflect such; in this case, the yield for the AE zone would be two half-acre lots, and the yield for the BP zone (at 8 units per acre, as set forth in Section 11-14-050(D)(2) of the Zoning Ordinance) would be 31 lots, bringing the total yield for the project to 33 lots. When the applicant did his yield plan, staff mistakenly told them to use the BR zone rather than the BP zone, which would allow them to do 38 lots. This notwithstanding, the yield for the project far exceeds that of what is being proposed in the schematic plan and preliminary PUD master plan by 17 lots; i.e. the applicant could get 33 lots but is only proposing 16. Although one of those 16 lots is the assisted living facility, it is a use that fits within the zone and will be adjacent to 200 West, which includes office buildings directly across the street and an LDS chapel directly to the north.

As part of the preliminary PUD master plan, the applicant is required to provide a landscape plan and elevations of the homes, which are attached for your review. Section 11-27-120(H) of the Zoning Ordinance states the following:

*H. Increase In Residential Density: Residential density may be increased up to a maximum of twenty percent (20%) above that allowed in the underlying single-family zone, at the discretion of the planning commission and subject to the concurrence of the city council. The density will be determined during the preliminary PUD master plan review stage.*

Because this application for PUD is not seeking for an increase in density, the open space requirement does not have to be met. However, the applicant is proposing that the majority of the property not occupied by building lots be common area (17% of the area), maintained by an HOA and regulated by CC&Rs.

Regardless of whether the applicant is seeking for an increase in density, the BP zone requires that all residential projects obtain approval for a PUD overlay. As such, the applicant must meet the higher design standards for a PUD as set forth in Section 11-27-070, including the landscape plan, elevations, and general layout of the plan. At question, is whether the proposed plan meets the higher design quality threshold required of PUDs.

Single-family residential is not listed as a conditional nor a permitted use in the BP zone, and by requiring that all residential uses go through the PUD process, the City has made all residential uses in the BP zone legislative decisions; this means that the City has a good amount of discretion to deny any residential applications. That being said, it should be noted that the list of permitted and conditional uses, which are administrative decisions, include some uses that would be far less preferable to a single-family residential neighborhood.

At the **August 9, 2018** Planning Commission, much of the discussion centered around the traffic and access to this project. The commissioners were concerned that the ingress/egress point of access off of the Frontage Road is in an awkward location. While this is a valid concern, it is also the only frontage that this property has to a public street, and the ultimate decision made by the Commission was to recommend approval conditioned on a traffic study. There was additional discussion about trail access for the assisted living facility, and obtaining proper approval from the County to build next to Steed Creek. Both of these issues were addressed by the Planning Commission in their recommended conditions for approval, and are reflected in the suggested motion above. Lastly, of their own volition, the applicant stated that they are planning on removing Lot 15 and expanding the lots on the eastern boundary. However, the schematic plan before you still has the 16 total lots as originally proposed; if the City Council would like, it would be appropriate to add a condition for approval that “the applicant remove Lot 15 and expand the remaining lots along the eastern boundary at preliminary plat”.

Supplemental Information

1. Vicinity Map
2. Schematic Plan
3. Yield Plan
4. Preliminary PUD Master Plan
5. Landscape Plan
6. Elevations/Photos
7. Title 11, Chapter 14 – Business Park Zone

Applicable Ordinances

1. Title 11, Chapter 13 – Multiple Family Residential Zones
2. Title 11, Chapter 14 – Business Park Zone
3. Title 11, Chapter 27 – Planned Unit Developments (PUD)
4. Title 12, Chapter 6 – Major Subdivisions
5. Title 12, Chapter 7 – General Requirements for All Subdivisions

Respectfully Submitted



Eric Anderson  
City Planner

Concur



Dave Millheim  
City Manager

# Farmington City



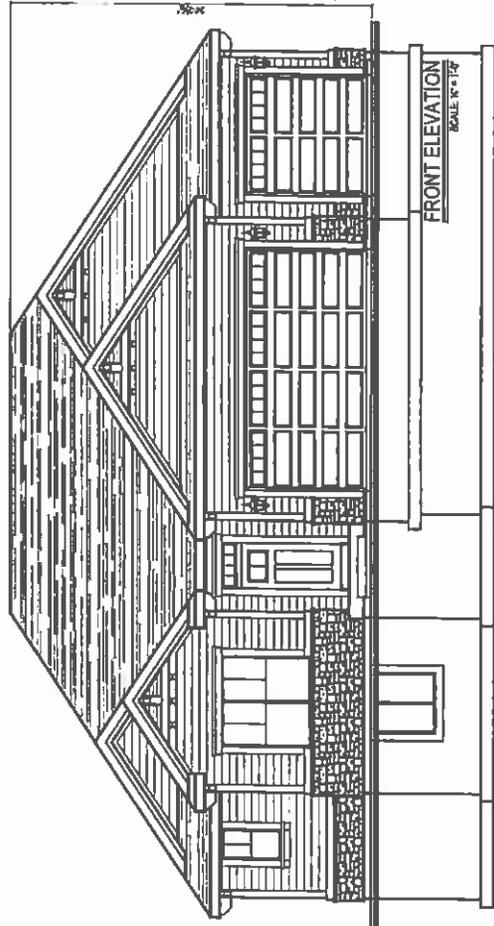
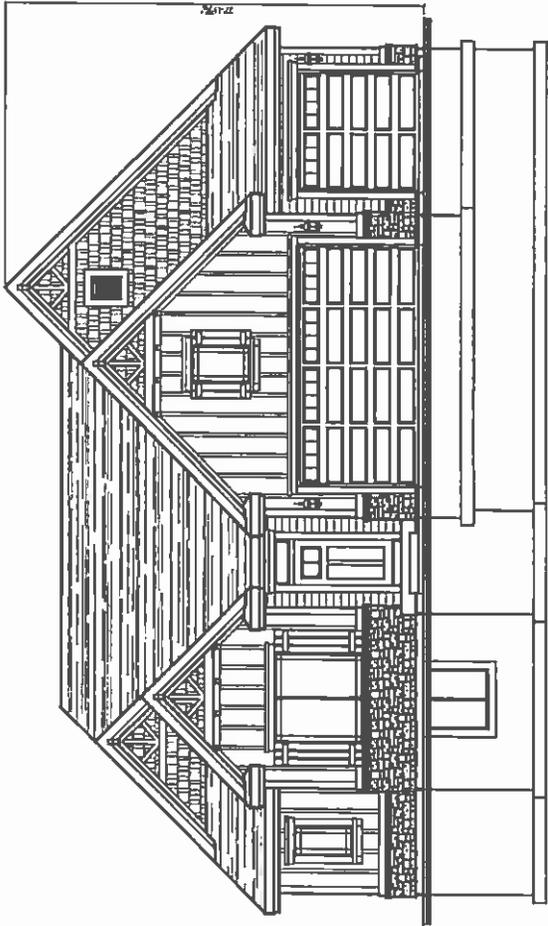
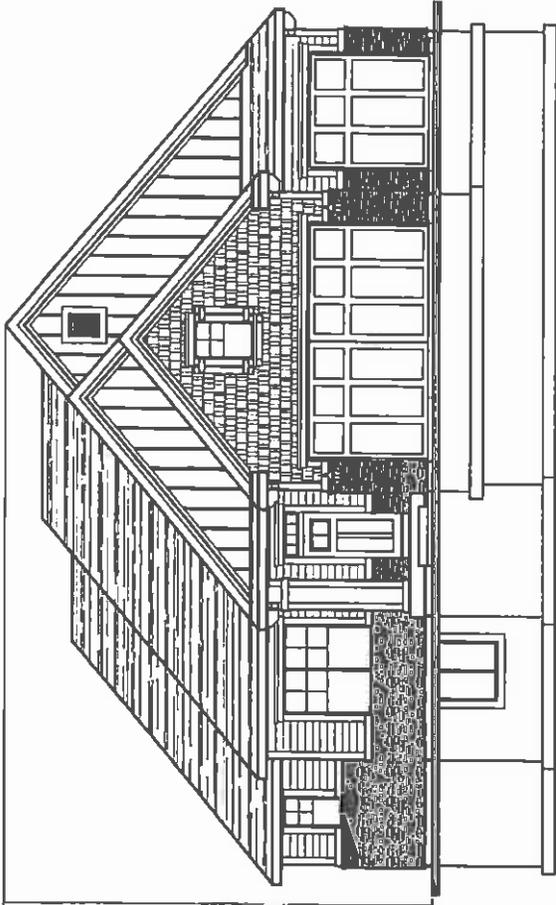


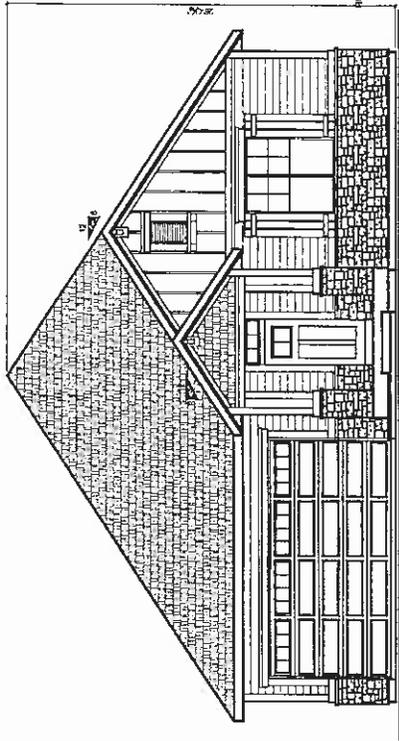
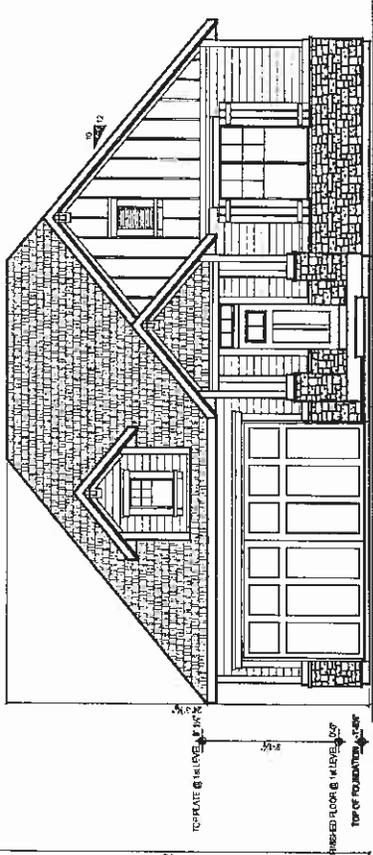


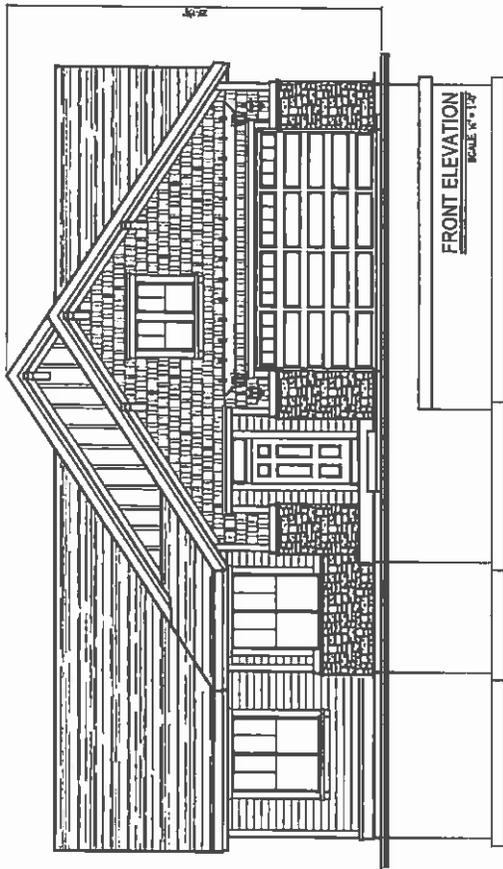
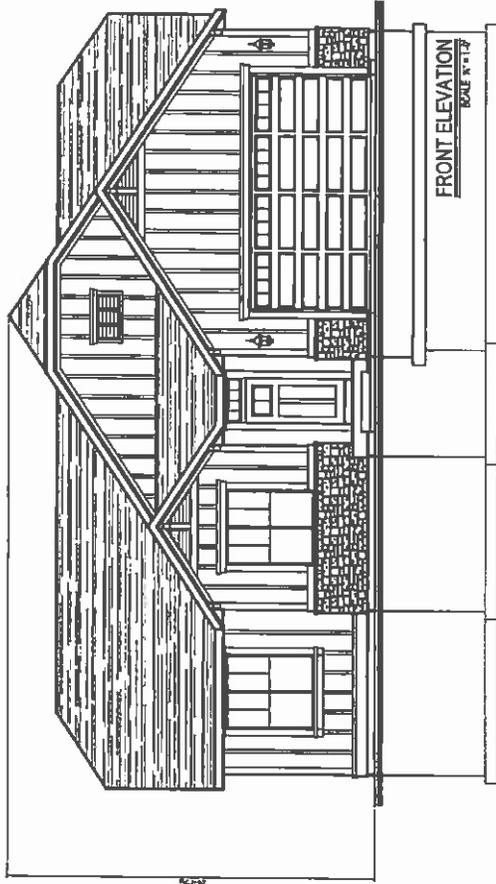


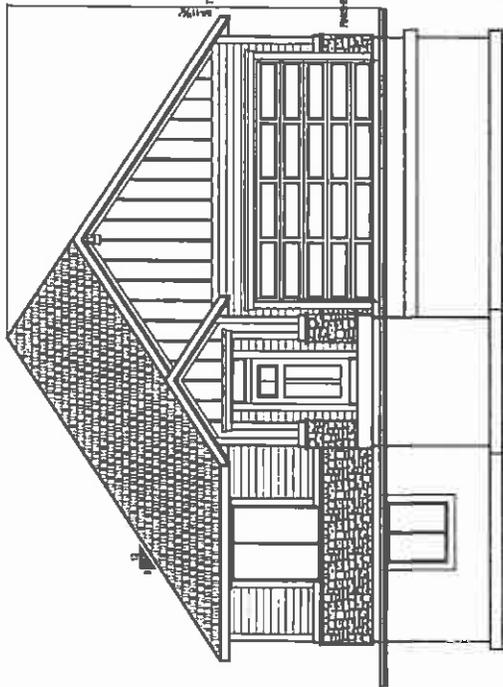
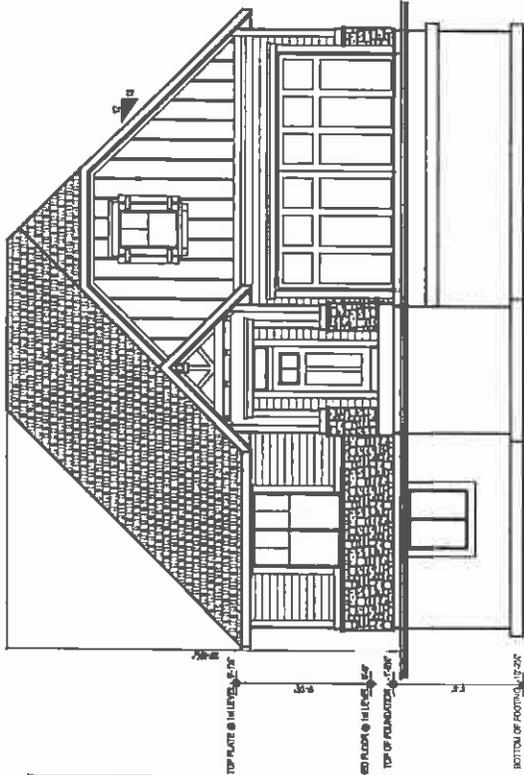


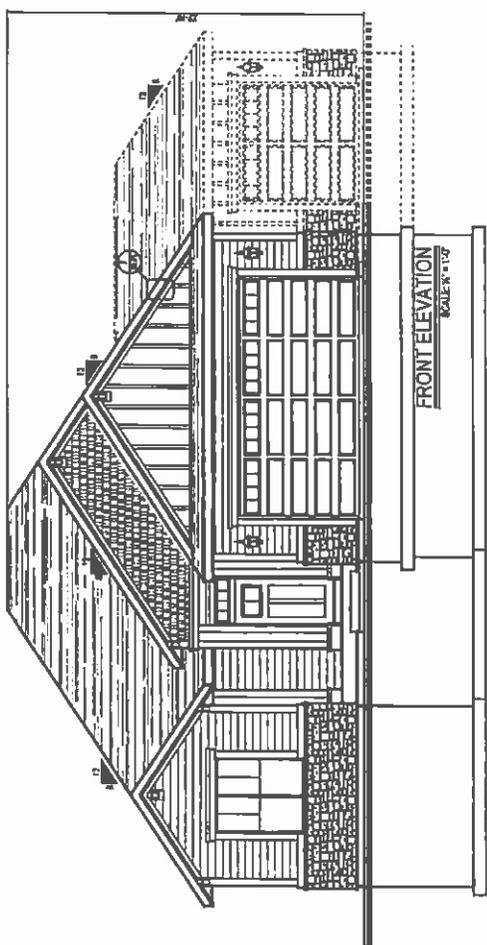
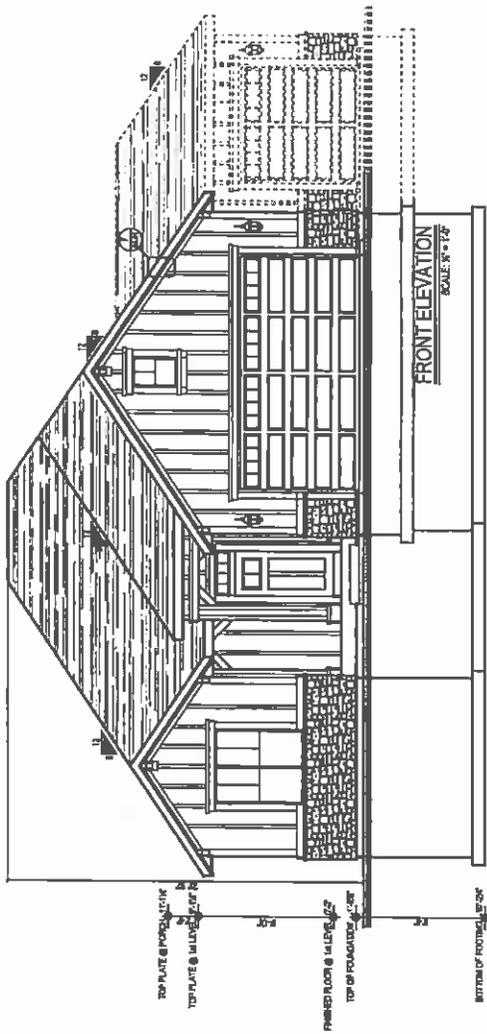












FRONT ELEVATION  
SCALE: 3/8" = 1'-0"

FRONT ELEVATION  
SCALE: 3/8" = 1'-0"





# **Chapter 14**

## **BUSINESS PARK ZONE (BP)**

### **11-14-010: PURPOSE:**

The purpose of this zone is to provide areas primarily for planned general office and business park developments and related services which will be compatible with, and serve as a transition to, nearby residential areas and will promote a quiet, clean environment. In certain unique locations, residential planned unit developments may also be appropriate to provide this transition. Development in this zone should emphasize a high level of architectural and landscape excellence. These zone districts will generally be established along high volume arterial streets in order to buffer the impacts of these streets from less intensive land uses. The intent is to create an attractive environment that will complement, and serve as a transition to, surrounding land uses. (Ord. 1994-22, 5-18-1994)

### **11-14-020: PERMITTED USES:**

The following are permitted uses in the BP zone after a conceptual development plan has been approved as provided in this chapter. No other permitted uses are allowed, except as provided by subsection 11-4-050F of this title:

Agriculture.

Business and professional offices.

Commercial testing laboratories and services.

Data processing services.

Daycare/preschool.

Funeral home.

Printing/publishing.

Public or quasi-public administrative offices (excluding temporary or portable buildings).

Public park.

Public utility lines and rights of way.

Research services.

Residential facility for the elderly.

Residential facility for the handicapped.

Seasonal fruit/produce vendor stands.

Signs complying with provisions of the sign ordinance.

Uses customarily accessory to a listed permitted use. (Ord. 1994-22, 5-18-1994)

### **11-14-030: CONDITIONAL USES:**

The following are conditional uses in the BP zone. No other conditional uses are allowed, except as provided by subsection 11-4-050F of this title:

Any development which includes multiple buildings or is proposed on a site which is over one acre in size.

Athletic or tennis club.

Commercial outdoor recreation, minor (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.).

Financial institutions.

Light manufacturing uses (fabrication, assembly, treatment or packaging operations conducted in a totally enclosed building using previously prepared materials).

Outside storage.

Public and quasi-public uses, other than administrative offices, developed on an undeveloped site (excluding those not specifically listed as a permitted or conditional use) and material additions or modifications on a developed site.

Public utility substations, wireless transmission towers, except as specified in section 11-28-190 of this title, generating plants, pumping stations and buildings.

Restaurants (traditional sit down only).

Storage/warehousing, as an accessory use, as necessary to maintain a principal use.

Temporary uses.

Uses customarily accessory to a listed conditional use. (Ord. 2014-07, 3-4-2014)

### **11-14-040: CONCEPTUAL PLAN AND SITE PLAN REVIEW:**

A. Required: When a development will include multiple buildings or is proposed on a site which is over one (1) acre in size, an overall conceptual development plan, encompassing the entire site, shall be submitted to the Planning Commission for conditional use and site development review. The

intent of this requirement is to commit the developer to a general plan within which individual businesses can be placed. Once approved, any material change to the conceptual plan shall require the approval of the Planning Commission. A material change shall be interpreted as any change which substantially alters the original plan and/or has the potential of causing a significant impact beyond the site.

**B. Information Required:** The conceptual development plan shall include the following specific information and shall also comply with all other applicable standards contained in chapter 7 of this title. The plan shall:

1. Indicate the location of existing streets and, if applicable, the proposed street layout for the entire development;
2. Identify the general location of building pads and the height of all proposed buildings and structures;
3. Identify the general location and extent of existing and proposed parking areas;
4. Include a conceptual landscape plan showing the general location, density and size of trees, shrubs and ground cover;
5. Identify proposed phasing of the project (if any);
6. Illustrate the architectural design of buildings, including type of materials, colors, and any proposed signs;
7. Illustrate the relationship of the proposed development to surrounding uses. (Ord. 1994-22, 5-18-1994)

#### **11-14-050: MINIMUM LOT AND SETBACK STANDARDS:**

**A. Setback From Streets:** The minimum setback from public or private streets shall be twenty feet (20') for buildings or structures twenty feet (20') or less in height. Buildings or structures over twenty feet (20') in height shall be set back an additional ten feet (10') (30 feet total). The minimum side and rear setback from streets may be reduced through Planning Commission review and approval in conjunction with a conditional use and site plan application. Parking lots shall not be permitted within the minimum required street setback(s).

**B. Commercial Side And Rear Setbacks:** The minimum side and rear setbacks from property lines shall be twenty feet (20') for buildings and structures twenty feet (20') or less in height. Buildings or structures over twenty feet (20') in height shall be set back an additional ten feet (10') (30 feet total). If the area of the side or rear setback is used for parking or as a service area, a landscaped strip, not less than ten feet (10') in width, shall be maintained along the property lines. The minimum side and rear setback for commercial buildings and structures may be reduced through Planning Commission review and approval in conjunction with a conditional use and site plan application.

**C. Residential Side And Rear Setbacks:**

1. The minimum side yard setback from nonresidential zone boundaries for a new residence in a BP Zone shall be twenty feet (20'). A mix of evergreen and deciduous trees and shrubs shall be planted in such yard area to help mitigate potential impacts from adjacent nonresidential uses;
2. The minimum rear setback from nonresidential zone boundaries shall be forty feet (40'). A landscaped strip, not less than twenty feet (20') in width, shall be maintained along the rear property line to help mitigate potential impacts from adjacent nonresidential uses;
3. Side and rear yard setbacks from boundaries of zones which are exclusively residential shall be the same as the adjacent residential zone.

**D. Minimum Lot Size:**

1. The minimum lot size for a nonresidential use or development in the BP Zone shall be one-half ( $\frac{1}{2}$ ) acre.
2. The minimum development acreage for a residential planned unit development or condominium shall be not less than three (3) acres. Lot size, dimensions and/or arrangement of buildings shall be determined by the Planning Commission after review of the conceptual development plan. Gross density shall not exceed eight (8) dwelling units per acre. (Ord. 2017-07, 3-21-2017)

**E. Lot Width:** The minimum lot width in a BP Zone, except in a residential planned unit development or condominium, shall be one hundred feet (100'). For individual lots with a single use, one hundred feet (100') of frontage shall be provided on a fully improved public street.

**F. Maximum Lot Coverage:** The maximum percentage of coverage for all buildings and structures in a BP Zone shall be fifty percent (50%).

**G. Minimum District Size:** A BP Zone District shall contain not less than five (5) acres. (Ord. 1994-22, 5-18-1994)

**11-14-055: ACCESSORY BUILDINGS AND STRUCTURES:**

**A. Requirements:** Accessory buildings shall be located to the rear of the main building, shall not encroach on any recorded easement, shall not cause the maximum lot coverage ratio to exceed the standards set forth herein, shall, without exception, be subordinate in height and area to the main building, and shall be reviewed as a conditional use.

**B. Setbacks: Accessory building setbacks:**

1. Setback from rear and side property lines: No setback is required except as specified below.
2. Where office/commercial development in a BP Zone share a common property line with a residential zone or a residential use within the BP Zone, the minimum setback for the accessory building abutting the residential zone shall be the same as that required for such residential zone.
3. The placement of an accessory building shall not interfere with site plan objectives such as traffic circulation, open spaces, landscaping, etc.
4. On double frontage lots, the setback from the rear lot line for accessory buildings shall meet the setback requirement for main buildings.
5. Architecturally compatible accessory buildings, as approved by the Planning Commission, may be located in the side yard of a lot if all front, side and rear setbacks are provided as specified herein. (Ord. 2006-55, 8-15-2006)

**11-14-060: HEIGHT STANDARDS:**

Nonresidential buildings or structures in a BP Zone shall not exceed forty five feet (45') in height and three (3) stories, except accessory buildings, which shall not exceed fifteen feet (15') in height unless approved otherwise as a conditional use. Residential main buildings and accessory buildings shall not exceed thirty feet (30') in height. (Ord. 2014-10, 3-19-2014)

**11-14-070: DESIGN STANDARDS:**

- A. Landscaping: All areas of a developed site not occupied by buildings, required parking, driveways, sidewalks or service areas, shall be appropriately landscaped with lawn, trees, shrubs and other landscaping materials in accordance with an approved landscaping plan. A minimum of fifteen percent (15%) of the gross area of a commercial site and forty percent (40%) of a residential site shall be landscaped. Gross area is interpreted as the total site area remaining after any required street dedication.
- B. Parking Lots: Parking lots shall be provided with landscaping around the periphery and in islands and bays in the interior of the lot. If parking lots are oriented parallel to the street, a landscaped berm, at least three feet (3') in height, shall be provided between the parking lot and sidewalk in order to help screen vehicles from view.
- C. Street Trees: Street trees shall be planted along the street frontage(s) of all sites and shall be spaced at not more than thirty feet (30') on center. The minimum caliper size for street trees shall be two inches (2").

- D. **Buffers:** In landscape buffers adjacent to residential zones and between residential and nonresidential uses within the zone, a mix of evergreen and deciduous trees shall be planted at a ratio of not less than one tree for each three hundred (300) square feet of landscape area. For conditional uses, this requirement may be increased if, in the opinion of the planning commission, additional screening or buffering is necessary on a specific site.
- E. **Uses Within Fully Enclosed Building:** All uses located in the zone shall be conducted entirely within a fully enclosed building. There shall be no outside storage of materials or equipment, other than motor vehicles licensed for street use, except as specifically approved by the planning commission in conjunction with a conditional use application.
- F. **Trash Storage:** Trash storage and dumpsters shall be located in an area convenient for pick up and shall be screened from public view by a six foot (6') masonry wall.
- G. **Barrier Adjoining Residential Zone:** A masonry or architectural concrete wall or alternative visual barrier as approved by the planning commission, at least six feet (6') in height, shall be erected along all development boundaries adjoining a residential zone or a residential use within the BP zone. The required wall shall be constructed prior to, or concurrently with, construction of the first building on the site.
- H. **Utility Transmission Lines:** All utility transmission lines shall be placed underground. Transformers, meters and similar apparatus shall be at or below ground level and shall be screened from public view by a wall or fence, landscaping, earth berming, or special architectural treatment acceptable to the planning commission.
- I. **Objectional Uses Prohibited:** All uses shall be free from objectionable or excessive odor, dust, smoke, noise, radiation or vibration. (Ord. 1994-22, 5-18-1994)

CITY COUNCIL AGENDA

For Council Meeting:  
September 4, 2018

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

1. Correction to Past Ambulance Purchase Proposal
2. Swain Subdivision Improvements Agreement Recommendation

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

# FARMINGTON CITY FIRE DEPARTMENT

82 North 100 East  
P.O. Box 160  
Farmington, Utah 84025  
Tel. (801) 451-2842  
Fax (801) 451-7865



*Celebrating 110 Years of Dedicated Service - Since 1907*

---

---

## CITY COUNCIL STAFF REPORT

To: Mayor and City Council

From: Guido Smith, Fire Chief

Date: August 15, 2018

Subject: ACKNOWLEDGE AND APPROVE CORRECTION TO PAST AMBULANCE PURCHASE PROPOSAL. A LINE ITEM OF \$7,000 WAS INCLUDED WITHIN THE NARRATIVE; HOWEVER, NOT INCLUDED IN THE FINAL MOTION.

### RECOMMENDATION

Via minute motion: Approve \$7,000 line item originally included within a previous ambulance and power cot proposal; however, was not included (oversight) during the actual motion and approval process.

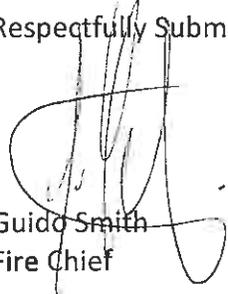
### BACKGROUND

A delivery oversight by the Fire Chief during his presentation to the council. Although the motion to purchase a new demo ambulance and power cot was approved, a seven thousand dollar line item for apparatus lettering, decals and equipment installation was not verbalized at time of the motion. The oversight was caught after the meeting itself. See attached copy of city council staff report.

### FUNDING:

Same account as the demo apparatus and power cot "Ambulance Enterprise Fund" which is already funded.

Respectfully Submitted,

  
Guido Smith  
Fire Chief

Reviewed & Concur



Dave Millheim  
City Manager

# FARMINGTON CITY FIRE DEPARTMENT

82 North 100 East  
P.O. Box 160  
Farmington, Utah 84025  
Tel. (801) 451-2842  
Fax (801) 451-7865

*Celebrating 110 Years of Dedicated Service - Since 1907*



## CITY COUNCIL STAFF REPORT

**(Work session discussion as related to budget amendment)**

To: Mayor and City Council

From: Guido Smith, Fire Chief

Date: July 11, 2018

Subject: APPROVE PURCHASE OF NEW DEMO AMBULANCE AND / OR GURNEY  
COMPLIANT WITH NEW AMBULANCE SAFETY REQUIREMENTS

### RECOMMENDATION

Direct staff to purchase demo Ambulance and/or gurney for new Ambulance from the Ambulance Enterprise Fund.

### BACKGROUND

The Farmington City Fire Department has an opportunity to acquire a new / demo ambulance and gurney system (full manufacturer warranties) with a significant cost savings of \$27,000. This competitive savings opportunity comes with short notice and also comes one year prior to our typical ambulance replacement cycle. With this stated, I feel obligated to present this opportunity to the council as the cost-to-benefit factor should not be ignored, especially with funding available (buying power) within the department "Ambulance Enterprise Fund". With recent trade sanctions being imposed, there is much speculation on the impact to the future emergency vehicle costs starting 2019.

<u>Simple Cost Comparison:</u>	<u>Regular Cost</u>	<u>Demo Cost</u>	<u>Savings</u>
Ford 4x4 F350 Ambulance	\$166,000	\$152,000	14K
Stryker Auto Load Gurney System	\$49,000	\$36,000	13K
<b>Totals:</b>	<b>\$215,000</b>	<b>\$188,000</b>	<b>27K</b>
Misc. Lettering / Decals / Gurney Install	\$7K	N/A	N/A
Totals:			

**FUNDING**

100% funding from the Ambulance Enterprise Fund. The new budget will be modified to reflect these changes.

Please find attached documents.

Respectfully Submitted,

Reviewed & Concur

Guido Smith  
Fire Chief

Dave Millheim  
City Manager



# F A R M I N G T O N C I T Y

H. JAMES TALBOT  
MAYOR

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

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council

From: Ken Klinker, Planning Department

Date: September ~~13~~<sup>4</sup>, 2018

**SUBJECT: SWAIN SUBDIVISION IMPROVEMENTS AGREEMENT  
RECOMMENDATION**

Approve the Farmington City Improvements Agreement (Cash Form) between HLS Development, LLC and Farmington City for the Swain Subdivision.

### BACKGROUND

The bond estimate for the Swain Subdivision is \$426,265.51 which includes a 10% warranty bond. HLS Development, LLC has submitted a Cash Deposit Bond Improvements Agreement with Farmington City to administer a cash account for this project in that amount.

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

Respectfully submitted,

Ken Klinker  
Planning Department

Review and Concur

Dave Millheim  
City Manager

**FARMINGTON CITY**  
**IMPROVEMENTS AGREEMENT**

**(CASH FORM)**

**THIS AGREEMENT** is made by and between HLS Development LLC (hereinafter "Developer"), whose address is 1688 N. Canyon Ave, and Farmington Farmington City Corporation, a municipal corporation of the State of Utah, (hereinafter "City"), whose address is 160 South Main, P.O. Box 160, Farmington, Utah, 84025-0160.

**WHEREAS**, Developer desires to subdivide and/or to receive a permit to develop certain property located within the City, said project to be known as Swain PUD Subdivision, located at approximately 1400 N Compton Rd, in Farmington City; and

**WHEREAS**, the City will not approve the subdivision or issue a permit unless Developer promise to install and warrant certain improvements as herein provided and security is provided for that promise in the amount of \$ 426,265.51.

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

1. **Installation of Improvements.** The Developer agrees to install all improvements required by the City as specified in the bond estimate prepared by the City for Developer's project which shall be an Exhibit hereto, (the "Improvements"), precisely as shown on the plans, specifications, and drawings previously reviewed and approved by the City in connection with the above-described project, and in accordance with the standards and specifications established by the City, within 12 months months from the date of this Agreement. Developer further agrees to pay the total cost of obtaining and installing the Improvements, including the cost of acquiring easements.
2. **Dedication.** Where dedication is required by the City, the Developer shall dedicate to the City the areas shown on the subdivision or development plat as public streets and as public easements, provided however, that Developer shall indemnify the City and its representatives from all liability, claims, costs, and expenses of every nature, including attorneys fees which may be incurred by the City in connection with such public streets and public easements until the same are accepted by the City following installation and final inspection of all of the Improvements and approval thereof by the City.
3. **Cash Deposit.** The Developer has delivered to the City cash or a cashier's check in the aggregate amount of \$ 426,265.51 for deposit with the City in its accounts (the "deposit"), which the Developer and the City stipulate to be a

reasonable preliminary estimate of the cost of the Improvements, together with 10% of such cost to secure the warranty of this Agreement.

4. **Progress Payments.** The City agrees to allow payments from the deposit as the work progresses as provided herein. The City shall, when requested in writing, inspect the construction, review any necessary documents and information, determine if the work completed complies with City construction standards and requirements, and review the City's cost estimate. After receiving and approving the request, the City shall in writing authorize disbursement to the Developer from the Deposit in the amount of such estimate provided that if the City does not agree with the request, the City and Developer shall meet and the Developer shall submit any additional estimate information required by the City. Except as provided in this paragraph or in paragraphs 5 through 7 inclusive, the City shall not release or disburse any funds from the Deposit.
5. **Refund or Withdrawal.** In the event the City determines it is necessary to withdraw funds from the Deposit to complete construction of Improvements, the City may withdraw all or any part of the Deposit and may cause the Improvements (or any part of them) to be constructed or completed using the funds received from the Deposit. Any funds not expended in connection with the completion of said Improvements by the City shall be refunded to Developer upon completion of the Improvements, less an additional 15% of the total funds expended by the City, which shall be retained by the City as payment for its overhead and costs expended by the City's administration in completing the Improvements.
6. **Preliminary Release.** At the time(s) herein provided, the City may authorize release of all funds in the Deposit, except 10% of the estimated cost of the Improvements, which shall be retained in the Deposit until final release pursuant to the next paragraph. Said 10% shall continue as security for the performance by the Developer of all remaining obligations of this Agreement, including the warranty, and may be withdrawn by the City as provided in paragraph 5 above for any breach of such an obligation. The release provided for in this paragraph shall occur when the City certifies that the Improvements are complete, which shall be when the Improvements have been installed as required and fully inspected and approved by the City, and after "as-built" drawings have been supplied as required.
7. **Final Release.** Upon full performance of all of Developer's obligations pursuant to this Agreement, including the warranty obligations of paragraph 26, the City shall notify the Developer in writing of the final release of the Deposit. After giving such notice, the City shall relinquish all claims and rights in the Deposit.
8. **Non-Release of Developer's Obligations.** It is understood and agreed between the parties that the establishment and availability to the City of the Deposit as herein provided, and any withdrawals from the Deposit by the city shall not

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

9. **Connection and Maintenance.** Upon performance by Developer of all obligations set forth in this Agreement and compliance with all applicable ordinances, resolutions, rules, and regulations of the City, whether now or hereafter in force, including payment of all connection, review and inspection fees, the City shall permit the Developer to connect the Improvements to the City's water and storm drainage systems and shall thereafter utilize and maintain the Improvements to the extent and in the manner now or hereafter provided in the City's regulations.
10. **Inspection.** The Improvements, their installation, and all other work performed by the Developer or its agents pursuant to this Agreement shall be inspected at such times as the City may reasonably require and prior to closing any trench containing such Improvements. The City shall have a reasonable time of not less than 24 hours after notice in which to send its representatives to inspect the Improvements. Any required connection and impact fees shall be paid by the Developer prior to such inspection. In addition, all inspection fees required by the ordinances and resolutions shall be paid to the City by the Developer prior to inspection.
11. **Ownership.** The Improvements covered herein shall become the property of the City upon final inspection and approval of the Improvements by the City, and the Developer shall thereafter advance no claim or right of ownership, possession, or control of the Improvements.
12. **As-Built Drawings.** The Developer shall furnish to the City, upon completion of the Improvements, drawings showing the Improvements, actual location of water and sewer laterals including survey references, and any related structures or materials as such have actually been constructed by the Developer. The City shall not be obligated to release the Deposit until these drawings have been provided to the City.
13. **Amendment.** Any amendment, modification, termination, or rescission (other than by operation of law) which affects this Agreement shall be made in writing, signed by the parties, and attached hereto.

14. **Successors.** No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld. When validly assigned or transferred, this Agreement shall be binding upon and inure to the benefit of the legal representatives, successors and assigns of the parties hereto.
15. **Notices.** Any notice required or desired to be given hereunder shall be deemed sufficient is sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.
16. **Severability.** Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity or unenforceability of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as is this Agreement had been executed with the invalid portions eliminated.
17. **Governing Law.** This Agreement and the performance hereunder shall be governed by the laws of the State of Utah.
18. **Counterparts.** The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instruments, and each such counterpart shall be deemed an original.
19. **Waiver.** No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.
20. **Captions.** The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.
21. **Integration.** This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties as of its date, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.
22. **Attorney's Fees.** In the event either party hereto defaults in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

23. **Other Bonds.** This Agreement and the Deposit do not alter the obligation of Developer to provide other bonds under applicable ordinances or rules of any other governmental entity having jurisdiction over Developer. The furnishing of security in compliance with the requirements of the ordinances or rules of other jurisdictions shall not adversely affect the ability of the City to draw on the Deposit as provided herein.
24. **Time of Essence.** The parties agree that time is of the essence in the performance of all duties herein.
25. **Exhibits.** Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.
26. **Warranty.** The Developer hereby warrants that the Improvements installed, and every part hereof, together with the surface of the land and any improvements thereon restored by the Developer, shall remain in good condition and free from all defects in materials, and/or workmanship during the Warranty Period, and the Developer shall promptly make all repairs, corrections, and/or replacements for all defects in workmanship, materials, or equipment during the Warranty Period, without charge or cost to the City. The City may at any time or times during the Warranty Period inspect, photograph, or televise the Improvements and notify the Developer of the condition of the Improvements. The Developer shall thereupon immediately make any repairs or corrections required by this paragraph. For purposes of this paragraph, "Warranty Period" means the one-year period beginning on the date on which the Improvements are certified complete by the City.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their respective duly authorized representatives this 27 day of August, 2018

CITY:

FARMINGTON CITY CORPORATION

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

ATTEST:

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

DEVELOPER:

HLG Development LLC

By: N Lewis Swain

Its: Manager

\*\*\*\*\*

(Complete if Developer is a Partnership)

STATE OF UTAH )  
 :SS.  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, \_\_\_\_\_, who being by me duly sworn did say that he/she/they is/are the \_\_\_\_\_ of \_\_\_\_\_, a partnership, and that the foregoing instrument was duly authorized by the partnership at a lawful meeting held by authority of its by-laws and signed in behalf of said partnership.

\_\_\_\_\_  
NOTARY PUBLIC  
Residing in \_\_\_\_\_ County, \_\_\_\_\_.

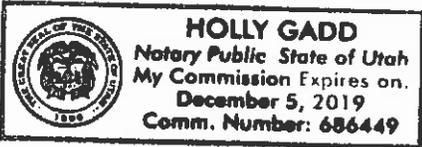
\*\*\*\*\*

(Complete if Developer is a Limited Liability Company)

STATE OF UTAH )  
 :SS.  
COUNTY OF Davis )

On this 27 day of AUGUST, 2018, personally appeared before me H. LEWIS SWAIN who being by me duly sworn did say that he or she is the manager of HLS Develop. LLC, a limited liability company, and that the foregoing instrument was duly authorized by the Members/Managers of said limited liability company.

Holly Gadd  
NOTARY PUBLIC  
Residing in Davis County, Utah.





Swain Subdivision  
Bond Estimate  
Revised 4/19/2018

Storm Drain								
Item	Quantity	Unit	Unit Cost	Bond Amount	Bond Released	Current Draw	%	
15" RCP Pipe (Includes Bedding and Fill)	100	LF	\$ 47.00	\$ 4,700.00	0	0	0	
30" RCP Pipe (Includes Bedding and Fill)	340	LF	\$ 60.00	\$ 20,400.00	0	0	0	
Catch Basin	2	EA	\$ 2,500.00	\$ 5,000.00	0	0	0	
SD Manhole	3	EA	\$ 4,000.00	\$ 12,000.00	0	0	0	
8" PVC or ADS	130	LF	\$ 32.00	\$ 4,160.00	0	0	0	
2'X2' Yard Drain Box	3	EA	\$ 1,800.00	\$ 5,400.00	0	0	0	
Connect to Existing	2	EA	\$ 3,200.00	\$ 6,400.00	0	0	0	
Dipstone	1	EA	\$ 3,500.00	\$ 3,500.00	0	0	0	
Sump	7	EA	\$ 2,200.00	\$ 15,400.00	0	0	0	
SWPPP	1	LS	\$ 5,000.00	\$ 5,000.00	0	0	0	
<b>Subtotal</b>				<b>\$ 81,960.00</b>				
<b>10% Warranty Bond</b>				<b>\$ 8,196.00</b>				
<b>Total</b>				<b>\$ 90,156.00</b>				

Sanitary Sewer								
Item	Quantity	Unit	Unit Cost	Bond Amount	Bond Released	Current Draw	%	
Sewer Lateral	5	EA	\$ 1,500.00	\$ 7,500.00	0	0	0	
Connect to Existing	1	EA	\$ 2,500.00	\$ 2,500.00	0	0	0	
Sewer Manhole	1	EA	\$ 4,000.00	\$ 4,000.00	0	0	0	
<b>Subtotal</b>				<b>\$ 14,000.00</b>				
<b>10% Warranty Bond</b>				<b>\$ 1,400.00</b>				
<b>Total</b>				<b>\$ 15,400.00</b>				

Culinary Water								
Item	Quantity	Unit	Unit Cost	Bond Amount	Bond Released	Current Draw	%	
Connect to Existing	1	EA	\$ 4,000.00	\$ 4,000.00	0	0	0	
8" PVC C-900 DR 14 Culinary Water	180	LF	\$ 38.00	\$ 6,840.00	0	0	0	
Valves for 2 laterals	2	EA	\$ 2,000.00	\$ 4,000.00	0	0	0	
8" Fittings	1	EA	\$ 600.00	\$ 600.00	0	0	0	
Water Lateral	5	EA	\$ 2,000.00	\$ 10,000.00	0	0	0	
Water lateral Extra Long	2	EA	\$ 3,200.00	\$ 6,400.00	0	0	0	
Remove Existing Water Meters	2	EA	\$ 500.00	\$ 1,000.00	0	0	0	
Fire Hydrant	1	EA	\$ 4,650.00	\$ 4,650.00	0	0	0	
<b>Subtotal</b>				<b>\$ 37,490.00</b>				
<b>10% Warranty Bond</b>				<b>\$ 3,749.00</b>				
<b>Total</b>				<b>\$ 41,239.00</b>				

Road Improvements								
Item	Quantity	Unit	Unit Cost	Bond Amount	Bond Released	Current Draw	%	
Clear and Grub	1	LS	\$ 5,000.00	\$ 5,000.00	0	0	0	
Rough Grade	1	LS	\$ 20,000.00	\$ 20,000.00	0	0	0	
Sawcut Asphalt	140	LF	\$ 4.00	\$ 560.00	0	0	0	
Curb and Gutter w/ Base	410	LF	\$ 20.00	\$ 8,200.00	0	0	0	
Sidewalk w/ Base 4'	5100	SF	\$ 5.50	\$ 28,050.00	0	0	0	
ADA Ramps	3	EA	\$ 1,500.00	\$ 4,500.00	0	0	0	
12" Road Base	7787	SF	\$ 1.75	\$ 13,627.25	0	0	0	
3" Asphalt Road	7327	SF	\$ 2.90	\$ 21,246.85	0	0	0	
4" Asphalt Road	160	SF	\$ 5.50	\$ 880.00	0	0	0	
Rock Retaining Walls	1520	LF	\$ 100.00	\$ 152,000.00	0	0	0	

<b>Subtotal</b>	<b>\$ 254,064.10</b>
<b>10% Warranty Bond</b>	<b>\$ 25,406.41</b>
<b>Total</b>	<b>\$ 279,470.51</b>

<b>Total Bond</b>	<b>\$ 426,265.51</b>
-------------------	----------------------

**Cash Deposits**

<b>Item</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Bond Amount</b>
Slurry Seal	7327	SF	\$ 0.20	\$ 1,465.30
Street Signs	1	EA	\$ 300.00	\$ 300.00
Street Lights	3	EA	\$ 3,400.00	\$ 10,200.00

## CITY COUNCIL AGENDA

For Council Meeting:  
September 4, 2018

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

1. Executive Summary for Planning Commission held August 23, 2018

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



# F A R M I N G T O N C I T Y

H. JAMES TALBOT  
MAYOR

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

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council  
From: Eric Anderson, City Planner  
Date: September 4, 2018  
SUBJECT: **EXECUTIVE SUMMARY – PLANNING COMMISSION – AUGUST 23, 2018**

### RECOMMENDATION

No action required.

### BACKGROUND

The following is a summary of Planning Commission review and action on July 19, 2018 [note: six commissioners attended the meeting—Vice Chair Kent Hinckley, Amy Shumway, Roger Child, Connie Deianni, Rulon Homer, and Shawn Beus. Commissioner Russ Workman was excused.

Item 3 Sydney King / Good Spray Car Wash (Public Hearing) – Applicant is requesting conditional use permit approval to expand the Good Spray Car Wash on .859 acres of property located at 1358 N. Highway 89 in a C (Commercial) zone. (C-7-18)

*Voted to approve the conditional use permit as written in the staff report with an amendment to Condition 3 and an addition of Condition 6 as follows:*

*3 – The hours of operation are limited to 6 a.m. to 10 p.m.;*

*6 – The exterior noise shall be quieter than the current use.*

*Vote: 6-0*

Item 4 Farmington City (Public Hearing) – Applicant is requesting conditional use permit approval to expand the City Hall Parking Lot on .29 acres of property located at 190 S. Main Street in an LR (Large Residential) zone. (C-8-18)

*Voted to approve the conditional use permit as written in the staff report with an added condition as follows:*

*1 – The applicant shall replace the demolished fence with a similar 6' high fence on the southern boundary of the property.*

*Vote: 6-0*

Item 5a The Planning Commission elected Kent Hinckley as the chair, and elected Connie Deianni as the vice chair for the remainder of 2018.

Respectfully Submitted

A handwritten signature in blue ink, appearing to read "Eric Anderson".

Eric Anderson  
City Planner

Concur

A handwritten signature in blue ink, appearing to read "Dave Millheim".

Dave Millheim  
City Manager

CITY COUNCIL AGENDA

For Council Meeting:  
September 4, 2018

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

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

# WORK SESSION

# FARMINGTON CITY



H. JAMES TALBOT  
MAYOR

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

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council  
From: David E. Petersen, Community Development Director  
Date: September 4, 2018  
SUBJECT: **GROWTH PRESENTATION (DWELLING UNITS)**

### RECOMMENDATION

This is a presentation/discussion item only, no action is necessary.

### BACKGROUND

Slides	
1, 2, and 3	<p>City staff displayed a similar table (Slide 1), and map, to the City Council in 2016. The table depicts the total number of single-family homes as a percentage of total housing units as per the US Census counts of 1970, 1980, 1990, 2000, and 2010. It illustrates that these percentages have remained relatively constant throughout the years.</p> <p>As the City Council contemplated in 2016, it also shows that one may consider Farmington as a community comprised of “two cities”, one in the mixed use area and the other everything outside the mixed use area. If existing growth patterns continue the greater percentage of the housing stock for the majority of Farmington outside the mixed use area will become more single family in character, not less.</p>
4 and 5	<p>This table and chart illustrate approximately 60 years of subdivision lot data for each decade from the 1960s to the current decade including number of subdivisions, average lot count per subdivision, total lots platted, population, and household size. The information does not include data from the mixed use area.</p> <p>[Note: Staff will also present larger maps of the City at the Council meeting which geographically show the subdivision information contained in the bar chart].</p>

	<p>These historical numbers, and especially the maps, demonstrate that for more than half a century Farmington experienced growth each ten year period, some decades more (some decades less), and property owners developed subdivisions throughout the entire 60 year time frame which added to the present overall lot inventory for the City as a whole.</p>
6, 7, and 8	<p>These slides show past housing unit construction trends since 1970 in Farmington compared to Clinton, Syracuse, Centerville, Kaysville, Herriman, Eagle Mountain, and Draper. The information for Farmington does not include data from the mixed use area.</p> <p>Despite its location in the path of growth just 18 miles north of Salt Lake City at the junction of multiple regional transportation routes and improvements, Farmington has grown at a consistent, methodical, and moderate pace.</p>
9	<p>The bullet points on this slide provide a summary of some of the major actions taken by the City since the 1990s, in the face of growth, to protect open space and improve Farmington's character, ambiance, setting, and quality of life for its citizens. Many of the items on this list are just not done by other cities or are unique to Farmington, and/or they are not implemented by others in the same, major, determined and single-minded way as done in this community by its residents and this and past Mayors, City Councils, and Planning Commissions.</p>

Respectively Submitted

David Petersen  
Community Development Director

Review and Concur

Dave Millheim  
City Manager

Farmington City Dwelling Units Finalized for Occupancy (by selected year)							
Year	1970	1980	1990	2000	2010	2016	
						Without Mixed Use Area	With Mixed Use Area
Population	2,526	4,691	9,028	12,081	18,275	21,212	22,214

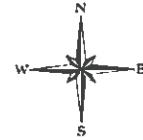
Total Housing Units	706	1,286	2,243	3,274	5,834	5,834	6,188
Multiple-Family	112	151	182	287	490	490	844
Single-Family	594	1,135	2,061	2,987	4,394	5,344	5,344
	15.9%	11.7%	8.1%	8.8%	10.0%	8.4%	13.6%
	84.1%	88.3%	91.9%	91.2%	90.0%	91.6%	86.4%

Source: US Census and Farmington City Building Department



# GENERAL LAND USE PLAN

## FARMINGTON CITY

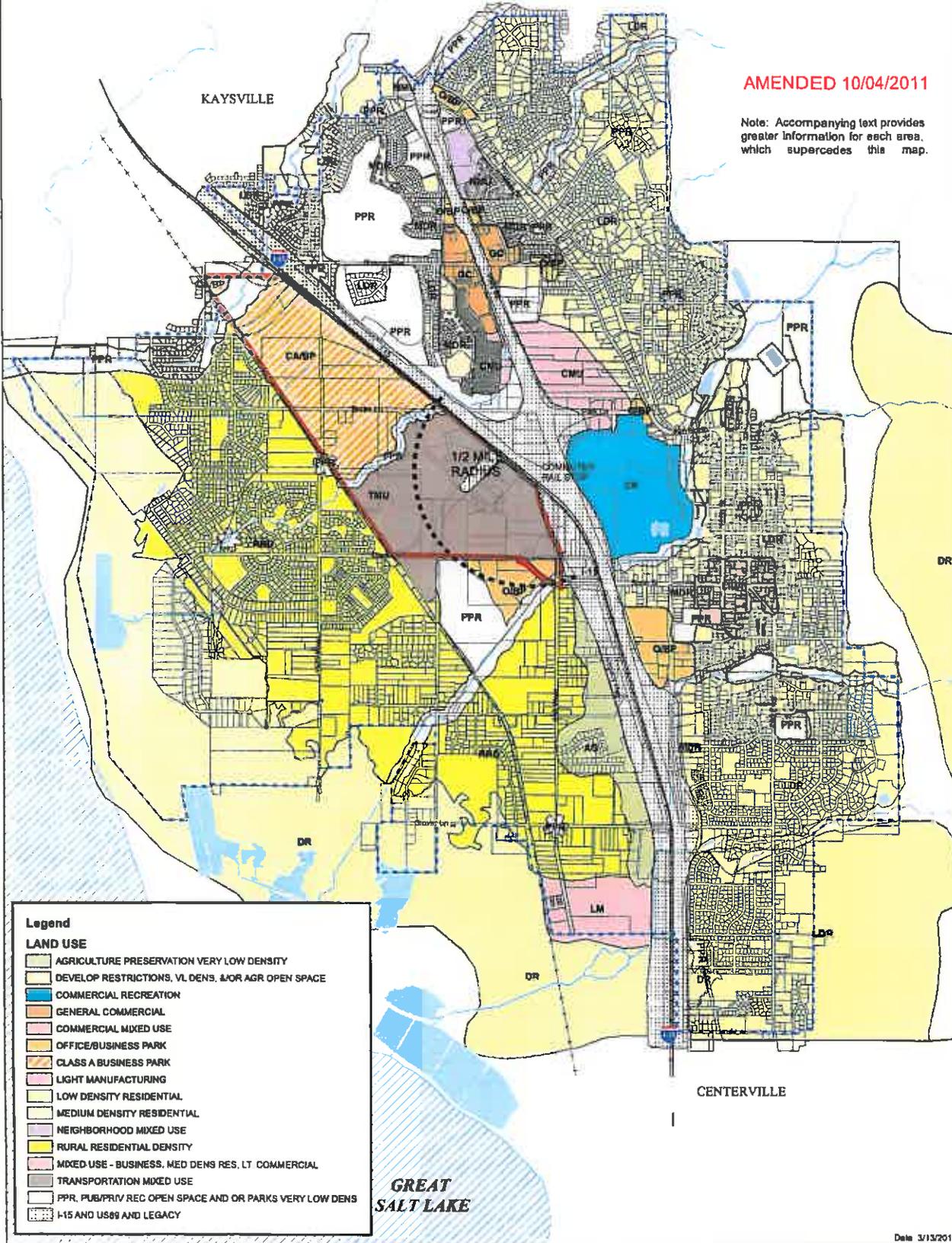


FRUIT HEIGHTS

KAYSVILLE

AMENDED 10/04/2011

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



### Legend

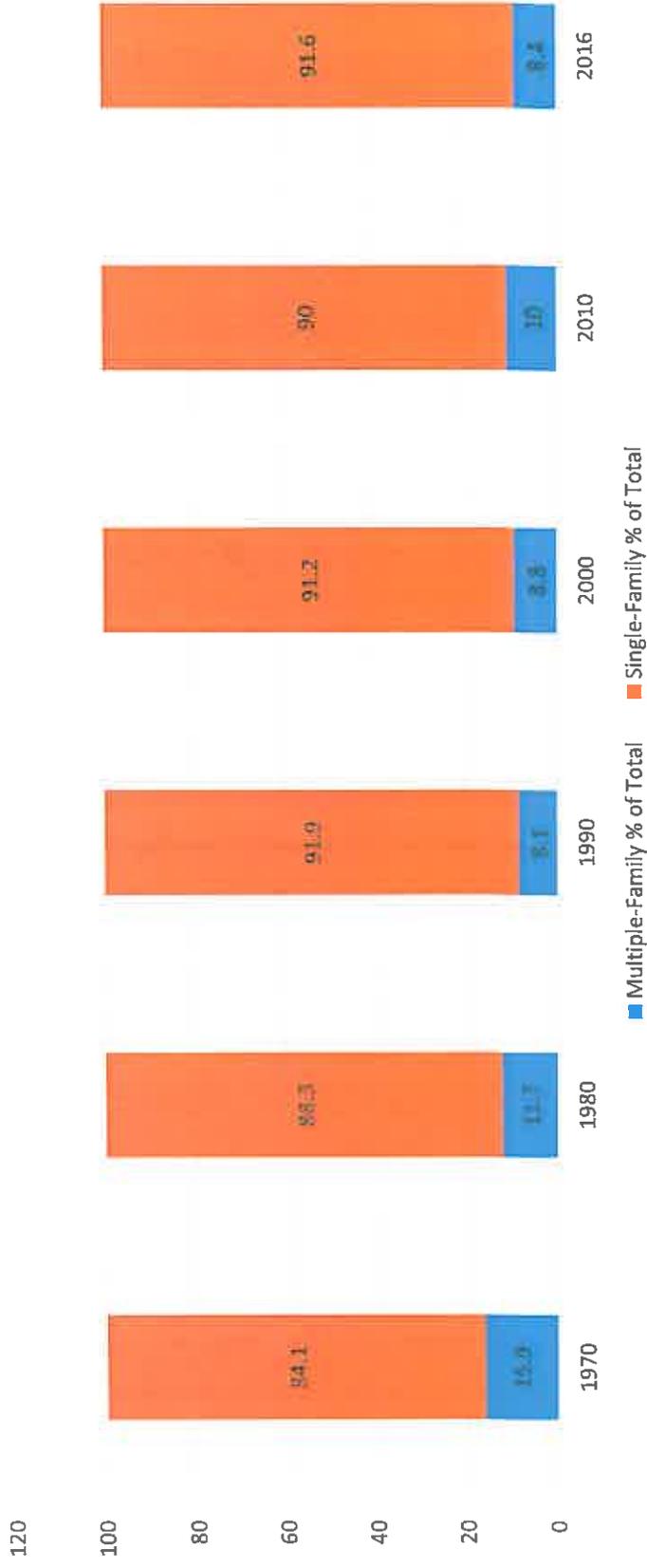
#### LAND USE

-  AGRICULTURE PRESERVATION VERY LOW DENSITY
-  DEVELOP RESTRICTIONS, VL DENS. & OR AGR OPEN SPACE
-  COMMERCIAL RECREATION
-  GENERAL COMMERCIAL
-  COMMERCIAL MIXED USE
-  OFFICE/BUSINESS PARK
-  CLASS A BUSINESS PARK
-  LIGHT MANUFACTURING
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  NEIGHBORHOOD MIXED USE
-  RURAL RESIDENTIAL DENSITY
-  MIXED USE - BUSINESS, MED DENS RES, LT COMMERCIAL
-  TRANSPORTATION MIXED USE
-  PPR, PUB/PRIV REC OPEN SPACE AND OR PARKS VERY LOW DENS
-  I-15 AND US89 AND LEGACY

**GREAT SALT LAKE**

# Single-Family Dwellings and Multiple-Family Dwelling Units as a % of all Housing Units—Farmington City

Chart Title



## FARMINGTON CITY

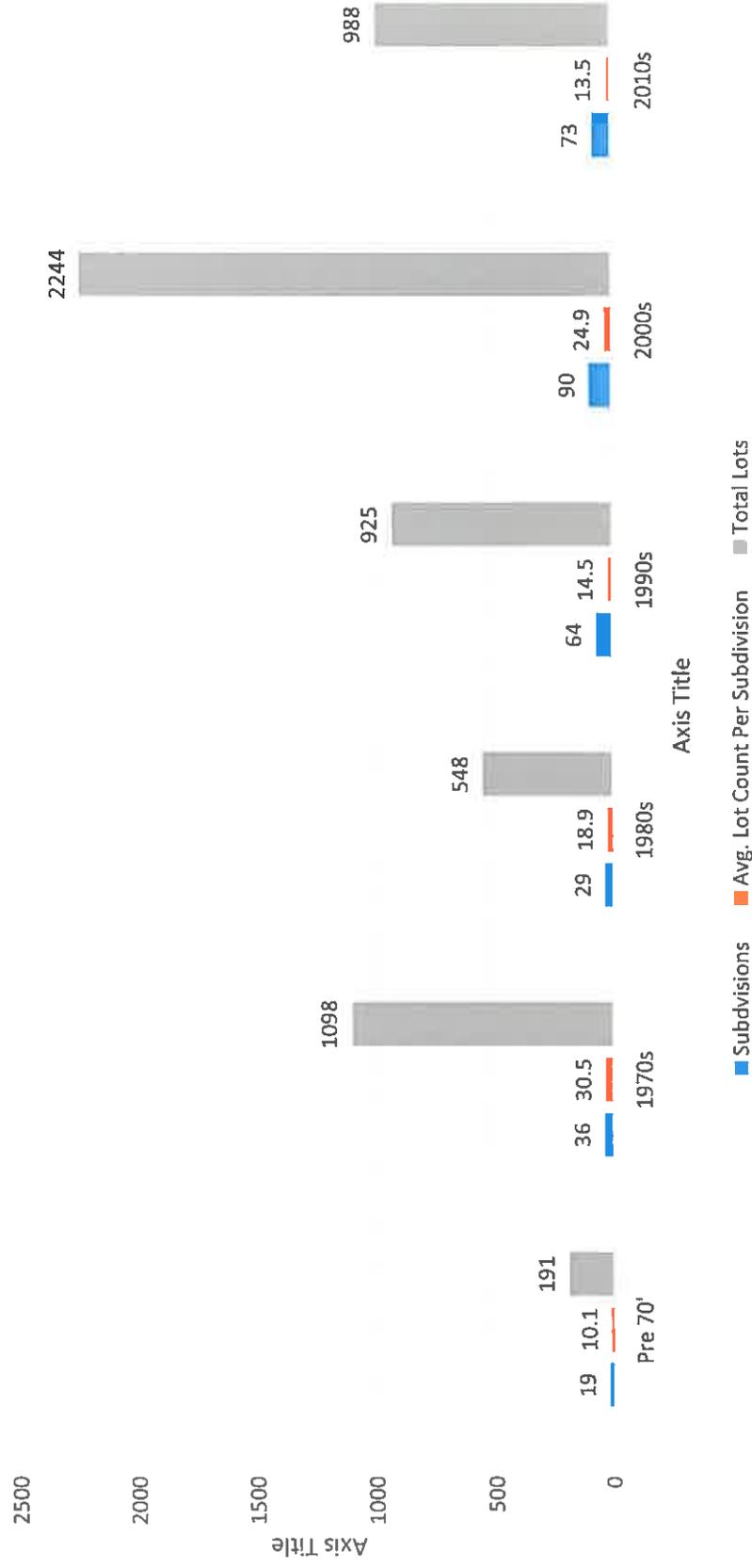
## SUBDIVISIONS AND LOTS

	Pre 70'	1970s	1980s	1990s	2000s	2010s
Years in time period	11	10	10	10	10	8.667
Subdivisions	19	36	29	64	90	73
Per Year	1.7	3.6	2.9	6.4	9.0	8.4
Lots/units	191	1,098	548	925	2244	988
Per Year	17.4	109.8	54.8	92.5	224.4	114.0
Lots/Subd.	10.1	30.5	18.9	14.5	24.9	13.5

## POPULATION AND HOUSEHOLD SIZE

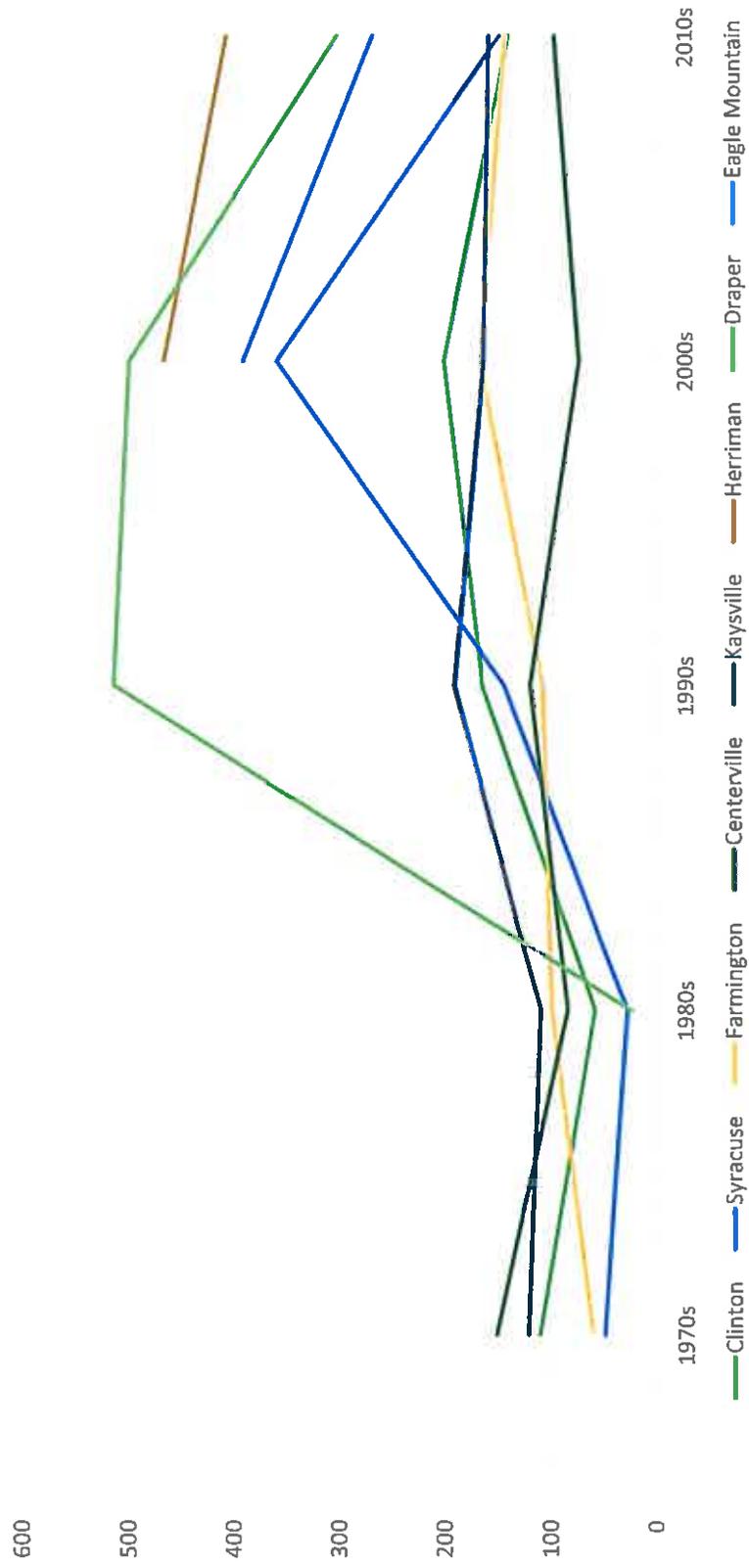
	1970	1980	1990	2000	2010	2016
Population	2,526	4,691	9,028	12,081	18,275	22,964
Household Size			4.05	3.72	3.41	3.3

# Farmington City Subdivision/Lot Data

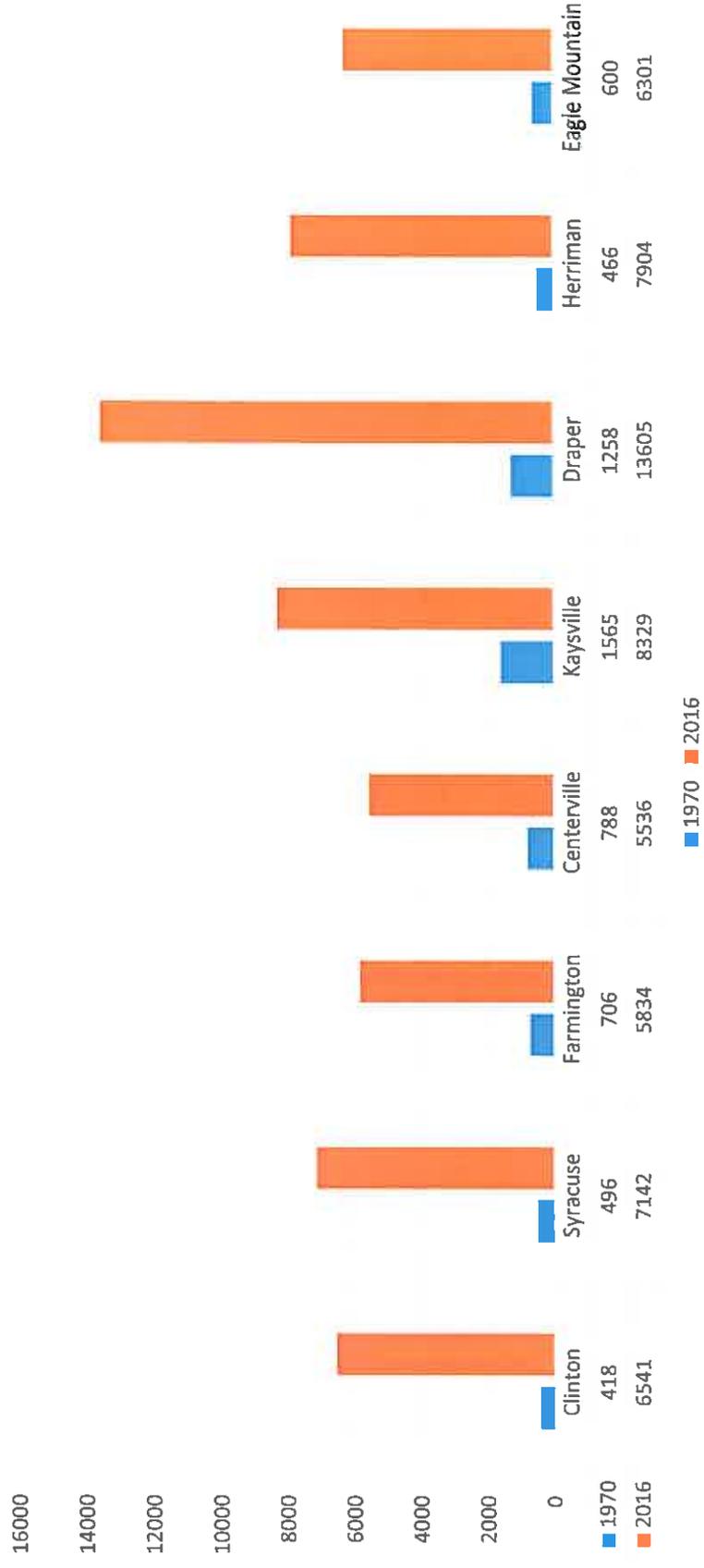


	Housing Units		Housing Unit Construction: Avg. Per Year Per Decade				
	1970	2016	1970s	1980s	1990s	2000s	2010s
Clinton	418	6,541	108.8	54.7	160.3	195.5	132.9
Syracuse	496	7,142	46.5	24.8	139.7	354.5	141.6
Farmington	706	5,834	58.0	95.7	103.1	161.0	135.7
Centerville	788	5,536	149.4	80.6	115.0	67.3	89.3
Kaysville	1,565	8,329	119.4	106.6	186.6	157.7	151.6
Herriman	466	7,904				462.5	401.9
Eagle Mtn.	600	6,301				386.5	262.3
Draper	1,258	13,605		21.0	511.0	495.4	296.1

# Housing Unit Construction: Avg. Per Year Per Decade



# Housing Units



- General Plan
- Downtown Master Plan
- Trail Master Plan
- Parks/Open Space
- Conservation Subdivision Ordinance
- OTR
- Urban Forestry Ordinance
- Scenic Byway Designation and Overlay
- Form Base Code
- WDC
- Shepard Lane Freeway Connection
- TDR