

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 a trail exchange discussion 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 17, 2019, 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 Plat Amendment for Rice Farms Estates Phase 7 PUD

7:10 Amendment to Title 11 Chapter 31 regarding Flood Damage Prevention

7:20 Zone Map Amendment for Cook Property (West of Station Parkway and South of Burke Lane)

OLD BUSINESS:

7:35 Possible Public Improvement Waivers and/or Extension Agreement – Glovers Lane

SUMMARY ACTION:

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

7:45 Minute Motion Approving Summary Action List

1. Approval of Minutes from August 20, 2019

GOVERNING BODY REPORTS:

7:50 City Manager Report

1. Fire Monthly Activity Report for July
2. Building Activity Report for July

7:55 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session for property acquisition.

DATED this 17th day of September, 2019.

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.

Posted 09/12/2019

CITY COUNCIL AGENDA

For Council Meeting:
September 17, 2019

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

It is request that City Councilmember Cory Ritz give the invocation to the meeting and it is requested that City Councilmember Doug 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 17, 2019

PUBLIC HEARING: Plat Amendment for Rice Farms Estates Phase 7 PUD

ACTION TO BE CONSIDERED:

1. Hold Public Hearing.
2. See enclosed staff report for recommendations.

GENERAL INFORMATION:

See enclosed staff report prepared by Meagan Booth, 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

SHANE PACE
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Meagan Booth, City Planner

Date: September 17, 2019

Subject: Plat Amendment- Rice Farms Estates Phase 7 PUD

Property Owner: Glenn Rice

Applicant: Justin Atwater, Symphony Homes

Request: Applicant is requesting a recommendation for a plat amendment creating one additional lot in the Rice Farms Estates Phase 7 PUD.

Recommendation

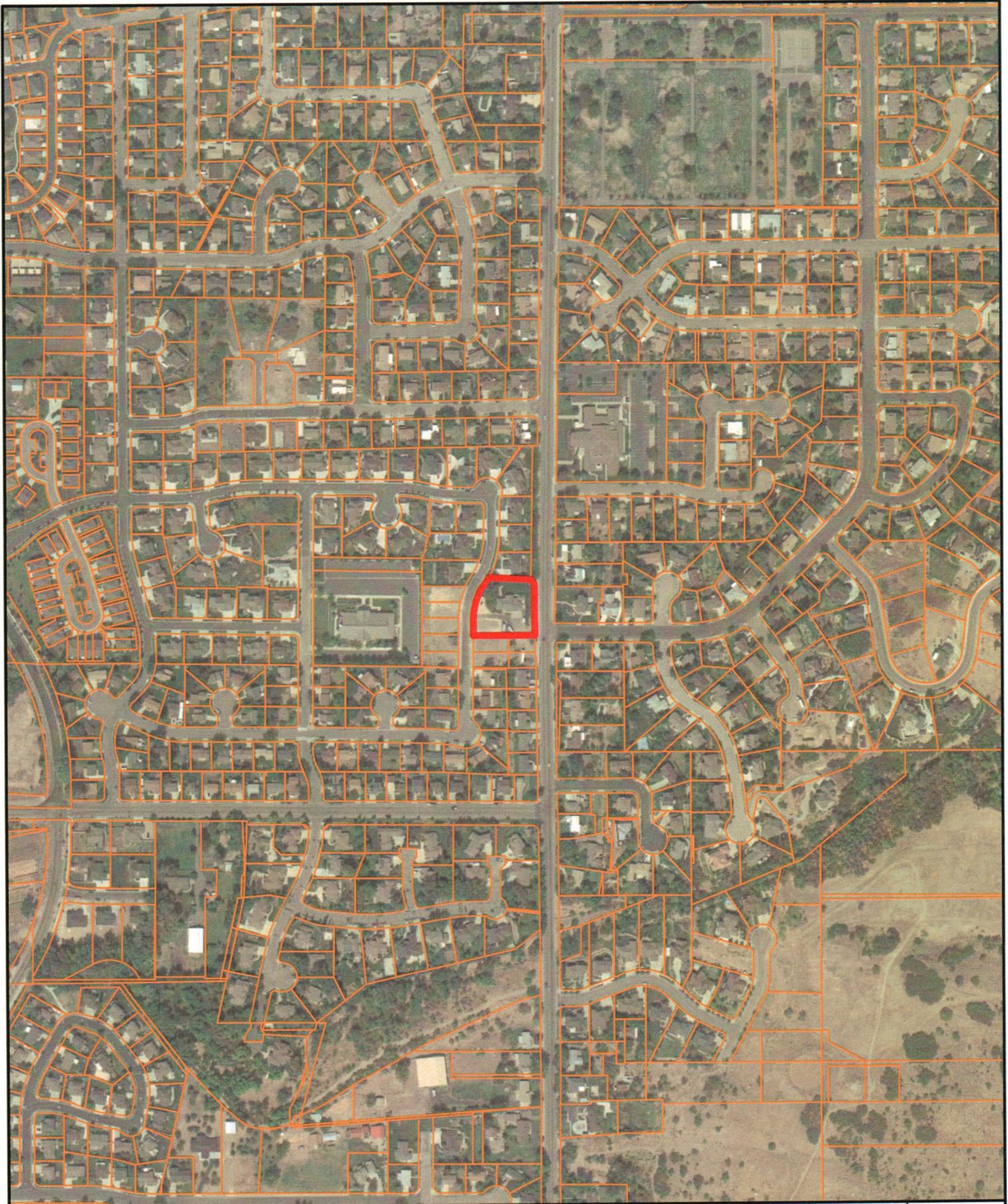
- A. Hold Public Hearing
- B. Move that the City Council approve the proposed major plat and amend the Rice Farms Estates Phase 7 PUD thereby subdividing Lot 710 thereof and creating one additional lot 711 as requested by the applicant subject to all applicable Farmington City standards and ordinances and the applicant continues to work with the City and other agencies to address any outstanding issues remaining with regard to final plat prior to recordation.

Findings:

1. No public easement, right-of-way, or easement will be vacated or amended.
2. The additional lot adds less than the 116 threshold allowed for the entire Rice Farms project.
3. The proposed plat amendment is consistent with the previously approved Master Development Plan memorialized by the Development Agreement.
4. Utilities for the lot have been stubbed in the road (140 East).

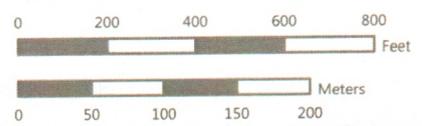
Background

The applicant submitted a petition to the City requesting approval to amend the Rice Farms Estates Phase 7 PUD) by subdividing 0.87 acres property (Lot 710) and creating one additional lot (Lot 711) in the PUD. The plat is attached which provides details the subdivision.



VICINITY MAP

814 South 200 East



Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

In consideration of the plat amendment, as per Section 10-9a-609 of the State Code, the City must determine if there is good cause for the amendment and if no public street, right-of-way, or easement has been vacated or amended.

If the petition does not include the signatures of all property owners within the plat (which is not uncommon for such petitions, and is the case with this request), State Law provides a way whereby owners receive notification and are provided an opportunity to protest such actions. A mailer was sent to all property owners regarding protest and the outcome will be presented at the City Council meeting.

Supplemental Information

1. Vicinity Map
2. Original PUD Master Plan
3. Proposed Amended PUD Master Plan

Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 11 – Single-Family Residential Zones
4. Title 11, Chapter 27 – Planned Unit Developments

Respectfully Submitted

Meagan Booth
Associate City Planner

Concur



Shane Pace
City Manager

CITY COUNCIL AGENDA

For Council Meeting:
September 17, 2019

PUBLIC HEARING: Amendment to Title 11 Chapter 31 regarding Flood Damage Prevention

ACTION TO BE CONSIDERED:

1. Hold Public Hearing.
2. See enclosed staff report for recommendations.

GENERAL INFORMATION:

See enclosed staff report prepared by Meagan Booth, 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

SHANE PACE
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Meagan Booth, City Planner
Originally written by: Ken Klinker, Storm Water Official

Date: September 17, 2019

Subject: Zone Text Amendment- Flood Damage Prevention

Request: A recommendation to amend standards related to flood damage prevention set forth in Chapter 31 of the Zoning Ordinance.

Recommendation:

- A. Hold a Public Hearing
- B. Move the City Council approve the enclosed enabling ordinance amending text of Chapter 31 of the Zoning Ordinance, Flood Damage Prevention, as set forth there in, with the following findings;
 - 1. Increasing the BFE will reduce the chances of flood damage to residences during a 1% annual flood.
 - 2. FEMA recommends adopting requirements that exceed the minimum NFIP requirements for obtaining flood insurance in a community.
 - 3. Defining who is responsible for submitting required documentation when there is development in the flood plain will ensure compliance with NFIP requirements.

Background

The ordinance that addresses requirements of the National Flood Insurance Program (NFIP) that protects houses which are located in the special flood hazard area (SFHA, also referred to as the 100 year flood plain) is in need of modification to increase the safety from flooding and to add definitions and clarify some information, including who is required to address changes in the flood plain due to development. It also needs to have some references to other ordinance updates.

In the past, government entities have not always prepared and submitted the proper documentation required when there are alterations of watercourses in the community. The proposed changes will clarify who has to submit and pay for the change documentation.

There is also a proposed change that indicates when a developer must do a flood plain analysis to determine the effects of developing in the flood plain on the surrounding properties. Previously, this was required for 5 acre or 50 lot subdivisions. There are now more areas where smaller subdivisions

are being proposed in the SFHA where fill is required to bring the structures out of the flood plain. Staff has been requiring an analysis of the effect of this development, so the revisions proposed will codify this.

In Section 11-31-100 it states that new residential construction shall have the lowest floor at or above the Base Flood Elevation (BFE). The BFE is the elevation that water will reach during the 1% chance (100-year) flood. In order to have federal flood insurance available to local residents, this the minimum requirement imposed by the NFIP. However, when houses are built to this minimum standard, any change in the BFE due to development or re-evaluation of the flood plain by FEMA can end up with people being required to pay flood insurance who previously did not have to. In order to avoid this, as well as to reduce the potential for flooding, it is proposed that the requirement to construct new residential structures be increased to one (1) foot above the BFE. This has been recommended by FEMA for a number of years.

Section 11-31-110 addresses floodways. The Floodway is the boundary on a stream that will carry the 1% chance flood with an increase of 1 foot. No development is allowed in the Floodway. The Floodway is defined in some detailed stream studies. In most streams, however, it is not defined on the maps. The proposed change will designate all flood channels identified on the Davis County Flood Control Map as Floodway in which no development can take place without showing that there will be no rise in the water elevation.

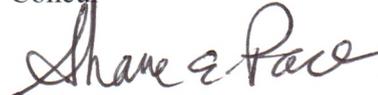
Supplemental Information:

1. Enabling Ordinance including proposed amendments to Chapter 31 of the Zoning Ordinance

Respectfully Submitted

Meagan Booth
Associate City Planner

Concur



Shane Pace
City Manager

FARMINGTON, UTAH

ORDINANCE NO. 2019 -

**AN ORDINANCE AMENDING CHAPTER 31 OF THE
ZONING ORDINANCE, (ZT-2-19).**

WHEREAS, the Planning Commission has held a public hearing in which the proposed Amendment for Chapter 31 of the Farmington City 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 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. Chapter 31 of the Farmington City Zoning Ordinance, is hereby amended in its entirety 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 17th day of September 2019.

FARMINGTON CITY

H. James Talbot, Mayor

ATTEST:

Holly Gadd, City Recorder

Exhibit “A”

Chapter 31 FLOOD DAMAGE PREVENTION

11-31-010: STATEMENT OF PURPOSE GENERALLY:

11-31-020: DEFINITIONS:

11-31-030: GENERAL PROVISIONS:

11-31-040: DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR:

11-31-050: DUTIES AND RESPONSIBILITIES OF THE ADMINISTRATOR:

11-31-060: PERMIT PROCEDURES:

11-31-070: APPEAL PROCEDURE:

11-31-080: VARIANCE PROCEDURE:

11-31-090: GENERAL STANDARDS:

11-31-100: SPECIFIC STANDARDS:

11-31-110: FLOODWAYS:

11-31-120: PENALTY:

11-31-010: STATEMENT OF PURPOSE GENERALLY:  

A. Findings Of Fact:

1. The flood hazard areas of Farmington City are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare.
2. These flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, floodproofed or otherwise protected from flood damage.

B. Statement Of Purpose: It is the purpose of this chapter to promote the public health, safety and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

1. To protect human life and health;
2. To minimize expenditure of public money for costly flood control projects;
3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. To minimize prolonged business interruptions;

5. To minimize damage to the public facilities and utilities, such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in special flood hazard areas;
6. To help maintain a stable tax base by providing for the second use and development of special flood hazard areas so as to minimize future flood blight areas;
7. To ensure that potential buyers are notified that property is in an area of special flood hazard; and
8. To ensure that those who occupy a special flood hazard area assume responsibility for their actions.

C. Methods Of Reducing Flood Losses: In order to accomplish its purposes, this chapter includes methods and provisions for:

1. Restricting or prohibiting uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
2. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
3. Controlling the alteration of natural floodplains, stream channels and natural protective barriers, which help accommodate or channel floodwaters;
4. Controlling filling, grading, dredging and other development, which may increase flood damage; and
5. Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas. (Ord. 2007-34, 7-17-2007)

11-31-020: DEFINITIONS:

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application. Any discrepancies that may arise between these definitions and other definitions contained in this title shall be resolved in favor of these definitions in interpreting and administering the provisions of this chapter:

ALLUVIAL FAN FLOODING: Flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high velocity flows; active processes of erosion, sediment transport and deposition; and unpredictable flow paths.

ALTERATION OF WATER COURSE; Any work within a stream such as bridges, culverts, etc., or change in the flow path or carrying capacity of a stream.

APEX: A point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

APPURTENANT STRUCTURE: A structure which is located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Appurtenant structures should constitute a minimal investment, may not be used for human habitation, and be designed to have minimal flood damage potential. Examples of appurtenant structures are detached garages, carports, storage sheds, pole barns and hay sheds.

AREA OF SHALLOW FLOODING: A designated AH, AO or VO zone with a one percent (1%) or greater annual chance of flooding to an average depth of one to three feet (3') where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

BASE FLOOD: The flood having a one percent (1%) chance of being equaled or exceeded in any given year.

BASE FLOOD ELEVATION: The computed elevation to which floodwater is anticipated to rise during the base flood. Base flood elevations (BFEs) are shown on flood insurance rate maps (FIRMs) and on the flood profiles.

BASEMENT: Any area of the building having its floor subgrade (below ground level) on all sides.

BREAKAWAY WALL: A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.

CRITICAL FEATURE: An integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

DEVELOPMENT: Any manmade change to improved or unimproved real estate, including, but not limited to, **flood control structures**, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the special flood hazard area.

ELEVATED BUILDING: A. A nonbasement building which is:

1. Built, in the case of a building in zones A1-30, AE, A, A99, AO, AH, B, C, X and D, to have the top of the elevated floor, or in the case of a building in zones V1-30, VE or V, to have the bottom of the lowest horizontal structure member of the elevated floor elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the floor of the water; and
 2. Adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood.
- B. In the case of zones A1-30, AE, A, A99, AO, AH, B, C, X and D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwaters.
- C. In the case of zones V1-30, VE or V, "elevated building" also includes a building otherwise meeting the definition of "elevated building", even though the lower area is enclosed by means of breakaway walls if the breakaway walls meet the standards of section 60.3(e)(5) of the national flood insurance program regulations.

EXISTING CONSTRUCTION: For the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures".

EXISTING MANUFACTURED HOME PARK OR SUBDIVISION: A manufactured home park for which the construction of facilities for servicing the lots on which the manufactured homes are to be

affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) are completed before the effective date hereof.

EXPANSION TO EXISTING MANUFACTURED HOME PARK OR SUBDIVISION: The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FLOOD ELEVATION STUDY: An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood related erosion hazards.

FLOOD INSURANCE RATE MAP (FIRM): The official map on which the federal emergency management agency has delineated both special flood hazard areas and the risk premium zones applicable to the city.

FLOOD INSURANCE STUDY: The official report provided by the federal emergency management agency that includes flood profiles, the flood boundary floodway map, and the water surface elevation of the base flood.

FLOOD OR FLOODING: A general and temporary condition of partial or complete inundation of normally dry land areas from:

- A. The overflow of inland or tidal waters;
- B. The unusual and rapid accumulation or runoff of surface waters from any source; or
- C. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in subsection B of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

FLOOD PROTECTION SYSTEM: Those physical structural works for which funds have been authorized, appropriated and expended, and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

FLOODPLAIN MANAGEMENT: The operation of an overall program of corrective and preventive measures for reducing flood damage, including, but not limited to, emergency preparedness plans, flood control works and floodplain management regulations.

FLOODPLAIN MANAGEMENT REGULATIONS: Any state law or city ordinance, including Farmington City zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances, such as this floodplain ordinance, etc., which provide standards for the purpose of flood damage prevention and reduction.

FLOODPLAIN OR FLOOD PRONE AREA: Any land area susceptible to being inundated by water from any source (see definition of Flood Or Flooding).

FLOODPROOFING: Any combination of structural and nonstructural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

FLOODWAY: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot (1').

FUNCTIONALLY DEPENDENT USE: A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and shipbuilding and ship repair facilities, but does not include long term storage or related manufacturing facilities.

HIGHEST ADJACENT GRADE: The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE: Any structure that is:

- A. Listed individually in the national register of historic places (a listing maintained by the department of the interior) or preliminarily determined by the secretary of the interior as meeting the requirements for individual listing on the national register;
- B. Certified or preliminarily determined by the secretary of the interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the secretary to qualify as a registered historic district.

HYDRODYNAMIC LOADS: Forces imposed on structures by floodwaters due to the impact of moving water on the upstream side of the structure, drag along its sides, and eddies or negative pressures on its downstream side.

HYDROSTATIC LOADS: Loads or pressures resulting from the static mass of water at any point of floodwater contact with a structure. They are equal in all directions and always act perpendicular to the surface on which they are applied.

LEVEE: A manmade structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

LEVEE SYSTEM: A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

LOWEST ADJACENT GRADE: The lowest point of the ground level immediately next to a building.

LOWEST FLOOR: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement or crawl space area, is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements of this chapter.

MANUFACTURED HOME: A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

MANUFACTURED HOME PARK OR SUBDIVISION: A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

MEAN SEA LEVEL: For purposes of the national flood insurance program, the North American vertical datum (NAVD) of 1988 or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced.

NEW CONSTRUCTION: For purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of the city's initial FIRM, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date hereof, and includes any subsequent improvements to such structures.

NEW MANUFACTURED HOME PARK OR SUBDIVISION: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date hereof.

RECREATIONAL VEHICLE: A vehicle which is: a) built on a single chassis; b) four hundred (400) square feet or less when measured at the largest horizontal projections; c) designed to be self-propelled or permanently towable by a light duty truck; and d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

REGULATORY FLOODWAY: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot (1').

SPECIAL FLOOD HAZARD AREA: The land in the floodplain subject to a one percent (1%) or greater chance of flooding in any given year.

START OF CONSTRUCTION: Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within one hundred eighty (180) days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading or filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

STRUCTURE: A walled and roofed building or manufactured home that is principally aboveground.

SUBSTANTIAL DAMAGE: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT: Any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the "start of construction" of the improvement. This term includes structures which

have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

- A. Any project for improvement of a structure to correct existing violations of State or local Health, Sanitary or Safety Code specifications which have been identified by the local Code enforcement official and which are the minimum necessary to assure safe living conditions; or
- B. Any alteration of a "historic structure"; provided, that the alteration will not preclude the structure's continued designation as a "historic structure".

VARIANCE: A grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.

VIOLATION: Failure to comply with any of the terms and conditions of this chapter.

WATER SURFACE ELEVATION: The height, in relation to the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas. (Ord. 2007-34, 7-17-2007)

11-31-030: GENERAL PROVISIONS:

- A. Lands To Which This Chapter Applies: This chapter shall apply to all special flood hazard areas within the jurisdiction of Farmington City.
- B. Basis For Establishing Special Flood Hazard Areas: The special flood hazard areas identified by the Federal Emergency Management Agency in a scientific and engineering report entitled "The Flood Insurance Study for the City of Farmington, Utah, Davis County", dated June 18, 2007, with accompanying flood insurance rate maps (FIRMs), and any revision thereto resulting from independent site specific engineering analysis or, after resolution of any postrevision protest, from revisions generated by FEMA, is hereby adopted by reference and declared to be a part of this chapter. The flood insurance study is on file at the Farmington City offices located at 160 South Main Street in Farmington City, Utah.
- C. Compliance: No structure or land shall hereafter be constructed, located, extended, converted or altered unless the modification fully complies with the terms of this chapter and other applicable regulations.
- D. Abrogation And Greater Restrictions: This chapter is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this chapter and another ordinance, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
- E. Interpretation: In the interpretation and application of this chapter, all provisions shall be:
 - 1. Considered as minimum requirements;
 - 2. Liberally construed in favor of the City; and

3. Deemed neither to limit nor repeal any other powers granted under State statutes.

F. Warning And Disclaimer Of Liability: The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This chapter does not imply that land outside the special flood hazard areas or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of Farmington City or any officer or employee thereof, or the Federal Emergency Management Agency for any flood damages that result in reliance on this chapter or any administrative decision lawfully made thereunder. (Ord. 2007-34, 7-17-2007)

11-31-040: DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR:

The Stormwater Official, or his or her designee (hereafter Administrator), is hereby appointed to administer and implement this chapter by granting or denying development permit applications in accordance with its provisions and performing all other duties as provided herein. (Ord. 2017-13, 5-16-2017)

11-31-050: DUTIES AND RESPONSIBILITIES OF THE ADMINISTRATOR:

Duties of the Administrator shall include, but are not limited to, the following:

A. Permit Review:

1. Review and approve or deny all applications for development permits required by the adoption of this chapter.
2. Review all development permits to determine that the permit requirements of this chapter have been satisfied.
3. Review all development permits to determine that all necessary permits have been obtained from those Federal, State or local governmental agencies from which prior approval is required.
4. Review all development permits to determine whether proposed building sites, including the placement of manufactured homes, will be reasonably safe from flooding.
5. Review all development permits to determine if the proposed development is located in the floodway. Except as provided in section 11-31-110 of this chapter, no development shall be permitted within a floodway.

B. Use Of Other Base Flood Data: When base flood elevation data has not been provided in accordance with subsection ~~11-31-030B~~ 11-31-090 (d)(5) of this chapter, the Administrator shall obtain, review and reasonably utilize any base flood elevation data available from a Federal, State or other source as criteria for requiring that new construction, substantial improvements or other development in Zone A are administered in accordance with this chapter.

C. Information To Be Obtained And Maintained:

1. Obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement **and crawl space**) **and lowest adjacent grade** of all new or substantially improved structures, and whether or not the structure contains a basement; provided, that in any V1-30, VE and V zones, the actual elevation to be obtained and recorded is that of the bottom of the lowest structural member of the floor (excluding piling and columns) of all new or substantially improved structures, and whether or not the structure contains a basement.
2. For all new or substantially improved floodproofed structures:
 - a. Verify and record the actual elevation (in relation to mean sea level) to which the structure has been floodproofed.
 - b. Maintain the floodproofing certifications required in section 11-31-060 of this chapter.
3. Maintain for public inspection all records pertaining to the provisions of this chapter.

D. Alteration Of Watercourses:

1. Notify adjacent communities, the Utah State Division of Water Rights, and the Utah State Division of Water Resources prior to any alteration or relocation of a watercourse, and submit copies of such notification to the Federal Emergency Management Agency.
2. Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.

E. Interpretation Of FIRM Boundaries: Make interpretations where needed, as to the exact location of the boundaries of the special flood hazard areas (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in section 11-31-070 of this chapter.

F. Construction When No Regulatory Floodway Has Been Designated: When a regulatory floodway has not been designated, the administrator must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot (1') at any point within the community.

G. Application For Conditional FIRM Revision: The administrator shall review applications for conditional FIRM revisions in accordance with section 11-31-110, "Floodways", of this chapter. (Ord. 2007-34, 7-17-2007)

11-31-060: PERMIT PROCEDURES:  

A development permit shall be obtained before construction or development begins within any area of special flood hazard established in subsection [11-31-030B](#) of this chapter. Application for a

development permit shall be made on forms furnished by the city and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Review of the development permit may be combined with, and become a part of, the normal review and processing of conditional use, site development and/or subdivision applications, if applicable. The administrator may require certification of any of these requirements by a professional engineer, surveyor or architect, as he or she deems necessary. **The City may issue an annual permit to Davis County for routine maintenance and cleaning required for flood control.**

A. Specific Requirements: The applicant must provide the following information:

1. The elevation in relation to the mean sea level, of the lowest floor (including the basement) **and adjacent grade** of all new and substantially improved structures;
2. The elevation in relation to the mean sea level to which any nonresidential structure has been floodproofed;
3. Certification by a registered professional engineer or surveyor that the floodproofing methods for any nonresidential structure meet the floodproofing criteria of this chapter; and
4. A description of the extent to which any watercourses will be altered or relocated as a result of the proposed development. **The City may require a Conditional Letter of Map Revision be approved by FEMA prior to approving a Final Plat and a Letter of Map Revision be approved by FEMA prior to issuing building permits to lots that are in the SFA.**
5. **A No-Rise Certification for any development for which fill is brought into the SFHA.**

B. Approval Or Denial: Approval or denial of a development permit by the administrator shall be based on the provisions and intent of this chapter and the following relevant factors:

1. The danger that materials may be swept onto other lands to the injury of others;
2. The danger to life and property due to flooding or erosion damage;
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The importance of the services provided by the proposed facility to the community;
5. The necessity to the facility of a waterfront location, where applicable;
6. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
7. The compatibility of the proposed use with existing and anticipated development;

8. The relationship of the proposed use to the comprehensive plan and floodplain management program of that area;
9. The safety of access to the property in times of flood for ordinary and emergency vehicles;
10. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of streets and bridges, and public utilities and facilities, such as sewer, gas, electrical and water systems. (Ord. 2007-34, 7-17-2007)

11-31-070: APPEAL PROCEDURE:

- A. Filing Appeal: Any person adversely affected by a final decision of the zoning administrator made in the administration or interpretation of this chapter may, within the time provided herein, appeal that decision to the city council by alleging that there is error in any such final order requirement, decision or determination made by the zoning administrator in the administration or interpretation of this chapter. Appeals filed hereunder shall be in writing and shall be filed with the city recorder within thirty (30) days of the decision which is appealed. The appeal shall include any required city appeal forms and shall set forth, at a minimum: the name, address and telephone number of the appellant; the decision being appealed; the grounds for appeal; and a description of the alleged error in the decision or determination of the zoning administrator. Only decisions of the zoning administrator applying this chapter may be appealed to the city council as provided herein. Appeals may not be used to waive or modify the terms or requirements of this chapter.
- B. Hearing: After the appeal application is deemed complete, the city recorder shall schedule the matter to be heard by the city council. Prior to the appeal hearing, the city recorder shall transmit all papers constituting the record of the decision or action being appealed to the city council and the appellant. The city council shall review the record of the decision or action of the zoning administrator and provide the appellant an opportunity to be heard regarding the appeal. In reviewing the appeal, the city council shall consider and review all relevant technical evaluations and the specific factors set forth in subsection 11-31-060B of this chapter. The city council shall decide the matter in accordance with the standard of review set forth in subsection C of this section.
- C. Decision: The city council may affirm or reverse the decision of the zoning administrator, in whole or in part, or may remand the administrative decision to the zoning administrator. The city council is also authorized to impose additional conditions as part of its determination of the appeal as necessary to conform with the purposes and intent of this chapter. The city council shall review the administrative decision of the zoning administrator for correctness in determining whether there is substantial evidence in the record to support the order, decision or determination. The appellant shall have the burden of proving that an error has been made. The city council shall issue a written decision.
- D. Record: A record of all appeals shall be maintained by the city in accordance with the Utah government records access and management act, as amended. (Ord. 2007-34, 7-17-2007; amd. 2016 Code)

11-31-080: VARIANCE PROCEDURE:

- A. Board ~~O~~of Adjustment: The Farmington City ~~b~~Board of ~~a~~Adjustment is hereby designated to hear and decide whether to grant a variance upon request by an applicant.
- B. Hearing; Decision: The applicant shall have the right to a hearing before the ~~b~~Board of ~~a~~Adjustment on the question of whether or not the request for the variance fulfills the variance requirements of this chapter. Within thirty (30) days following conclusion of said hearing, the board of adjustment shall render a decision denying the variance, granting the variance, or granting the variance with conditions.
- C. Further Appeal: Those aggrieved by the decision of the board of adjustment may appeal such decision to the second district court, Davis County, Utah, as provided by law.
- D. Record: The city shall maintain a record of all variance actions, including justification for their issuance, ~~and report such variances issued in its annual or biennial report submitted to the zoning administrator.~~ The zoning administrator shall report any variances to the federal emergency management agency upon request.
- E. Considerations: In ~~passing upon reviewing~~ applications for a variance, the ~~city council~~ Board of Adjustment shall consider all technical evaluations, those specific factors established in subsection 11-31-060B of this chapter, the intent and purpose of this chapter, and the following
 1. Due to the dangers caused by flooding to human life and property and the costs and hardship caused thereby, only under limited circumstances may variances be granted in Farmington City. Variances shall only be issued upon:
 - a. A showing of good and sufficient cause;
 - b. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - c. A determination that the granting of a variance will not result in increased flood heights, additional threats to human life and public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 2. In limited instances, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half ($1/2$) acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood elevation, providing the factors of subsection 11-31-060B of this chapter have been fully considered. As the lot size increases beyond the one-half ($1/2$) acre, the technical justification required for issuing the variance increases.
 3. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the national register of historic places, without regard to the procedures set forth in the remainder of this chapter.

4. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
5. Variances shall only be issued when a determination has been made that the variance is the minimum necessary, considering the flood hazard, to afford relief.
6. Variances issued for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use may only be granted provided the structure or other development is protected by methods that minimize flood damage during the base flood and create no additional threats to public safety.
7. Any applicant to whom a variance is granted shall be given written notice that the issuance of a variance to construct a structure below the base flood level will result in increased risk to life and property and an increase in premium rates for flood insurance, which may be substantial and will be commensurate with the risk of construction below the base flood level. Insurance rates may amount up to as high as twenty five dollars (\$25.00) for one hundred dollars (\$100.00) of insurance coverage. This notice shall be maintained with a record of all variance actions as required in subsection D of this section.
8. All variances shall include a condition that the applicant sign an assumption of risk and waiver of liability agreement, in a form acceptable to the city, absolving Farmington City of any and all liability in the event flood damage occurs to that portion of a structure for which the variance is granted. This agreement shall be recorded in the office of the Davis County recorder, shall run with the land, and shall be binding upon all future owners thereof.
9. The board of adjustment may attach such conditions to the granting of variances as it deems necessary and which fulfill the criteria of the variance provisions of this chapter. (Ord. 2007-34, 7-17-2007)

11-31-090: GENERAL STANDARDS:

In all special flood hazard areas, the following standards are required:

A. Construction Materials And Methods:

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
3. All new construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

B. Anchoring: All new construction and substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure and capable of resisting the hydrostatic and hydrodynamic loads, including the effects of buoyancy.

C. Utilities:

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.
2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters.
3. On site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

D. Subdivision Proposals:

1. All subdivision proposals (including proposals for manufactured home parks and subdivisions) shall be consistent with the need to minimize flood damage in accordance with the purposes and intent of this chapter.
2. All subdivision proposals (including proposals for manufactured home parks and subdivisions) shall meet the permit requirements of section 11-31-060 of this chapter and all applicable provisions of this section and section 11-31-100 of this chapter.
3. All subdivision proposals (including proposals for manufactured home parks and subdivisions) shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.
4. All subdivision proposals (including proposals for manufactured home parks and subdivisions) shall have adequate drainage provided to reduce exposure to flood hazards.
5. Base flood elevation data shall be provided for subdivision proposals and other proposed development (including proposals for manufactured home parks and subdivisions) which contain at least ~~fifty (50) lots or five (5) five (5) lots or two (2)~~ acres (whichever is less), if not otherwise provided by subsection [11-31-030B](#), "Basis For Establishing Special Flood Hazard Areas", or [11-31-050B](#), "Use Of Other Base Flood Data", of this chapter. (Ord. 2007-34, 7-17-2007)
6. Any developer, government agency, or other entity which develops or makes modifications in the Special Flood Hazard Area shall submit and receive approval for a letter of map change from FEMA to remove buildable areas from the SFHA and to reflect the effects of the development prior to approval of their final plat and at their own expense.

11-31-100: SPECIFIC STANDARDS:

In all special flood hazard areas where base flood elevation data has been provided as set forth in this chapter, the following provisions are required:

A. Residential Construction:

1. New construction and substantial improvement of any residential structure shall have the lowest floor (including basement ~~and crawl space~~) elevated to ~~or at least one (1) foot~~ above the base flood

elevation, with certification provided to the zoning administrator by a registered professional engineer, architect or land surveyor.

2. Require within any AO zone on the city's FIRM that all new construction and substantial improvements of residential structures have the lowest floor (including basement and crawl space) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the city's FIRM (at least 2 feet if no depth number is specified).
3. Require adequate drainage paths around structures on slopes, to guide floodwaters around and away from proposed structures within zones AH and AO.

B. Nonresidential Construction:

1. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement and crawl space) elevated to ~~or~~ at least one (1) foot above the level of the base flood elevation; or, together with attendant utility and sanitary facilities, shall:
 - a. Be floodproofed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water;
 - b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
 - c. Be certified by a registered professional engineer or land surveyor that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this subsection. Such certifications shall be provided to the administrator and include the specific elevation (in relation to mean sea level) to which such structures are floodproofed.
2. Within any AO zone on the city's FIRM, all new construction and substantial improvements of nonresidential structures must: a) have the lowest floor (including basement and crawl space) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the city's FIRM (at least 2 feet if no depth number is specified); or b) together with attendant utility and sanitary facilities be completely floodproofed to that level to meet the floodproofing standard specified in subsections B1a and B1b of this section.
3. Within any AH and AO zones, there must be adequate drainage paths around structures on slopes, to guide floodwaters around and away from proposed structures.

C. Openings In Enclosures Below The Lowest Floor: For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement or crawl space, and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

1. A minimum of two (2) openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided; 2. The bottom of all openings shall be no higher than one foot (1') above grade; and
3. Openings may be equipped with screens, louvers, valves or other coverings or devices; provided, that they permit the automatic entry and exit of floodwaters.

D. Manufactured Homes:

1. All manufactured homes to be placed within zone A must be elevated and anchored to resist flotation, collapse or lateral movement and capable of resisting the hydrostatic and hydrodynamic loads. Methods of anchoring may include, but are not limited to, use of over the top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces. Specific requirements may be:
 - a. Over the top ties be provided at each of the four (4) corners of the manufactured home, with two (2) additional ties per side at intermediate locations, with manufactured homes less than fifty feet (50') long requiring one additional tie per side;
 - b. Frame ties be provided at each corner of the home with five (5) additional ties per side at intermediate points, with manufactured homes less than fifty feet (50') long requiring four (4) additional ties per side;
 - c. All components of the anchoring system be capable of carrying a force of four thousand eight hundred (4,800) pounds; and
 - d. Any additions to the manufactured home be similarly anchored.
2. All manufactured homes or those to be substantially improved which are proposed to be located on sites: a) outside of a manufactured home park or subdivision; b) in a new manufactured home park or subdivision; c) in an expansion to an existing manufactured home park or subdivision; or d) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, shall meet the following requirements:
 - a. Within zones A1-30, AH and AE, such manufactured homes must be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to ~~or~~ at least one (1) foot above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement;
 - b. Within zones A1-30, AH and AE, such manufactured homes to be placed or substantially improved on sites in existing manufactured home parks or subdivisions that are not subject to the provisions in subsection D2a of this section, must be elevated so that either:
 - (1) The lowest floor of the manufactured home is ~~at or~~ elevated to at least one (1) foot above the base flood elevation; or
 - (2) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty six inches (36") in height above grade and is securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

- c. Within zones V1-30, VE and V, such manufactured homes must meet the requirements of subsection D2b of this section, and must meet the standards of subsection E of this section.

E. Regulations For V1-30, VE And V Zones:

1. Landward Location: All new construction within zones V1-30, VE, and V must be located landward of the reach of mean high tide.
2. Elevation:
 - a. All new construction and substantial improvements in zones V1-30, VE, and also zone V, if base flood elevation data is available, must be elevated on pilings and columns so that:
 - (1) The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level; and
 - (2) The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable state or local building standards.
 - b. A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction requirements of subsection E2a of this section, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of subsection E2a of this section.
3. Space Below The Lowest Floor:
 - a. All new construction and substantial improvements within zones V1-30, VE and V must have the space below the lowest floor either free of obstruction or constructed with nonsupporting breakaway walls, open wood latticework or insect screening intended to collapse under wind and water loads without causing collapse, displacement or other structural damage to the elevated portion of the building or supporting foundation system.
 - b. For the purposes of this section, a breakaway wall shall have a design safe loading resistance of not less than ten (10) and no more than twenty (20) pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of twenty (20) pounds per square foot (either by design or when so required by local or state codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:
 - (1) Breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and
 - (2) The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable state or local building standards.
 - c. Such enclosed space shall be usable solely for parking vehicles, building access or storage.

4. Fill And Manmade Alterations Prohibited: The use of fill is prohibited for structural support of buildings within zones V1-30, VE and V. Manmade alteration of sand dunes and mangrove stands within zones V1-30, VE and V, which would increase potential flood damage, is prohibited.

F. Recreational Vehicles:

1. Recreational vehicles placed on sites within zones A1-30, AH and AE must either: a) be on the site for fewer than one hundred eighty (180) consecutive days; b) be fully licensed and ready for highway use; or c) meet the permit requirements of section 11-31-060 of this chapter, and the elevation and anchoring requirements for resisting wind forces of subsection D2a of this section.
2. Recreational vehicles placed on sites within zones V1-30, V and VE, must either: a) be on the site for fewer than one hundred eighty (180) consecutive days; b) be fully licensed and ready for highway use; or c) meet the permit requirements of section 11-31-060 of this chapter, and the requirements of subsection E of this section.
3. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions. (Ord. 2007-34, 7-17-2007)

11-31-110: FLOODWAYS:  

Located within special flood hazard areas established in subsection [11-31-030B](#) of this chapter are areas designated as floodways. **All stream channels identified on the Davis County Flood Control Map are designated as floodways.** Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles and erosion potential, encroachments, including fill, new construction, substantial improvements, **flood control structures** and other development, are prohibited unless the following requirements are met:

- A. Certification by a registered professional engineer or land surveyor is provided demonstrating through hydrologic and hydraulic analyses, performed in accordance with standard engineering practice, that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- B. All fill, new construction, **flood control structures** and substantial improvements, or other development, shall comply with all applicable flood hazard reduction provisions of sections 11-31-090 and 11-31-100 of this chapter.
- C. The administrator may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided the **administrator Developer** has applied for and been granted a conditional FIRM and floodway revision through FEMA, under the provisions of 44 CFR [chapter 1](#), section 65.12 of the national flood insurance regulations. (Ord. 2007-34, 7-17-2007)

11-31-120: PENALTY:  

Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating or causing or permitting the violation of any of the provisions of this chapter shall be guilty of the penalty provisions set forth in chapter 38 of this title. (Ord. 2007-34, 7-17-2007; amd. 2016 Code)

CITY COUNCIL AGENDA

For Council Meeting:
September 17, 2019

PUBLIC HEARING: Zone Map Amendment for Cook Property (West of Station Parkway and South of Burke Lane)

ACTION TO BE CONSIDERED:

1. Hold Public Hearing.
2. See staff report for recommendations

GENERAL INFORMATION:

See enclosed staff report prepared by David Petersen, Community Development Director.

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
ALEX LEEMAN
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: September 17, 2019

SUBJECT: **ZONE MAP AMENDMENT FOR COOK PROPERTY**

RECOMMENDATION

1. Hold a Public Hearing.
2. Move that the City Council approve the proposed zone map change and direct staff to draft an enabling ordinance for their consideration at an up-coming meeting.

Findings:

1. The proposed zone change is reasonably necessary because it will result in a project consisting of two substantial non-residential uses. Demand exists for another hotel, or hotels, in Farmington to better serve the needs of Lagoon, Station Park, the up and coming business park, Davis County Fairgrounds, mountain resorts, and other venues planned for the area.
2. Town homes, which the GMU zone allows, by themselves, are not in the public interest without the considerable presence of non-residential uses contemplated for the project, but that part of site anticipated for these dwelling units will fill a location void in the southwest corner and at the same time will enhance the non-residential uses and provide a good transition to the City's nearby park.
3. In addition to property tax, the hotel(s) will provide transit room taxes to the City.
4. As per a prior agreement when establishing the Station Parkway right-of-way, the City must provide a credit to the owner of any transportation impact fees due and owing from future development related to the property in the amount of approximately \$276,000.00. If the sum total of all given projects on the 8.11 acres does not equal or exceed this amount, the City must make up the difference to the owner. The enclosed concept does not result in a deficit whereby the City must pay money pursuant to the agreement, but provides additional impacts fees for streets near the project.
5. The property is located in the CRA 2 area (Community Re-investment Area). Too many residential uses may compromise the amount of a possible property tax increment that will benefit the City under this CRA. Nevertheless, the applicant is willing to place a deed

restriction on some, or all, of the town homes limiting their use to short-term rentals (30 days or less). Under this scenario the increment will stay in tact.

6. The proposed amendment is consistent with the North Station Small Area Master Plan, which is an element of the City's General Plan, and is consistent with the purpose of the GMU zone, both of which are referenced in the staff report.

- OR -

- B. Table action to allow time for City staff (and the applicant and/or property owner) to draft an agreement for City Council consideration to ensure, among other things, that the timing of the development will emphasize the non-residential uses and allow time for the developer to submit an application for schematic plan review to the Planning Commission, which schematic plan, if approved by the Council, can be an exhibit to the agreement.

BACKGROUND

On August 22, 2019, the Planning Commission, on a vote of 4 to 3 recommended approval to rezone the property from A (Agriculture) to GMU (General Mixed Use). In consideration of this request, the applicant presented a concept plan to the Commission which included 119 town homes and no non-residential uses. Now the developer has prepared a concept plan which limits the number of town homes to 50 and includes one Hotel, another Hotel (or office), and a small office building proposed for the northwest corner of the property. In doing so, Brighton Homes is requesting that the City rezone a portion of the property to GMU (General Mixed Use), and areas next to Shepard Creek, which creek traverses the property, to OS (Open Space), and the remaining northwest corner to OMU (Office Mixed Use).

On May 16, 2017, after receiving a recommendation from the Planning Commission, the City Council adopted the North Station Small Area Master Plan as an element to the City's General Plan. This document serves as a guide for future growth and development of the area north of Station Park. This plan contains some 29 pages, one of which is attached and shows a robust mix of uses on the Cook property. The parcel is adjacent to a principal street ideal for mixed uses.

Moreover, the City adopted a regulating plan (see enclosed), which is part of Chapter 18 of its Zoning Ordinance related to mixed use districts. The requested GMU zone is consistent with the regulating plan, but the purpose of this zone is set forth in Section 11-18-010 B 4 as follows:

The GMU district provides for a mix of commercial, office, retail and multiple unit and attached residential uses of a higher density along or near arterials or major and minor collectors. Site and building design will be of a quality that enhances the character of the streets. A wide range of commercial and residential uses are allowed, including regional scale retail; provided, that it is compatible with the overall sustainable character of the area by fitting into an interconnected street network in regard to block size, connectivity and the development standards described in sections [11-18-040](#) and [11-18-060](#) of this chapter. No maximum residential density is prescribed. Instead, building form, site envelope and open space standards, and parking ratios will determine the scale of the buildings.

Planning Commission Review. Regarding amendment applications to the Zoning Map, Section 11-6-020 D of the Zoning Ordinance states in part: “The planning commission should consider the following issues when reviewing each proposed amendment: 1) is the proposed amendment reasonably necessary; 2) is the proposed amendment in the public interest; and 3) is the proposed amendment consistent with the city general plan and in harmony with the objectives and purpose of this title.

City Council Review. Section 11-6-020 E states “Except as provided herein, the city council shall review the proposed amendment to this title or zoning map . . . after the public meeting, the city council may make any modifications to the proposed amendment to this title or zoning map that it considers appropriate and in accord with the city general plan and may thereafter adopt the amendment as proposed, modify the amendment and adopt or reject the modified amendment, or reject the proposed amendment.”

Supplemental Information

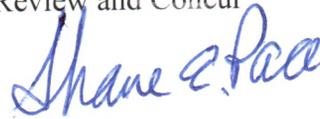
1. Vicinity Map.
2. Illustrative General Plan
3. Existing Zoning Map.
4. Regulating Plan.
5. Concept Plan reviewed by Planning Commission, 219 town homes.
6. Updated concept plan: 50 town homes, one hotel, an office building (or another hotel), and small office building in northwest corner.

Respectively Submitted



David Petersen
Community Development Director

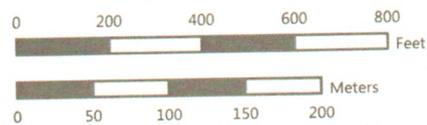
Review and Concur



Shane Pace
City Manager



VICINITY MAP
Parcel 08-486-0118



Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.



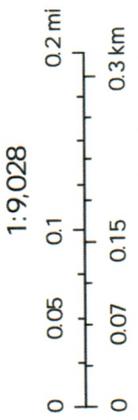
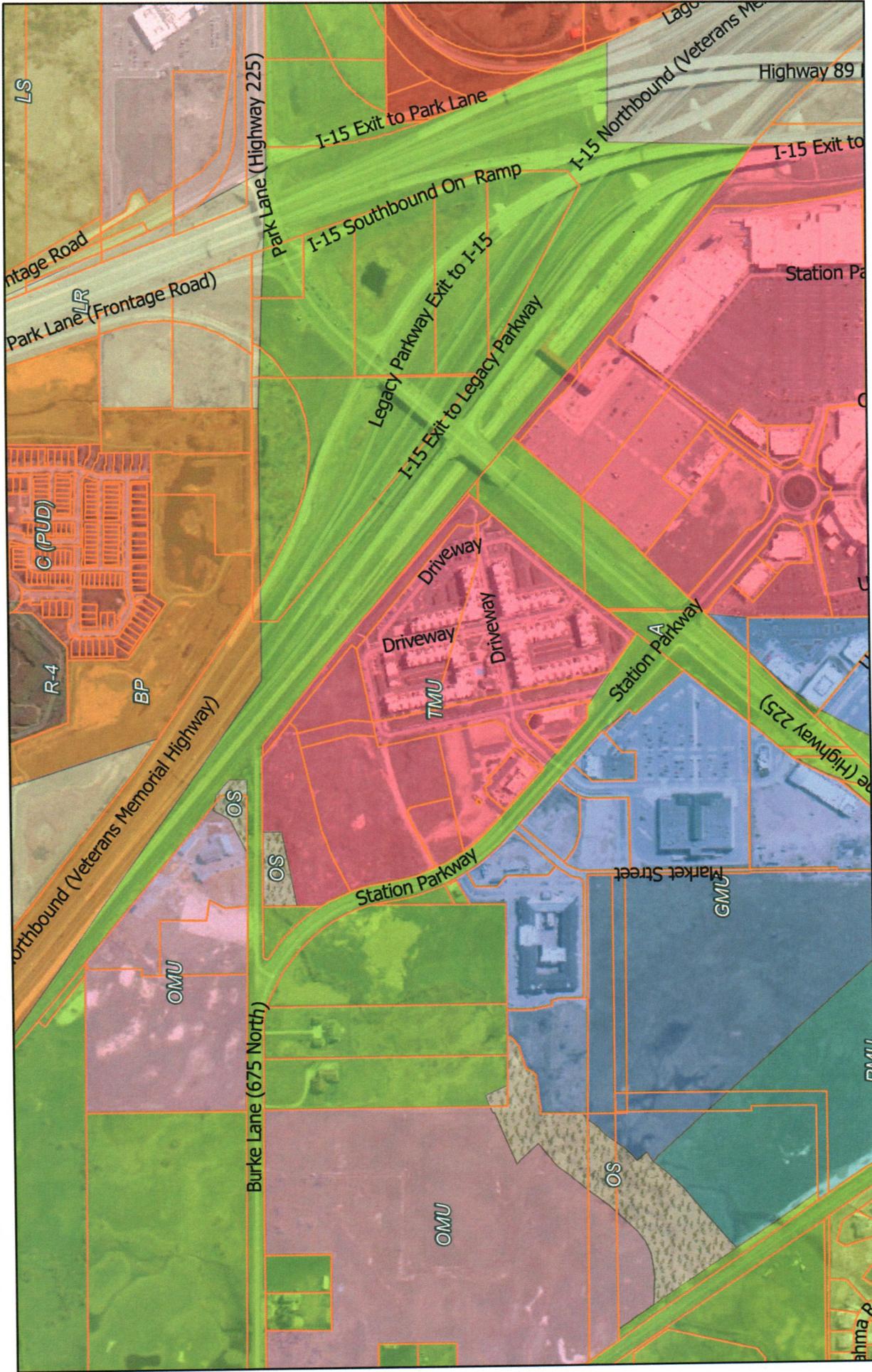
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URBAN DESIGN ASSOCIATES

1 DECEMBER 2016
NORTH STATION MASTER PLAN | FARMINGTON, UTAH

ILLUSTRATIVE PLAN

Farmington City Information



1:9,028

9/11/2019, 4:28:46 PM

- Farmington City Boundary Zoning
- Parcels
- LR
- A
- AE
- OS
- LM&B
- R-4
- BP
- C (PUD)
- C-R
- TMU

West Farmington Mixed-Use District Regulating Street Plan

Street Network

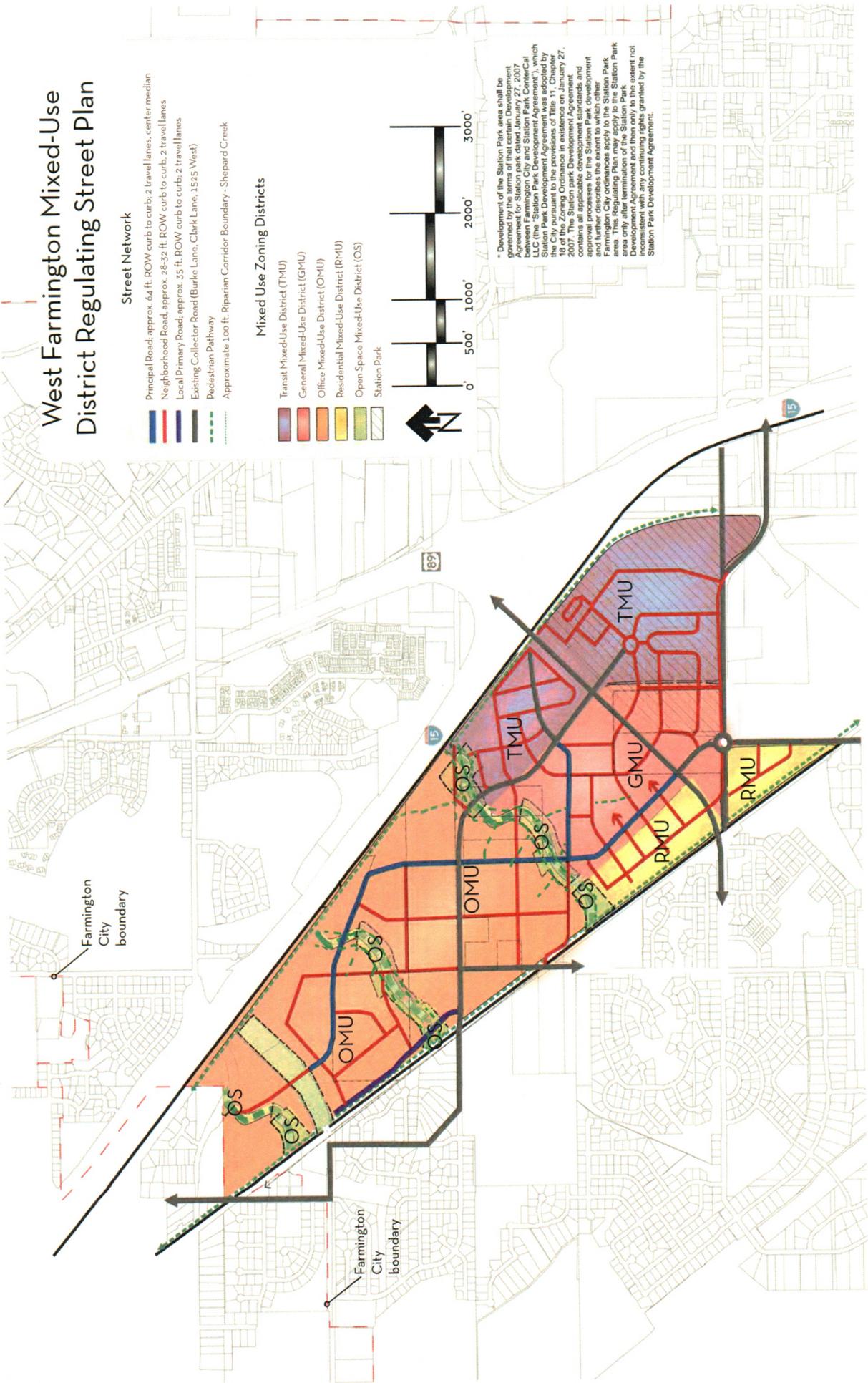
-  Principal Road: approx. 64 ft. ROW curb to curb, 2 travel lanes, center median
-  Neighborhood Road: approx. 28-32 ft. ROW curb to curb, 2 travel lanes
-  Local Primary Road: approx. 35 ft. ROW curb to curb, 2 travel lanes
-  Existing Collector Road (Burke Lane, Clark Lane, 1525 West)
-  Pedestrian Pathway
-  Approximate 100 ft. Riparian Corridor Boundary - Shepard Creek

Mixed Use Zoning Districts

-  Transit Mixed-Use District (TMU)
-  General Mixed-Use District (GMU)
-  Office Mixed-Use District (OMU)
-  Residential Mixed-Use District (RMU)
-  Open Space Mixed-Use District (OS)
-  Station Park



* Development of the Station Park area shall be subject to the Station Park Development Agreement for Station Park, dated January 27, 2007 between Farmington City and Station Park CenterCall LLC (the "Station Park Development Agreement"), which is hereby incorporated by reference into this Ordinance. The Station Park Development Agreement, as amended by Ordinance 18 of the Zoning Ordinance in existence on January 27, 2007. The Station Park Development Agreement contains all applicable development standards and further describes the extent to which other Farmington City ordinances apply to the Station Park area. This Regulating Plan may apply to the Station Park area only after termination of the Station Park Development Agreement and the only to the extent not inconsistent with any continuing rights granted by the Station Park Development Agreement.



Farmington City boundary

Farmington City boundary



Concept Only

- 119 - 3 Level town homes
- approximately 7.4 acres
- approximately 16 units per acre as shown
- 301 Parking spaces as shown - 238 garage spaces, 63 visitor spaces (2.53 spaces per unit as shown)



OFFICE

HOTEL AND OR OFFICE

HOTEL

TOWNHOMES

CITY COUNCIL AGENDA

For Council Meeting:
September 17, 2019

S U B J E C T: Possible Public Improvement Waivers and/or Extension Agreement – Glovers Lane

ACTION TO BE CONSIDERED:

Move that the City Council not waive the construction of public improvements on Glover's Lane but accept a cash bond in lieu thereof to ensure the proper installation of these improvements in the future for the reasons set forth in the background of the staff report and in no event enter into an extension agreement for such improvements.

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
ALEX LEEMAN
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: September 17, 2019

SUBJECT: **POSSIBLE PUBLIC IMPROVEMENT WAIVERS AND/OR
EXTENSION AGREEMENTS—GLOVER’S LANE**

RECOMMENDATION

Move that the City Council not waive the construction of public improvements on Glover’s Lane but accept a cash bond in lieu thereof to ensure the proper installation of these improvements in the future for the reasons set forth in the background information below---and in no event enter into an extension agreement for such improvements.

BACKGROUND

The City Council tabled this item on September 3rd to allow time to receive input from the City Engineer as to why a cash bond is recommended instead of requiring the installation of sidewalk now on Shirley Rae Drive. I erroneously presented the issue to the Council—Public Works **IS NOT** requesting a cash bond in lieu of the construction of sidewalk on Shirley Rae Drive (they are requiring the placement of sidewalk now on this street), but rather staff **IS** requesting that the City Council approve a cash bond in lieu of the actual installation of improvements now on Glover’s Lane (not Shirley Rae Drive) for two reasons: 1) RMP must move power poles and as per their franchise agreement with the City they will do it at no cost if it is a City project [note: the cost burden and time delays for such may too onerous for a individual owner of a small parcel of property to bear]; and 2) due to the upcoming construction of the WDC the design and location of improvements on Glover’s Lane are not certain at this time.

Respectively Submitted

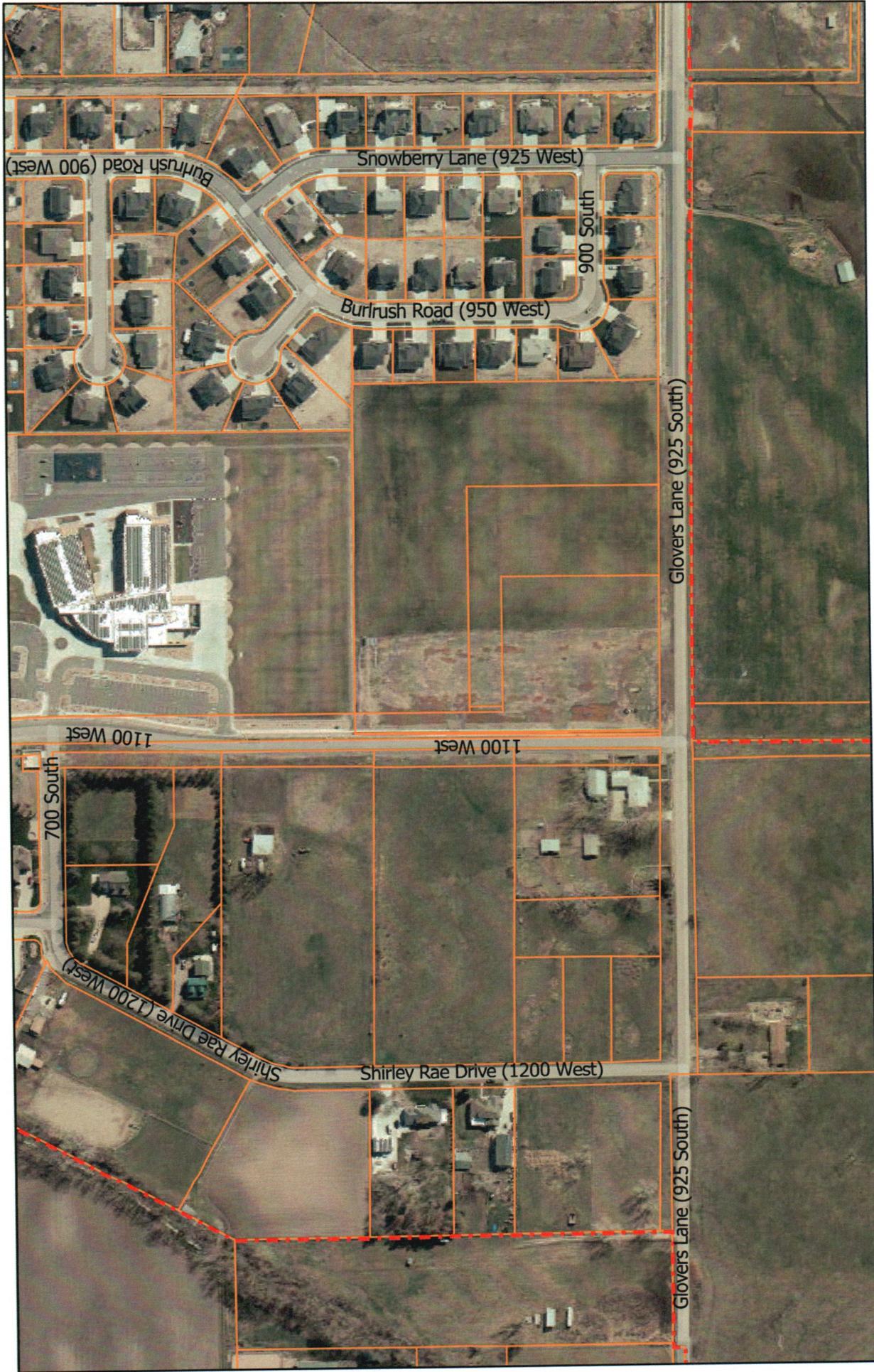
David Petersen
Community Development Director

Review and Concur

FOR

Shane Pace
City Manager

Farmington City Information

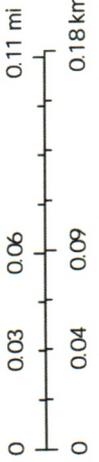


9/12/2019, 10:33:59 AM

--- Farmington City Boundary

▭ Parcels

1:4,514



CITY COUNCIL AGENDA

For Council Meeting:
September 17, 2019

SUBJECT: Minute Motion Approving Summary Action List

1. Approval of Minutes from August 20, 2019

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

**FARMINGTON CITY - CITY COUNCIL MINUTES
AUGUST 20, 2019**

WORK SESSION

Present: Mayor Jim Talbot, City Manager Shane Pace, City Councilmembers Brett Anderson, Doug Anderson, Alex Leeman, Cory Ritz, Rebecca Wayment, Assistant City Manager Keith Johnson (former), City Recorder Holly Gadd, Community Development Director Dave Petersen, Finance Director Greg Davis, and Economic Development Director Brigham Mellor.

LOT SMITH STATUE

The Council reviewed information regarding a statute of Lot Smith, proposed next to City Museum at the northeast corner of 100 North Main Street. **Val Halford**, an advocate for the statue effort introduced **Cathy Smith** and **Rhonda Lawrence** both decedents and/or friends of the extended Smith family. **Rhonda Lawrence** presented a power point which provided a life history of Lot Smith from his birth, involvement in the Mormon Battalion, the Utah War, the Civil War, his accomplishments related to Davis County and Farmington, and his untimely death in Arizona. Mrs. Lawrence stated that Lot Smith had faults like most people (he was known for his hot temper, for example), but all evidence supports he was a man of integrity and did a great deal for the community.

Mayor Jim Talbot asked for comments and discussion from the Council and staff. City Manager **Shane Pace** stated that we cannot judge those like Harry Truman and Abraham Lincoln for all that they did although there were casualties in regard to the wars that they were overseeing. He felt we should recognize Lot Smith and approve the Smith family request and decide the best location for the statue. Most City Council members agreed with Mr. Pace. **Alex Leeman** expressed mixed feelings on the subject but was in favor of the statue, he suggested that it include a plaque to provide information on his life and accomplishments, and perhaps a display related to Lot Smith's background and history should go in the museum as well.

REGULAR SESSION

*Present: Mayor Jim Talbot, City Manager Shane Pace, City Councilmembers Brett Anderson, Doug Anderson, Alex Leeman, Cory Ritz, Rebecca Wayment, Assistant City Manager Keith Johnson (former), City Recorder Holly Gadd, Community Development Director Dave Petersen, Finance Director Greg Davis, and Economic Development Director Brigham Mellor. Invocation by **Alex Leeman**, Pledge of Allegiance led by **Doug Anderson**.*

Presentation of "Award of Financial Reporting Achievement" to Keith Johnson

Jim Clayton from the Utah Government Finance Association presented an "Award of Financial Reporting Achievement" and plaque to Keith Johnson for the fiscal year 2019.

Resolution of Appreciation to Keith Johnson

Mayor Jim Talbot presented and read a Resolution of Appreciation to Keith Johnson for City Council consideration. **Alex Leeman** made a motion to approve the resolution, **Doug Anderson** seconded the

motion and all were in favor. **Keith Johnson** stated how thankful he was to work for Farmington City for the last 20 years.

NEW BUSINESS

Plat Amendment and Waiver of Open Space Agreement – Farmington Creek Estates Phase 3 PUD

Brett Anderson lives in the neighborhood and excused himself from this item. **Dave Petersen** gave background and said the requested boundary adjustment will result in a loss of open space required for the PUD (Planned Unit Development) and any waiver of open space requires commensurate compensation. The recommended cost for the waiver is \$1,840.00, or 65 cents/acre, which Mr. Petersen said is consistent with amounts approved by the City Council in the past.

Doug Anderson made a motion to approve the petition to amend the Farmington Creek Estates Phase III PUD subdivision plat as requested, and approve a reduction of open space, or waiver, by authorizing the Mayor to sign the enclosed agreement to receive comparable compensation to warrant the waiver, which process is consistent with City ordinances—and thereafter reduce the size of the drainage easement thereon as directed by the City Engineer. **Rebecca Wayment** seconded the motion. The vote was unanimous in the affirmative.

Reimbursement and Pioneering Agreement Extension Request

The City received a written request from Ivory Homes to amend a reimbursement agreement for 475 West Street by extending the term of the agreement. **Shane Pace** stated that 10 years is a reasonable time frame for agreements such as this.

Brett Anderson made motion to approve the First Amendment to Public Improvements Extension and Reimbursement Agreement which will lengthen the term of the agreement from March 21, 2022 to March 21, 2027 with the finding *that the City will receive on-going benefits from the improvements* (notation added). **Cory Ritz** seconds the motion. All were in favor.

Communications Plan Contract with Love Communications

Brigham Mellor stated a market plan, to help with branding, among other things, is a necessary tool to develop the business park [north of Cabela's]. City staff met with multiple ad agencies and recommends Love Communication. This company is a successful Utah-based PR, marketing, and advertising firm and has done work with such clients as RC Willey, Arctic Circle, Standard Optical, and other well-known Utah businesses. They also work with Visit Salt Lake, Visit Utah, and tourism locations in the area. Love Communications is excited to work in with Farmington City. Past municipal clients include Ogden, Salt Lake, Murray, Sandy, Utah office of Tourism, Kearns, and many other similar entities in the state. Phase one involves a 6 to 12-month process. **Brigham Mellor** homes to have the market tools needed by Spring 2020. As further noted by **Shane Pace**, these agreements are open ended and more of a "how we go" type contract. Love Communications has a great reputation. **Alex Leeman** wants to make sure that this is a marketing plan for Farmington City only.

Doug Anderson made a motion to approve the contract with Love Communications, **Brett Anderson** seconded the motion. All were in favor.

SUMMARY ACTION

Minute Motion Approving Summary Action List

1. **Approval of Minutes from August 6, 2019**
2. **Utah Public Treasures' Investment Fund (PTIF)**

Rebecca Wayment made a motion to approve the summary action list, **Doug Anderson** seconded the motion. All were in favor.

Minute motion adjourning to the Municipal Building Authority (MBA) meeting.

Alex Leeman made a motion to adjourn and convene an MBA meeting. **Cory Ritz** seconded the motion. All were in favor.

Municipal Building Authority (MBA) Meeting

Roll call: all members were present.

Election: It was proposed that the authority elect **Mayor H. James Talbot** as its Chair and **City Manager Shane Pace** as secretary. **Brett Anderson** made a motion to approve the proposal and **Doug Anderson** seconded the motion. All were in favor

CONSIDERATION OF DEED CONVEYANCE TO DAVIS SCHOOL DISTRICT.

Parcel numbers 070300002 and 070300003.

Dave Petersen stated that the MBA issued a bond in the 1990s enabling the DSD (Davis School District) to build the Kendall Administration building at the southwest corner of 100 East and 100 North Streets. Upon its completion the lease payments by the DSD retired the bond principal and debt and thereafter School District took ownership of the building and parking lots. However, the MBA neglected to quit claim two of the affected parcels to the DSD upon transfer of the same. The proposed action will rectify this discrepancy.

Alex Leeman made motion to convey the subject parcels to the DSD and authorize the Chair to execute the deeds accordingly, **Doug Anderson** seconded the motion. All were in favor.

Rebecca Wayment made a motion to adjourn the MBA meeting and reconvene the City Council Meeting. **Doug Anderson** seconded the motion. All were in favor.

GOVERNING BODY REPORTS

City Manager Report by Shane Pace.

1. **Fire Monthly Activity Report for June.** Please contact City Manager **Shane Pace** or Chief **Guido Smith** with any questions.
2. **Minutes of the DRC meeting:** Development Review Committee (DRC) meetings are not public, but provide time for staff to review the status of development issues and applications. **Shane Pace** suggested that we do not take minutes for these meeting, but rather just a report of assignments.
3. **American Legion.** **Shane Pace** met with the American Legion and worked out a deal related to prior issues. **Mr. Pace** said they arranged a time whereby the American Legion will meet at the Community Center on Mondays. The City is not charging them for use of the building, therefore

we've requested a letter where they will describe to us how their organization will benefit the community. For example, concerns have arisen about the Boys Scouts of America (BSA) because the LDS Church plans to end its sponsorship of Scouting on January 1, 2020. It is common for American Legion to sponsor Scouts outside of Utah. Shane Pace views their use of the community center as temporary and suggested that we review this in one year and not give them keys to the building. In the past Farmington doesn't get a lot of support from the American Legion since we do not do big celebrations for Veterans day or Memorial Day. **Mayor Jim Talbot** is happy to give support and is okay that they will not have a key.

4. **Dave Petersen and Shane Pace** met with the Arrington's – owners of property north of the Residence at Farmington Hills subdivision. The Arrington's have been trying to develop their property for years, but the land elevations are too high to provide culinary water to their site. They asked if Farmington City is interested in purchasing the property. **Mr. Pace** said the only value in buying this property is to prevent any development, and it is 22 acres. The Council expressed no interest in this request. **Mr. Pace** said the Council could re-visit this proposal in the future if they wanted to.
5. **Reminder:** Thursday 1 PM staff retirement party for **Keith Johnson**. 2 PM for open house.

Regarding the **Lot Smith** statue, a good location is need for its placement. The museum maybe the best option. **Dave Petersen** suggested using the City's Site Plan and Architectural Review Committee (SPARC) to help in this effort.

Cory Ritz made a motion directing staff to find a good spot for the statue, **Rebecca Wayment** seconded the motion. All were in favor.

Mayor Jim Talbot gave an update on the ball fields. The Parks Department will complete the fence soon then they will to plant grass and do sprinklers in the next two weeks. Station Park Fields will be the name of the fields.

Update on the Arena: it's moving along well. Not much detail yet, but the City met with Center Cal and the Miller Group. The parties would like this to be a good community facility. The Mayor thinks other cities have realized that Farmington is where it will likely be and have backed off from pursuing this use with the Miller Group.

Mayor Talbot and City Council Report

Motion to go into a closed session for the purpose of property acquisition made by **Cory Ritz** and second by **Doug Anderson**.

Motion to go out of closed session made by **Cory Ritz** and second by **Doug Anderson**.

Doug Anderson made a motion to **ADJOURN** the meeting, and **Rebecca Wayment** seconded the motion.

Holly Gadd, City Recorder

CITY COUNCIL AGENDA

For Council Meeting:
September 17, 2019

SUBJECT: City Manager Report

1. Fire Monthly Activity Report for July
2. Building Activity Report for July

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

Monthly Activity Report



July 2019



Emergency Services

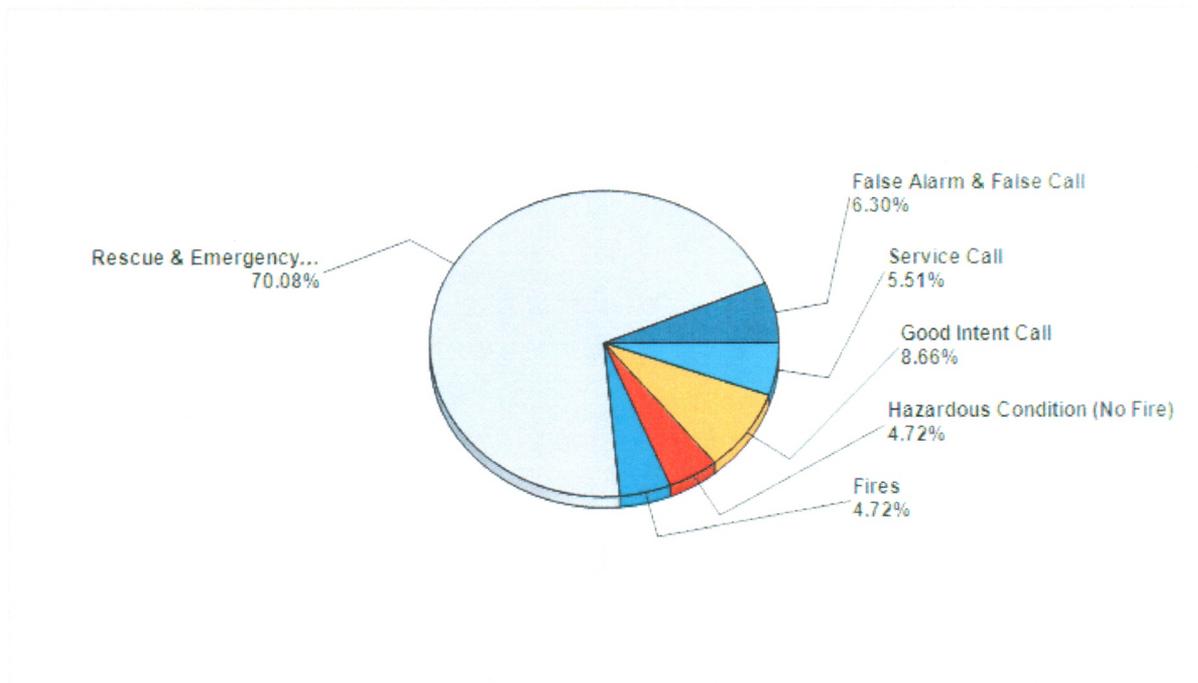
Fire / Rescue Related Calls: 38

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

Ambulance / EMS Related Calls: 89 / Transported 52 (68%)

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

Calls Missed / Unable to Adequately Staff:	5 (3.9%)	23 YTD (2.7%)
Overlapping Calls:	17 (14 %)	127 YTD (14.9%)



On-Duty Crew / Shift Dynamic Data / July 1st – 31st

Emergent Incident / On-Scene Hours / Month Total: 47 Hrs. (Approximate 188 Man Hours)

EMS Transport / Turn-Around Hours / Month Total: 178 Hrs. (Approximate 356 Man Hours)

Urgent EMS Related Response Times (average):	5:51 Min/Sec	GOAL 5 minutes or less (+ .51)
Urgent Fire Related Response Times (average):	6:13 Min/Sec	GOAL 5 minutes or less (+ 1.13)

Part-Time Man-Hours (based on the following 24-day pay periods - July 5th and July 16th)

Part-Time Shift Coverage / Staffing:	1,344*	Budgeted 1,344 (FT FF Transition)	Variance - 0
Training & Drill Hours:	109	109 (FY20)	
Emergency Calls/ Station Staffing:	12	FIRE 2 Hrs. / EMS 10 Hrs.	12 (FY20)
Special Event Hours:	0	(FY20)	
Part-Time Fire Marshal:	72	Budgeted 120	Variance - 48
Part-Time Fire Inspector	30	Budgeted 90	Variance - 60
Career Fire Chief:	N/A	Salary Exempt	Overtime N/A
Career Administrative Asst. x 1	N/A	40 Hour Reg.	Overtime + 8
Career Captains, Engineers & FF's x 6	N/A	48/96 Hour Rotation	Overtime + 124*
Total PT Staffing Hours:	1,540	1,540 (FY20)	

*Additional shift and overtime hours due to new Firefighter hire process x 3 positions

Monthly Revenues & Grant Activity YTD: (NOTE: FY2019 YEAR TOTALS)

Ambulance Revenue Report / June 2019:

	Month	Calendar Year	FY 2019
Ambulance Services Billed	\$78,313.56	\$1,289,068.73	\$858,595.53
Ambulance Billing Collected	\$17,647.62	\$677,487.50	\$454,913.16
Variiances:	\$60,665.94	\$611,581.23	\$403,682.37
Collection Percentages	23%	53%	53%

Requested Grants / Assistance / Donations:

NONE \$0 \$14,944 YTD

Awarded Grants / Funds Received / Donations:

NONE \$0 \$14,544 YTD

Department Training & Man Hours

Monthly Staff Meeting & Leadership Training	15
Shift Drill #1 – EMS – Terror Readiness / MCI	24
Shift Drill #2 – FIRE – Safe Driver Ops	24
Shift Drill #3 – EMS – Head Trauma	24
Shift Drill #4 – FIRE – Mass Decon Basics	24
Shift Drill #5 – EMS – GSW Review	24

Actual Training Hours Completed: 135 1,330 HRS YTD

<u>Fire Prevention & Inspection Activities</u>	QTY	
New & Existing Business Inspections:	46	
Re-Inspections:	9	
Fire Plan Reviews & Related:	13	
Consultations & Construction Meetings:	8	
Station Tours & Public Education Sessions:	16	85 YTD

<u>Health, Wellness & Safety Activities</u>	QTY	
Reportable Injuries:	0	0 YTD
Physical Fitness / Gym Membership Participation %:	100%	
Chaplaincy Events:	1	8 YTD

<u>Process Improvement Activities:</u>	QTY	
Process Improvement Program (PIP) Submittals:	1	4 YTD

Monthly Activity Narrative:

Emergent response times averaged just under 6 minutes for EMS responses and just over 6 minutes for fire responses. Emergent incidents included medical responses, vehicle rescues, trail rescue, CO emergencies and fire related emergencies. Four percent of 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 lack of availability). This percentage was attributed (in part) by crews attending to seventeen (14%) of overlapping calls which overwhelms our existing staffing model. Sixty-eight percent of all Ambulance calls resulted in transporting patients to local hospitals. Transport revenues continue with little predictability due to collection & mandated billing variables. Overtime hours applied toward hazard staffing, festival days and testing of new hire candidates. Monthly training encompassed Terror response / MCI, Head Trauma, Driver Operations, Trauma Assessments, and Mass Decon Review.

FFD successfully completed “Hazard Staffing” during firework shoot days with minimal incidents (primarily due to mild weather conditions). Based on this year’s weather and moisture trends, we anticipate a mild fire season during the next couple of months; however, this can easily change with low relative humidity trends, often associated with heatwaves. Our Heavy Rescue (HR-71) received a new A/C compressor and complete overhaul of the A/C system. This much needed service work will provide moderate comfort for the crews during the hot weather. This year has taken a toll on our apparatuses with six vehicles requiring A/C servicing. FFD supported multiple public events throughout July to include Farmington Festival Days, neighborhood celebrations, and multiple public education events. We also had a chance to swear in our new Fire Engineer Jeff Jarrow at our July 16th council meeting. Providing all goes well, our new hire testing for three career firefighters should be completed mid-August. We expect to see some great competitors!

Please feel free to visit or contact myself at your convenience with questions, comments or concerns: Office (801) 939-9260 or email gsmith@farmington.utah.gov

Guido Smith
Fire Chief

July 2019 Photos: Mountain Rescue Operation (Near Pretty Valley), Initial Testing of Career Firefighter Candidates (14 candidates total), Vehicle Fire with Exploding LPG Tanks, Brush Fires, Water Shuttle Operation for Engine-71 and DNR. Fire Engineer Jeff Jarrow with Family and City Council at Oath Ceremony.



Farmington City Fire Department
Proud Protectors of Your Life and Property - Since 1907



Month of July 2019	BUILDING ACTIVITY REPORT - JULY 2019 THRU JUNE 2020				
RESIDENTIAL	PERMITS THIS MONTH	DWELLING UNITS THIS MONTH	VALUATION	PERMITS YEAR TO DATE	DWELLING UNITS YEAR TO DATE
NEW CONSTRUCTION *****					
SINGLE FAMILY	9	9	\$3,093,738.57	9	9
DUPLEX	0	0	\$0.00	0	0
MULTIPLE DWELLING	0	0	\$0.00	0	0
CARPORIT/GARAGE	1		\$25,542.00	1	
OTHER RESIDENTIAL	0	0	\$0.00	0	0
SUB-TOTAL	10	0	\$3,119,280.57	10	0
REMODELS / ALTERATION / ADDITIONS *****					
BASEMENT FINISH	3		\$15,542.00	3	
ADDITIONS/REMODELS	2		\$63,008.92	2	
SWIMMING POOLS/SPAS	2		\$74,608.80	2	
OTHER	40		\$627,656.64	40	
SUB-TOTAL	47		\$780,816.36	47	
NON-RESIDENTIAL - NEW CONSTRUCTION *****					
COMMERCIAL	0		\$0.00	0	
PUBLIC/INSTITUTIONAL	0		\$0.00	0	
CHURCHES	0		\$0.00	0	
OTHER	3		\$36,859.00	3	
SUB-TOTAL	3		\$36,859.00	3	
REMODELS / ALTERATIONS / ADDITIONS - NON-RESIDENTIAL *****					
COMMERCIAL/INDUSTRIAL	2		\$877,800.00	2	
OFFICE	0		\$0.00	0	
PUBLIC/INSTITUTIONAL	0		\$0.00	0	
CHURCHES	0		\$0.00	0	
OTHER	0		\$0.00	0	
SUB-TOTAL	2		\$ 877,800.00	2	
MISCELLANEOUS - NON-RESIDENTIAL *****					
MISC.	2		\$6,000.00	2	
SUB-TOTAL	2		\$6,000.00	0	
TOTALS	64	9	\$4,820,755.93	64	9

CITY COUNCIL AGENDA

For Council Meeting:
September 17, 2019

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.