



HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

December 15, 2016



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

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

AGENDA PLANNING COMMISSION MEETING December 15, 2016

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah

Study Session: 6:30 p.m. – Conference Room 3 (2nd Floor)

Regular Session: 7:00 p.m. – City Council Chambers (2nd Floor)

(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Planning Department prior to noon the day before the meeting.)

1. Minutes
2. City Council Report

GENERAL PLAN AMENDMENT

3. Jonathan Hughes and Chase Freebairn / Ivory Homes – Applicants are requesting a recommendation for General Land Use Plan Amendment of 31.79 acres of property located at approximately 600 South 1525 West from DR (Development Restricted, Very Low Density, and/or Agriculture Open Space) to RRD (Rural Residential Density) designation. (Z-2-16)

OTHER

4. Miscellaneous, correspondence, etc.
 - a. Wasserman Shop in a Side Yard (Public Hearing) – 734 North 2000 West – AE Zone
 - b. Charette Update/Discussion
 - c. Elections
 - d. 2017 Planning Commission Calendar
 - e. Other
5. Motion to Adjourn

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. if the Planning Commission feels there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Posted December 9, 2016

Eric Anderson
City Planner

FARMINGTON CITY
PLANNING COMMISSION MEETING
December 1, 2016

STUDY SESSION

***Present:** Chair Rebecca Wayment, Commissioners Connie Deianni, Bret Gallacher, Kent Hinckley, Alex Leeman, and Dan Rogers, Community Development Director David Petersen, Associate City Planner Eric Anderson, and Recording Secretary Lara Johnson. Commissioner Heather Barnum was excused.*

Item #3. Mike Wagstaff / Chris McRoberts – Requesting conditional use permit approval for a residential facility for the disabled

David Petersen said the public hearing will be held for this item tonight. He reminded the Commission that each person is allowed 3 minutes to talk. He said **Todd Godfrey**, the City Attorney, will first present and train the Planning Commission regarding the federal law and his experience with residential facilities for the disabled. He said the hope is that the residents in attendance will also be listening so that their questions may also be answered.

Todd Godfrey said that he understands applications like this are difficult for everyone, but that these types of facilities are tightly restricted by federal law. He said the City's ordinance has not yet caught up with federal law; this use is listed as a conditional use, but that is not correct under federal law. He said he feels the Commission should move forward with holding the public hearing as is required with the conditional use approval process. He asked that the commissioners allow the public the opportunity to voice their opinions knowing that in the end the facility is so tightly restricted their input may not make a difference.

Todd Godfrey said currently, the City's ordinance states that up to five unrelated people can live together in a single-family home (SFH); however, it may be necessary to have more than five persons with a disability in a residential facility to make the facility work. He said the ordinance has to give way to the federal law. He said the applicant will ask for reasonable accommodations, and there are certain parameters the applicant must take to show necessity. If the applicant shows necessity, the Planning Commission is obligated to grant the reasonable accommodations.

Todd Godfrey said some of the things that can be reviewed with these types of applications are traditional land uses, set back issues, lot coverage issues, traffic concerns, etc.; however, he said he feels none of those items is a concern with this facility. **Todd Godfrey** said that the applicant must also show that 16 residents are a necessity. He said in his experience, showing necessity can take the form of a financial component, meaning it takes a certain number of residents to hit a financially viable point. Another way an applicant can show necessity is in the form of treatment success. He said in his experience, there is a "sweet spot" for the number of patients in residential environments to generate the greatest success rate with treatment. **Todd Godfrey** said the applicant does not have to show both financial and treatment success, but does have to show necessity on either to deem the use reasonable.

Dan Rogers asked if there is a motion before the Commission that needs to be voted on. **Todd Godfrey** said there might be a motion if the applicant has all the information needed. **Dan Rogers** asked if the Commission has a choice on denying the motion. **Todd Godfrey** said once the proper information

is presented by the applicant, the City's hands are tied. He said the Commission might see an amendment to the conditional use process for residential facilities for the disabled as there is no reason for the public to come and make a comment on a decision that is governed by federal law. He said the goal of the ordinance is to treat this application for this use as any other residential SFH.

Dan Rogers asked if the item should be tabled to allow for an amendment to the ordinance to be passed. **Todd Godfrey** said the timing of tabling the item might compromise things for the applicant. He said he feels hearing this application on an ordinance that is compromised so that the applicant can move forward with their application is the right thing to do.

Kent Hinckley asked if the "pro-forma" financial form has been reviewed. **David Petersen** said staff has reviewed it and feels the applicant can be profitable with 16 patients in the facility. **Todd Godfrey** said reviewing the financial analysis can be awkward and backward; however, it shows the facilities viability and productivity. He said financial analysis is one side of granting reasonable accommodation, but treatment is the other. If the applicant meets one of those, the applicant is entitled to receive reasonable accommodation from the City.

Connie Deianni expressed concern that most letters from residents received expressed fear. She said she understands the federal law supersedes the ordinance, but asked if there is anything the Planning Commission could do to mitigate the fears of the community. **Todd Godfrey** explained there are lots of treatments covered by the ADA, and cognitive disability treatment may address addiction. He said he does not think the Commission will see a "group home" in this application as a group home is traditionally a half-way house. He said criminals are not typically covered by the ADA; however, it does make many uncomfortable that alcohol and drug addiction is considered a disability.

Bret Gallacher asked how old the ADA laws are. **Todd Godfrey** said the ADA began in the mid-1980s and the Federal Fair Housing Act (FHA) was adopted in the 1970s. He said residential environments for treatment began in the late 1980s and 1990s, but case laws began in the late 1990s and continue to today. He said the lines of decision are consistent, and cities that deny these types of applications rarely hold up in court. **Bret Gallacher** asked how the rare applications do hold up in court. **Todd Godfrey** said if this application was an "outlier," the discussion could be different; however, there is nothing unusual about this application.

Bret Gallacher said there have been many concerns that this facility is in close proximity to a school, and that many school-aged children regularly pass by. He asked how the Commission could mitigate concerns that patients of the facility are not predatory people. **Todd Godfrey** said the applicant might further address this, but that patients of the facility are persons that suffer from addiction or cognitive disability.

REGULAR SESSION

Present: Chair Rebecca Wayment, Commissioners Connie Deianni, Bret Gallacher, Kent Hinckley, Alex Leeman, and Dan Rogers, Community Development Director David Petersen, Associate City Planner Eric Anderson, and Recording Secretary Lara Johnson. Commissioner Heather Barnum was excused.

Item #1. Minutes

Bret Gallacher made a motion to approve the Minutes from the November 17, 2016 Planning Commission meeting. **Dan Rogers** seconded the motion, which was unanimously approved.

Item #2. City Council Report

Eric Anderson said there is nothing to report at this time, as City Council will meet next Tuesday, on December 6, 2016.

CONDITIONAL USE PERMIT

Item #3. Mike Wagstaff / Chris McRoberts (Public Hearing) – Applicant is requesting conditional use permit approval for a residential facility for the disabled on 5.07 acres of property located at 235 South 200 East in an R-2 (Multiple Family Residential) zone. (C-14-16)

Eric Anderson said this application is for a conditional use permit approval to repurpose an existing home for a residential treatment facility. The purpose is to serve individuals with mental health issues and learning/cognitive disabilities. In the R-2 zone, covered by Chapter 13 of the Zoning Ordinance, “Residential facilities for the handicapped” are listed as a conditional use. As a land use, the proposal complies with the Zoning Ordinance. Since the proposed use is to repurpose an existing home, site plan approval is not required. **Eric Anderson** said this item was previously tabled at the November 3, 2016 Planning Commission meeting; he turned the time over to the City Attorney to explain why it was tabled.

Todd Godfrey, with the law firm Hayes Godfrey and Bell, said they have been providing legal advice to Farmington City for a number of years. He said he is here to review a number of issues. Farmington City Ordinance allows five unrelated individuals to live together in a single-family home (SFH). Under the terms of the Federal Fair Housing Act (FHA) and the Americans with Disabilities Act (ADA), that provision of the City’s ordinance is suspect. In addition, the ordinance standards with respect to this use have not caught up to the state and federal laws regarding residential facilities for persons with a disability. Currently, the City is in the middle of a conditional use process with a public hearing scheduled for tonight. **Todd Godfrey** said he felt it was appropriate that the Planning Commission, staff, and those in attendance step back to assess the application materials, as well as allow the Planning Commission the opportunity to consider all the ramifications of federal law as it relates to this particular application and the circumstances before the Commission tonight.

Todd Godfrey said under the ADA and the FHA, the requirements for the City are that a residential facility for the disabled or persons with a disability must be listed as a permitted use in any zone where single-family residences are allowed. He said that is a very clear and bright line requirement under federal law. He said it then further states that if a City’s ordinance has other standards that impinge on the use, such that it would not permit it, an applicant is entitled to an accommodation from the City’s ordinances. **Todd Godfrey** said this means the applicant has the ability to maintain their use notwithstanding the City’s ordinance if the applicant can show that their use is both reasonable and necessary. He said those are two separate legal requirements.

Todd Godfrey said under the standard of reasonableness, the court looks at the traditional land use in a neighborhood and the impacts from a traditional land use to see if there is some way it impinges on the residential character of the neighborhood in a way that is unreasonable. He said the court would look at traffic concerns, lot coverage issues or setback issues that may exist. He said in his review of this application for this use on this lot, he does not feel there are any issues of reasonableness.

He said the character of the 5-acre lot and the location of it suggests, in his opinion, that the applicant satisfies that hurdle.

Todd Godfrey said the other issue is that of necessity. He said the applicant has to show that the accommodation from the ordinance standards is necessary for the applicant to be able to provide the residential living opportunity that a person without a disability might also enjoy. He said there are many court decisions that amplify that requirement, and supports that if an applicant can show either financial or treatment necessity to the accommodations then the applicant is entitled to an accommodation from the City's ordinances under federal law. **Todd Godfrey** said financial necessity refers to the number of residents in the home to allow the home to be able to offer the treatment services for the disability. The treatment necessity refers to the number of residents required for a reasonable level of success in a treatment environment. **Todd Godfrey** said the applicants have submitted data regarding this, but that he would let the applicant address that data with the Planning Commission so the applicant can demonstrate to the Commission why they believe they have met the necessity requirement.

Todd Godfrey said in the event the City decides not to vote in favor of this use, notwithstanding a reasonable showing from an applicant that their use is both reasonable and necessary, the City would be in violation of the FHA and ADA. He said doing so would leave the City subject to lawsuits under the Civil Rights Act. A lawsuit under the Civil Rights Act is harmful to the City because of damages, attorney fees, and the loss of traditional protections a City may have from a lawsuit, but that goes away with a Civil Rights violation. He said the stakes are high for the City.

As he reviewed the City's ordinance, **Todd Godfrey** said the City's processing of this application, as a conditional use is not ideal. He said he mentioned the federal law now requires that any residential facility for disabled persons be permitted as a permitted use in any single-family residential zone. The applicants, notwithstanding the City's ordinance requirements, filed an application and have gone through the current conditional use process without complaint. **Todd Godfrey** said based on where the City is in the conditional use process, he feels it is appropriate to go ahead and finish processing the application as is, and ask that the Planning Commission evaluate issues of reasonableness and necessity. He said, in his opinion, the City should focus on the necessity requirement. He said because the conditional use process has the requirement for a public hearing, he feels it is important to hold the public hearing and allow the public to provide their comments on the application. He said he is happy to answer any questions from the Planning Commission at the end of the public hearing.

Dan Rogers said if he is understanding correctly in that the City's ordinance does not comply with federal law. He asked if the Planning Commission voted "no" with regards to the application, would the City be in a position for a federal lawsuit. **Todd Godfrey** said there is a good chance that would be the case. He said it is hard to say that the City would absolutely be put in that position. He said the applicant still has an obligation to show both the reasonableness and necessity requirements. He said this is strictly his opinion, and that the ultimate decision lays within the Commission's province. **Todd Godfrey** said he feels the reasonableness requirement has been met, but that the determination is ultimately the Commission's decision. He said he does not feel he has seen anything that would suggest land use impacts that would make this use unreasonable in the neighborhood. He said that he has seen a number of these applications over the last 5 years. He said in the cases where cities and applicants pay \$5-7,000 to obtain a traffic study on similar facilities, the studies show there is less impact than a traditional SFH. **Todd Godfrey** said he has seen lot coverage issues where there is a large facility on a smaller lot; however, he does not feel this is an issue as he feels the 5-acre lot meets the lot coverage concerns. **Todd Godfrey** said on the necessity requirement, the applicant has the obligation to show necessity. If the applicant shows that, and the City would then vote "no" to the application, then the City would then be in a position for a lawsuit.

Kent Hinckley asked what are considered disabilities. **Todd Godfrey** said under the ADA, there is a long list of criteria. He said from a general standpoint, persons with cognitive disabilities generally are disabled. He said addiction is considered a qualifying disability under the ADA. He said the case law is very clear on that, and the City does not have the ability to alter that in any way. He said alcohol or drug addiction is a qualifying disability under the ADA.

David Petersen asked Mr. Godfrey to explain conditional uses, the Land Use, Development, and Management Act (LUDMA), and how they relate to each other. **Todd Godfrey** said under the state land use regulation laws, which is included in a chapter called The Land Use, Development, and Management Act (LUDMA), a conditional use is required to be approved unless there is no set of conditions, which would mitigate any harmful effects. He said if the City could not find reasonable ways to mitigate things regarding traditional land use impacts like traffic, lot coverage, or setback issues, a City may say “no” to a conditional use. If any reasonable conditions can be imposed to mitigate harmful effects, an applicant is entitled to conditional use approval. **Todd Godfrey** said he feels the name “conditional use” is a little misleading. He said when something is labeled as a conditional use in the ordinance, the City is saying a specific use is appropriate for the listed zone, and the City just has to make sure there are not harmful effects that could not be mitigated. In regards to the application before the Commission tonight, **Todd Godfrey** said he thinks the conditional use evaluation ties in and meshes with the reasonableness requirement under the ADA and FHA. He said he does not see any significant land use impacts with this application that would prevent the granting of this conditional use. **David Petersen** said if he is understanding Mr. Godfrey correctly, the City’s ordinance is not “in-step” with the federal laws. He said if that is correct, a conditional use for residential treatment facilities should be a permitted use. **Todd Godfrey** said yes, in his opinion, it should be a permitted use.

David Petersen said he began working with the City in 1994 and two conditional uses listed in residential zones are “residential facilities for the elderly,” which has been assumed as an assisted living facility, and the other is “residential facilities for the disabled.” He said those were in the ordinance long before 1994, and perhaps had been in the ordinance since the 1960s. He said the FHA started in the late 1970s or mid-1980s. **David Petersen** says he remembers getting the City’s first application for an assisted living facility. He said he remembers doing research on and talking with approximately 11 similarly sized facilities by the applicant that was proposing the facility in Farmington. He said he was surprised at how little traffic was generated by the facility. He also talked with neighbors of the facility. He said all neighbors said they were not originally in favor the facility, but actually like the use once it was up and running. Most of the neighbors said the assisted living facility was very non-impactful. **David Petersen** said this is the first time the City has received an application for a facility that is not for the elderly, but that he feels the use will be non-impactful like an the assisted living facility. **Todd Godfrey** agreed, he said in his experience those cities that pay for a traffic study, the results show the traffic impact is less than a SFH. He also stated that the facility would receive a license from the State Department of Health; it is a tightly controlled and monitored treatment of care. These types of facilities, like what is being proposed, are watched closely. The City does not take on the burden of monitoring the facility, as it is something that is done by the State.

David Petersen said he has never reviewed an application like this before. He asked Mr. Godfrey how this application compares to an assisted living facility. **Todd Godfrey** said in his review of the land use impact and the associated use after approval, these kinds of uses for residential treatment on a 30-90 day time, the cities rarely see or hear complaints about impacts. Persons with disabilities are living in the facility so typically, someone drives the person in and drives them out of the facility, and then the patient remains there for a time. Generally, patients do not have visitors as frequently as an assisted living facility does. The staff is generally a little lower for a residential treatment facility than for an assisted living facility. Based on his memory, **Todd Godfrey** said he thought the state licensing

requires approximately four staff members during the day and two during the night for a 16 resident facility. He said the traffic in and out of the facility would be minimal.

Dr. Chris McRoberts, 1417 Haight Creek, Kaysville, said he has been a Kaysville resident for 16 years, and that the city of Farmington is his backyard. He said he is a member of the community and does want to bring something in that will damage the community. He said fear is a terrible thing, and since the submission of this application, there has been a lot of fear within the community. He said he has seen many emails and has talked with many local residents around the property. He said the common thing he hears in these discussions is fear. He said he is here to mitigate those fears of the Planning Commission and the community.

Dr. McRoberts said they are proposing a residential treatment facility for 16 clients. He said the clients that will be in the treatment facility are not what is being portrayed by the community. He said the clients they will be accepting are not criminally insane, drug abusers, sexual predators, etc., but will be like neighbors, family members and friends. He said one difference is that the clients they accept are typically very wealthy and that they value their privacy. He said this is the reason why this property is perfect for the treatment facility they are seeking to create. He feels this home is one that promotes peace, comfort, and care. **Dr. McRoberts** said the clients they will accept are people that are struggling one way or another with mental health, substance abuse, thinking and reasoning wisely. He said at this time, these types of clients only other option is a psychiatric ward; however, insurance only allows a small window before they are “kicked out” and that option may be more than what they need. **Dr. McRoberts** said this facility would allow for holistic type treatments. Clients will be able to garden or sit and fish in the pond. They may also participate in yoga or occupational therapy and walk or bike the trails system. He said the clients are not dangerous people, and the facility will not be locked. He said those staying at the treatment facility will be adults wanting treatment, and they can come and go as they please.

Dr. McRoberts said he has seen a lot of concern from the community that clients of the facility will be insane or criminally insane. He says these concerns stigmatize people with disabilities, and creates fear. He said those that may attend the treatment facility are normal adults that may struggle with depression, anxiety, or even obsessive-compulsive disorder. He said these types of people are those we already know, love, and live in our neighborhoods. He said these clients might feel like they need assistance more than seeing a therapist once a week, but that a hospital visit is far too much. **Dr. McRoberts** said he feels the community will not know the treatment facility is there, except for the fact that clients may want to participate in service projects within the community. He said he feels they will be good neighbors, and hopes the community will be as well. **Dr. McRoberts** said an added benefit is that these clients may come from out of state, which may result in visiting family staying in the City’s hotels and shopping at local stores. He feels it will bring financial business to the City, as well as help those that need it.

Bret Gallacher asked if the proposed clients would be in the treatment facility by their own volition, and not under court order. **Dr. McRoberts** said the clients will not have been ordered to this specific facility, but may have been told by a judge that they need treatment. He said an example of this is a businessperson that received a DUI; a judge may tell him he needs to seek treatment.

Alex Leeman asked the applicant why he is proposing a 16-client facility. **Dr. McRoberts** said the federal law standards change at more than 16 clients. He said there is a significant amount more that has to be done to the property for more than 16 clients, including a commercial kitchen. He said it is also harder to work with and manage more than 16 people. He said less than 16 clients can also be a problem as the customary and optimal way for group treatments is to work with groups of 8 people. At 16 clients, it allows for two groups of 8. He said in a group setting, less than 8 people limits the group

interaction, but more than 8 people creates too much interaction and is hard to manage. He also said that in working with groups of 8, if the facility only allows 8 clients, the center is not financially viable, but 16 clients allows for the optimal groups while being financially viable. **Dr. McRoberts** said he has been working with treatment centers for over 22 years, and 16 clients is the standard.

Rebecca Wayment asked what the average time frame is of a client staying in the treatment facility. **Dr. McRoberts** said they plan for most clients to stay 2-4 months based on how they do in the facility. He said he has worked with treatment facilities in the past, including those for adolescents, and some clients stay in the facility for years. He said this would not be the case with the proposed facility.

Dan Rogers asked what the proposed age range is for the facility's clients. **Dr. McRoberts** said the facility will accept 18-50 year olds; however, the main age group that seems to come through other facilities they have seen are 18-25 year olds. **Dan Rogers** asked if there will be any minors accepted in the facility. **Dr. McRoberts** said no, they will not accept minors.

Rebecca Wayment asked how many staff members would remain at the facility, and the amount of traffic they anticipate staff to generate. **Dr. McRoberts** said, by regulation, the facility is to have four staff members during the day; however, due to the nature of their clientele, there will be additional staff, including yoga instructors, recreational therapists, etc. He said he feels there may be 7-8 staff members during the day, possibly 4 in the evening, and a few staff members during the night.

Dan Rogers asked the applicant what his involvement would be at the treatment facility. **Dr. McRoberts** said he would be very involved in the facility for the first six months. He is a licensed psychologist and will be the one assessing the clients' problems and treatments. He said he would also be the one developing the program that will be used at the facility. He said his involvement would then taper off as another psychologist will be introduced, and **Rob Ryan** will take over as the executive director of the program. **Dr. McRoberts** said he will still remain on the Board of the facility.

Connie Deianni asked what licensing would be required by the State and if inspections occur to ensure the facility is running smoothly. **Dr. McRoberts** said the licensing for the facility is not an easy process. He said he must receive approval from many departments, including the State Health Department and the Fire Department. He said he has to receive approval for their treatment program, and ensure there is enough staff to manage it. He said once the treatments' license is obtained, there are regular and surprise inspections by the Licensing Board to ensure regulations are being strictly followed. **David Petersen** asked if there are regulations regarding the outward appearance of the home. **Dr. McRoberts** said no, but there are strict requirements regarding the safety of the home. He said since they are seeking very "high-end clientele" for the treatment facility, the property will be well maintained.

Bret Gallacher said he saw a few common threads in the letters the Planning Commission received from residents concerned with the proposed treatment facility. He said the first is the concern that nearby property values will go down. He said that concern does not give the Planning Commission reason to deny the application as it is allowed under federal law. He said the second is the concern that many school kids will walk by the proposed treatment facility. **Bret Gallacher** asked the applicant to address the second concern. **Dr. McRoberts** said the clients they will accept are not predatory in nature. He said the clientele would be moms, dad, brothers, sisters, neighbors and friends. He said there is no reason the community should be fearful of these clients, as they will screen out any sex offenders. **Bret Gallacher** asked for clarification from the applicant that they would not accept clients with any kind of criminally insane or predatory background. **Dr. McRoberts** said yes, the treatment facility would not accept those types of clients.

Rebecca Wayment opened the public hearing at 7:44 p.m.

Rebecca Wayment said there were multiple emails and letters received by staff and the Planning Commission. The emails were reviewed by the Planning Commissioners and entered into the record.

John Green, 303 S. 200 E., said he lives directly south of the property being considered for the residential facility for the disabled. He said that a long time ago he considered building condos on that property prior to the construction of the current home. The property had a couple of ponds located on it. He said he was told by the Army Corps of Engineers that he could not remove the ponds. He said the current property owner has removed one of the ponds. He asked how the property owner was able to do so. **John Green** also said that during the construction of the current home, the City required the property owner to have a driveway turnaround in the back of the property to allow for truck access by the Fire Department. He said the home currently has a couple of vehicles parked on the turnaround. **John Green** said he expects that no vehicles should be parked on the turnaround and that parking would have to be located somewhere else. He also thinks that the parking that was created by the removal of the pond may have to be removed and the pond put back.

Michael Jordison, 320 E. 200 S., said he is speaking on behalf of the Jordison Family Trust. He said SFH residents are different as neighbors get to know who is coming and going. He said neighbors get to see, meet and know family members. He said he has an unobstructed view of what happens at the property being discussed tonight, but that also means the property will have an unobstructed view of his home and family. **Michael Jordison** said he is concerned with the turnover of patients, staff members and guests visiting on any day. He expressed concern that neighbors will not know who should be there. He also expressed safety concerns with the patients being treated there as the proposal is for persons with mental issues and cognitive disabilities. **Michael Jordison** said the wetland designation may trump what the applicant would like to do with the pond located on the property. He said he has talked with many nearby residents that did not receive a notice regarding this application. He thinks the applicant may have failed to provide all the appropriate names to the City regarding the notice of a public hearing mailing. He expressed frustration that the current property owner built a multi-million dollar home in an older neighborhood, and that the surrounding residents will pay for his decision. **Michael Jordison** said his family has been on their property for over 100 years, and feels “big money will win out.” He asked that the Planning Commission deny the application, as there are too many safety concerns and the failure to provide proper notice to all property within a 300’ radius. He also said the wetlands should be taken into consideration.

Doug Holmes, 321 Oak Lane, said he understands that federal law will trump all concerns on this issue. He said the applicant sounds reasonable based on the business plan he has created. He asked the Commission what the property could evolve into if this residential facility fails. He said the facility might work out; however, there is always risk in a business plan. He asked if the facility could evolve into something more risk tolerant to make the business plan more viable. He asked if there are restrictions that could be put in place regarding the future use and involvement of the property. He also asked what the applicant’s financial backing and stability to show that this facility would be successful.

Stan Allen, 450 E. 500 S., said he cannot imagine that this facility would not impact the property value of the surrounding area. He asked what kind of guarantee the applicant will provide regarding the criminality of the clients the facility will serve or the danger these clients may pose to themselves or others. He expressed concern that, down the road, the treatment center may take others of a different criterion as part of their “money-making venture.” He said he has lived in the City for 32 years and has paid a lot of property taxes. He feels it is worth the City’s money to fight the proposal. **Stan Allen** also

said he regularly volunteers at the Davis County Jail and loves those he serves, but knows they are emotional unstable and would not want them living near him.

LeRoy Sturgeon, 285 S. Cobblecreek Road, said that one does not have to be a traffic engineer to know there will be more traffic than a SFH with all the employees that will be at the facility. He said he is familiar with treatment facilities as a result from family members. He said the way the applicant is describing the age groups and the two groups of 8 clients, he feels this residential facility sounds like a substance abuse program. He said he is not completely sure on how the property will actually be used.

Justin Green, 303 S. 200 E., said he grew up on the property south of the proposed treatment facility, but now lives in west Farmington. He said he has worked in the mental health and counseling field for over 15 years. He said he has concerns with the business moving in. He said there would be increased traffic with the mental health professionals, maintenance, staff members, etc. He said he has worked in residential as well as outpatient facilities, and feels it is very rare to come across people that want to be in treatment. He is also concerned that a wealthy clientele may feel entitled and that the rules do not apply to them. He also feels property values for the surrounding neighbors will be impacted.

Matthew Rodgers, 1919 Old Fort Road, said his family is always visiting the property south of the proposed treatment facility as his in-laws live there. He said he understands the situation with the FHA. In his career, he has worked through state licensing and different accreditations. He said one of the things that concerns him is the “dressing up” of the facility that there would always be good people filling the facility. He said no one could say if that will happen, although everyone hopes that it will be the case. He hopes that with the requirements under the Licensing Act, the applicant will be good neighbors. With regards to licensing, he asked if the applicant has notified the City under Title 62 section 102 as to what the specific intent of the facility is to see if the applicant makes a specific case as to what this facility actually will be. He said the neighbors will be closely watching the facility to ensure all licensing requirements under Title 62 are strictly observed; if all requirements are not strictly observed, residents will ensure there will be multiple visits each time something happens.

Diane Peterson, 387 Oak Lane, said she has lived in her home for 47 years, and has watched the whole city grow. She said she recently retired from being a psychiatric nurse for in-patient, outpatient, and residential facilities. She said her concern is that you cannot always know what may trigger mentally ill patients. She said in her experience, residential treatment centers are for those patients that are a little more severe and in need of help. She said there will also be an increase in traffic, as previously pointed out, with staff members, maintenance employees, occupational therapists, dieticians, etc. She said the real concern, however, is that there is not a guaranteed behavior with mentally ill patients. She said wonderful things can take place in residential facilities, but there are still many challenges with them.

Dave Barlow, 298 S. Cobblecreek Road, said he feels the inconsistency of information presented is bothersome, including that the facility will cause less traffic than a SFH, the neighbors will not be affected, the clients will be too wealthy to care what others think, patients that are doing illegal drugs can't control themselves, etc. He said he feels it is a tough position for everyone to be in right now. He said he listened to what the lawyer said about how the federal law requires the approval of this facility. He also said, based on what the applicant said, he was under the impression that this was a facility to treat cognitive health issues, but he now believes this is really a rehabilitation facility. He said the residents want security that this is not a rehabilitation facility, but that the residents did not receive that security regarding this facility.

Rebecca Wayment closed the public hearing at 8:08 p.m.

Rebecca Wayment invited the City Attorney back up to address some of the residents' concerns and questions.

Todd Godfrey said the facility's licensing from the City will be for a residential facility for persons with a disability, and if the nature of the disability changes, the state licensing will dictate what they have to do. In his experience, he has seen one of these facilities transition from treating one kind of disability to another. In that circumstance, the State notified the City, and the City required a re-licensing. The only reason the City knew about the change was because the City was contacted by the State, which told that the facility's license had changed. In the event there is no contact with the State, he is unsure how a City would know there was a change. He said he does not know if there is any way the City can absolutely secure the nature of who will be at the treatment facility. The state licensing will have more of an affect than the City licensing will on that point.

Todd Godfrey said the City reviews traditional land use impacts from a use like this, but the City does not "audit" the facility as an audit is left to the State. He said from his experience, a facility has to comply with those licensing requirements. He said in the last 5-7 years, he has seen approximately 10-12 of these types of applications, and he has then watched these facilities in operation. In his opinion, the treatment of drug and alcohol addiction is the "highest dollar" part of the business. He said, in his experience, treating persons with court ordered treatment is not the "high dollar" end of the business. He said in terms of financial viability, facilities like what is being proposed have longer "staying power" than other kinds of facilities.

Todd Godfrey said that with regards to talk of reduction of property values, he understands that it is a realistic fear and concern property owners have. He said he recently went through an appeal of a facility like this that was constructed. He said declining property values was also a concern expressed there. The applicant completed an exhaustive study using three different MIA certified appraisers and looked at the property values around other treatment facilities in a before and after condition. The study showed there was no reduction of property values. He said while it seems like a realistic concern, the only study he has seen completed did not bare the declining property values as anticipated.

Todd Godfrey said based on the 7-8 staff members, and the residents living at the facility, there will be cars going in and out. He said looking at the nature of 200 E. and the surrounding area, the facility might be adding approximately 2-3 more cars on the road in a 2-3 hour period. He said, in his opinion, from a land use standpoint, the added traffic is not significant. He said from what he can see, it is not an issue.

Kent Hinckley asked for clarification that if the applicant evolves the facility and the applicant went through the licensing to do so, would it affect how the federal law treats the facility. **Todd Godfrey** said if the facility went to providing more of an outpatient service model, then it would change the nature of the use from the City's perspective. The accommodation for approval that the City does grant, assuming it does grant that approval, would no longer be viable any more. The FHA is a residential "housing" requirement. If the applicant decides to move to treating in an outpatient type program, the applicant would no longer be authorized under "housing" laws for this location, so that would invoke a change. If the applicant changes the nature of the disability they are treating on the property, that type of change may not come through the City. Since the State requires a detailed treatment philosophy and plans, the applicant's licensing with the State would surely change. **Todd Godfrey** said he could not necessarily say that the change would come back before the City, but that there is a chance it could. He said that type of change is not something the City would be able to actively audit. **Alex Leeman** asked if the change did come before the City, would the law change the way it is applied. **Todd Godfrey** said as long the residential facility treats disabilities, the law does not

change the way it is applied. **Alex Leeman** clarified that the disability can be mental illness, addiction, paraplegics, or otherwise, and the facility will still qualify under the FHA. **Todd Godfrey** said it is difficult to make a blanket statement that covers everything because the number of residents is tied to the operation of what the applicant is proposing today. He said the applicant's necessity may change, and that could dictate the number of beds. He said that the comment that suggested 8 was the ideal for rehabilitation programs is correct, but that in his experience, that is the ideal for any treatment paradigm. He also pointed out that the applicant suggested they would treat those with addiction disabilities. **Todd Godfrey** reiterated that if this remains a residential treatment facility for persons with a disability, it is governed by federal law.

Bret Gallacher referenced the report Mr. Godfrey saw regarding a study on how the property values were not affected by a similar facility. He asked if the report had shown property values decreasing, would it change anything about how the Commission is to view this application. **Todd Godfrey** said the change would have to be dramatic to the point of a total loss of all financial viability of a property, or in other words, a residential property would have to lose all of its value before that could be cognizable by the Planning Commission. He said those circumstances are not seen. **Bret Gallacher** asked where the definition for financial viability is found. **Todd Godfrey** said that concept deals with traditional land use takings and the secondary effects law. He said it is not related specifically to residential treatment facilities, but is a general principle in land use law.

As per a question by a resident during the public hearing, **David Petersen** asked what will happen if the facility fails. **Todd Godfrey** said it would remain a SFH in the event the facility fails. If someone else wants to use the property as a residential facility for persons with a disability, and the treatment plan was different, the new applicant would have to be relicensed by the State. Depending on the time lapse between failure and re-initiation of that use, the new applicant may or may not have to come back before the City for approval of the conditional use. **Alex Leeman** clarified that that would only be the case only if this is still listed as a conditional use at that time. **Todd Godfrey** said there would still be a process for the City to consider a request for reasonable accommodation. He said if there is not a re-initiation within a year, the new applicant would have to come back for the reasonable accommodation request.

David Petersen asked what Title 62 is. **Todd Godfrey** is a part of the State's Health and Human Service Code, which is the authority by which the State governs uses like what is being proposed.

Rebecca Wayment said the City currently has this use as a conditional use because of the way the ordinance is written; however, it should be a permitted use. She said a lot of times with conditional uses the Commission approves the use with conditions to ensure the use fits better into a neighborhood. She asked if the Commission is able to place conditions on this use to address concerns. **Todd Godfrey** said conditions may be placed on it if there was something that related to the reasonableness of the use as it relates to the surrounding land use. He feels it is hard to evaluate that. He said he knows there was one concern regarding the fire truck turnaround. **David Petersen** said when the property owner Garff Cannon received building approval, the turnaround for fire trucks and a fire hydrant were required by the Fire Marshall to meet fire code requirements. **David Petersen** said the applicant will have to follow building code requirements, and review by the Fire Marshall will be part of that process and approval. **Todd Godfrey** said he feels the fire turnaround will have to be maintained, and will have to be left available for fire apparatus. He feels that it would also be a condition for state licensing, as the state licensing process is significantly more stringent than any approval for a SFH.

Kent Hinckley asked if there are any concerns with parking issues, as parking is not something that would be considered if this were to remain as a SFH. **David Petersen** said he had a question for the applicant that may address the parking concern. He asked the applicant if they have plans to remodel

the home to accommodate the use. **Dr. McRoberts** said yes, they have a lot of remodeling to do on the home. **David Petersen** said the applicant will have to obtain a building permit application for the remodels. During that process, staff will ask for a site plan, like what would be done with a SFH. During the site plan review, staff will look at the driveway width and parking requirements. He said if the applicant requests to have wider driveways, as per the requirements in Chapter 32, there is a chance the application may come back before the Planning Commission to address the driveway requirements; however, that would also be the case with a SFH.

Rebecca Wayment said concerns were presented regarding the pond and wetlands located on the property. She asked if the applicant has been in contact with the Army Corps of Engineers regarding how the pond can be used. **Dr. McRoberts** said they have not been in contact with the Army Corps of Engineers; however, Garff Cannon has the information about the wetlands from when the home was originally built and landscaped. He said he will follow up on it, and he assured the Commission he would not put fish in the pond unless he has approval by the Army Corps of Engineers to do so.

Rebecca Wayment said she has heard a few things regarding the facility, including clients are driven in and driven out of the facility, they stay for the duration of their treatment, they are not under lock and key, and are free to come and go as they choose. She asked what kind of security system would be in place to ensure there are not people wandering through the neighborhoods. **Dr. McRoberts** said the house has an alarm system on all windows and doors; however, they secure the facility with additional staff that is monitoring the comings and goings of clients. He said initially clients will stay on the campus, but will then have more interaction with the community as time goes, including access to the bus. **Dr. McRoberts** said contrary to what has been said, he is not proposing a rehabilitation facility, but a facility to treat mental and cognitive health disabilities. He said it was mentioned that the community wants a “safety guarantee;” however, he said there is never a guarantee with anything, whether it be a treatment facility or new neighbors. He said they will make every effort to not take clients that are risky, and to accept people that want the help. He said the doors will not be locked, but that clients still have to abide by the standards of the program, which means they are not allowed to leave without permission until later in the program. **Dr. McRoberts** said there would not be people simply roaming, but that there will be checks and balances with the supervision of the clients. **Kent Hinckley** asked if part of the licensing with the State is a copy of the application stating the types of clients the facility will take in. **Dr. McRoberts** said no, the stringent application is their choice for their facility. He said the State does not care if a treatment facility takes someone with a violent background; however, he said they care as a facility and will screen those types of clients out voluntarily.

Dr. McRoberts said there were also concerns that the disability treated in the facility may change if the facility no longer becomes financially viable. He said his passion, and what he specializes in is, A-typical learning or cognitive disabilities. He said this facility will be the 8th facility he has been part of starting, and all of the facilities have been very successful.

Rob Ryan, Executive Director of the proposed residential facility, said he has been in the social work field for over 22 years. He said he has had the opportunity to be involved with four different startup facilities. He said he has been to many meetings like this where people are fearful, and he said he understands the concerns. He said at the same time, people have to think if this location is not the right place, which community will a facility be best served. He said he entered the social work field to help people. **Rob Ryan** said he understands that he is often viewed as the “ugly guy” in these meetings when in reality he is trying to provide people an opportunity to heal. He said there are never guarantees in life, but what he can guarantee is that they will do all they can to ensure clients coming into the facility will not jeopardize the safety of the community. He said in order to sustain a profitable business, they cannot let anyone through the doors. He said they will not be treating sexual predators, and will work very diligently to supervise their patients as they care about their safety. **Rob Ryan** said they could

not guarantee things; however, the likelihood of problems will be limited. He said he is passionate about this and asked that the community give them a chance so that they can then in turn give back to the community.

Alex Leeman said a concern was raised about residents not receiving City mailings, as well a question regarding how the measuring is determined. **David Petersen** said staff uses a GIS tool to do a 300' radius around the outside edge of the property. He said he was notified that one resident stated he did not receive a notice; however, his name was on the list of mailings that went out. He said he does not know what happened when it entered the mail system, but that that resident was on the list that was generated. He also said the City determines names to send mailings to, and it is not the applicant's responsibility.

Alex Leeman thanked the applicant for the explanation provided regarding the application before the Commission. He said it shed light on the situation and alleviated concerns he had. He said he respects what the applicant is doing and how he goes about doing it. **Alex Leeman** thanked the public for their comments. He said the Commission values the public's opinion, but that they also have to consider what is appropriate. He said the Commission reviews multiple applications, and the commissioners have never asked an applicant to guarantee that nothing bad will happen. He said with regards to traffic concerns, he said he does not think this use will change the traffic on 200 E. **Alex Leeman** said he was listening with an ear as to what reasonable conditions could be placed on the application; however, he did not hear anything that the Planning Commission could address in a motion.

Connie Deianni agreed with **Alex Leeman's** comment. She said when this was previously presented to the Commission four weeks ago, there were a lot of concerns and the room was more full with people than it is at this meeting. She said as they have delved into federal law, FHA, ADA, Civil Rights Law; all of those oversee these type of facilities and supersedes what the City is allowed to do. **Connie Deianni** said after she listened to the applicant present information regarding the facility, she feels more comfortable with the facility. She said one concern that was presented was how the wetlands will be used, preserved, mitigated, or paved over. **David Petersen** said when the applicant submits site plan for his remodel, the wetlands will appear, and staff will review it to ensure they are being appropriately protected. He pointed out that the wetlands are also protected and governed by federal law.

Kent Hinckley said he would like to echo those comments previously made. He said he is cognizant of the community's fears; however, he feels a facility like this is necessary and appreciated.

Rebecca Wayment said she listened during the presentation and discussion of the item for conditions that could be added. She said she understands the fears and worries of the citizens. She said her own children walk by this property every day on their way to school. She said the thing that gives her hope for trusting that it will work out is that the applicant is from our community. She said unlike other applications she has seen, the applicant is not from out of state and is coming in to create something detrimental to our community. She feels the applicant would not put something in that will change their community. She said she feels the community can better trust that the applicants will be good neighbors. **Rebecca Wayment** said she believes, whether we admit it or not, that there is a need for a facility like this. She said she is grateful there are those people that are willing to address that need.

Bret Gallacher said he agrees with all comments made.

Dan Rogers said that he wishes there was something he could say to make sure everyone goes away feeling good about what is happening. He said when he heard the applicant's presentation he

liked what the facility would offer without having a serious impact on our community. He said he understands a need for a facility like this, and is grateful to have a nice home where it can be located. He said since the City is going to have this facility in its community, the best thing everyone can do is be as good of a neighbor as possible.

Motion:

Alex Leeman made a motion that the Planning Commission approve the conditional use permit subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. Any signs proposed for the project must comply with the Farmington City Sign Ordinance. The sign plan shall indicate the location, height, and appearance of the signs upon the site and the effects upon parking, ingress/egress, and adjacent properties. Such signs shall be compatible with the character of the neighborhood;
2. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited to a business license from Farmington City, all health department regulations and all applicable building and fire codes;
3. The applicant will provide any parking necessary for additional employees as set forth in Section 11-32-104 of the Zoning Ordinance regarding residential uses;
4. Reasonable accommodation is granted to the applicant to allow for 16 residents at the facility.

Connie Deianni seconded the motion, which was unanimously approved.

Findings:

1. The proposed application and requested accommodation is reasonable based on the necessity for the financial and therapeutic viability of the facility.

OTHER

Item #5. Miscellaneous: a) Tree Preservation Plan – Symphony Homes – Rock Creek Subdivision

Eric Anderson said at the November 17th Planning Commission meeting, Symphony Homes proposed a street cross-section modification request for the Rock Mill Estates Subdivision. The Planning Commission added a condition for approval, which was that the applicant comes back with a tree preservation plan prior to City Council consideration of the item. **Eric Anderson** said the applicant has done that; however, the condition was not clear if the tree preservation plan needed to be approved. Staff is recommending approval of the plan before the City Council hears the application for the street cross-section modification on December 6th.

Connie Deianni said she reviewed the tree preservation plan; she asked how the applicant will guarantee that the trees on the plan will be preserved. She said a similar request was given to another applicant to preserve as many trees as possible, and the applicant did not preserve any trees. **Alex Leeman** pointed out that that applicant removed all those trees prior to Planning Commission and City Council approval. **Alex Leeman** said he feels it would be challenging to administer some kind of guarantee.

Rebecca Wayment asked why the applicant provided the outline of the corner lot home on the tree preservation plan. She said it looks like the lot is mostly trees so she wondered if it could be built upon anyways. **Eric Anderson** said the house footprint was needed when the applicant requested the street cross-section. He explained when the original Rock Mill Estates plan was memorialized some lots were not buildable due to the topography of the property. He said narrowing the streets, as was proposed in the street cross-section modification, will “loosen” some lots to make the lots buildable.

Russell Wilson, 526 N. 400 W., said when he walked the property, most of the trees in the area that are mature are on a significant slope. He said **Eric Anderson** is right that the street cross-section will “loosen” the area. He explained the footprints of the homes were for their own planning purposes to ensure they can build a home in those areas. He said they want to preserve the slope and the trees, especially for privacy reasons. He said he feels there will be a few other trees that will be saved; however, they cannot guarantee those trees as they do not know where driveways and utility lines will be located at this point. He said they hope to save some of those additional trees in parking strips.

Rebecca Wayment asked how the applicant plans to preserve these trees with new homeowners coming to purchase a lot. **Russell Wilson** said Symphony Homes has a packet disclosing the specifics of each lot, what easements are there, etc. He said a note could be included referring to this tree preservation plan. **Bret Gallacher** said that he does not feel this plan should be forever binding in that future property owners could never take a tree down. He said he feels this plan is nice so Symphony Homes can make the subdivision aesthetically pleasing. **David Petersen** agrees, he feels the developer will take great care to preserve the trees in that neighborhood as he feels future homebuyers will buy there for the mature trees. **Kent Hinckley** said he agrees as he purchased his lot because of the trees; however, in his retirement, he has removed many trees because they no longer fit. He said he does not feel the Planning Commission could or should tell a property owner they cannot cut down their trees. **Rebecca Wayment** said she agreed, but said she feels the tree preservation plan is important to ensure the developer does not clear the entire lot. **Alex Leeman** said he believes “trees are money,” so he has a hard time imagining the developer will cut down more trees than necessary.

David Petersen asked if they will control excavators to ensure there is no vandalism. **Russell Wilson** said yes, they will be there to control excavators. He also added that there are a lot of “weed trees” located on the property that will not be preserved; however, it is also important to preserve trees on the slope for aesthetics as well as to ensure additional problems are not created by movement on the slope.

Motion:

Connie Deianni made a motion that the Planning Commission approve the proposed Tree Preservation Plan for the Rock Mill Estates Subdivision as shown on the attached plan, subject to all applicable Farmington City ordinances and development standards.

Kent Hinckley seconded the motion, which was unanimously approved.

Findings:

1. The proposed Tree Preservation Plan preserves as many mature trees as possible.

ADJOURNMENT

Motion:

At 8:57 p.m., **Dan Rogers** made a motion to adjourn the meeting, which was unanimously approved.

Rebecca Wayment
Chair, Farmington City Planning Commission

WORK SESSION: A work session will be held at 4:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be as follows:

- 4:00 City Financial Update
- 4:40 Fire Department Staffing Needs
- 5:20 Multifamily Inventory and Future Development Patterns
- 6:10 EDCU Presentation on Economic Development
- 6:45 Karl Asay 650 West History

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, December 6, 2016, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

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

The agenda for the meeting shall be as follows:

CALL TO ORDER:

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

PUBLIC HEARINGS:

- 7:05 Dorene Smith Subdivision Schematic Plan and Preliminary PUD Master Plan

OLD BUSINESS:

- 7:20 Rescind and Cancel the Intent of the City to Create the Farmington City, Utah School Safety Assessment Area (SAA)

NEW BUSINESS:

- 7:40 Street Cross Section Modification Proposal for Mill Rock Estates Subdivision Roads
- 7:55 Ordinance Adopting the Revised and Codified Ordinances of Farmington City

SUMMARY ACTION:

- 8:00 Minute Motion Approving Summary Action List
1. Ordinance Establishing Dates, Time and Place for Holding Regular City Council Meetings
 2. Approval of Minutes from October 18, 2016
 3. Approval of Minutes from November 1, 2016
 4. Bryce and Amy Calvin Demolition Letter of Credit
 5. UTA Shuttle Service Agreement
 6. Renewal of Rocky Mountain Power Franchise Agreement

GOVERNING BODY REPORTS:

- 8:05 City Manager Report
1. Executive Summary for Planning Commission held on November 17, 2016
 2. Fire Monthly Activity Report for October

8:10 Mayor Talbot & City Council Reports

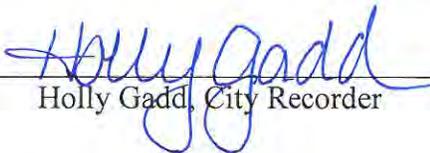
ADJOURN

CLOSED SESSION

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

DATED this 1st day of December, 2016.

FARMINGTON CITY CORPORATION

By: 
Holly Gadd, City Recorder

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

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



Planning Commission Staff Report December 15, 2016

Item 3: General Plan Amendment for Hughes Property

Public Hearing:	No
Application No.:	Z-2-16
Property Address:	Approximately 600 South 1525 West
General Plan Designation:	DR (Development Restricted, Agriculture Open Space)
Zoning Designation:	AA (Agricultural Very Low Density)
Area:	31.79 Acres
Number of Lots:	1
Property Owner:	Flatrock LC / Jonathan Hughes
Agent:	Chase Freebairn – Ivory Homes

Request: *Applicant is requesting a recommendation to amend the General Plan by changing the land use designation on the General Land Use Plan map regarding the subject property from DR to RRD (Rural Residential Property).*

Background Information

The property owner demonstrated to the City a few months ago as a discussion item, and with the help of the County Surveyor and other professionals, that the City used the wrong datum points in 1993 when it established a line of 4,218 feet above sea level as shown on General Land Use Plan map. And because of this, Ivory Homes submitted an application requesting that the City amend its General Plan to allow for a higher density of development of the Flatrock property [note: it appears that County Surveyor maintains that the 4,218 line is much further south and west than what is shown on the General Plan map, even though the applicant's engineer shows that much of the Hughes property is still below 4,218].

Suggested Motion:

Move that the Planning Commission recommend that the City Council deny the General Plan amendment request which would change the designation on the General Land Use Plan map from DR to RRD related to the 31.79 acres of property located at approximately 600 South 1525 West;

AND

The applicant may, however, request, and the City consider, an increase in density for the subject property via Transfer of Development Rights (TDRs) from properties in the area and/or City property.

Findings:

1. After a thorough review of the General Plan on November 17, 2016, the Planning Commission identified several policies, goals, and objectives set forth in the text therein that provided and justified the basis for the DR designation as shown on the General Land Use Plan map: independent of the location of the 4218 line (see attached matrix and background information), [note: the language of the text of the General Plan supersedes the map], and even though it appears that the applicant may have, or could address at least one of these criteria (that is, providing a buffer for trails and adequate trail access) there are too many goals and objectives suggesting that the designation of the property should remain DR.
2. The text and map of the General Plan clearly demonstrates that the elevation of 4,218 feet above sea level shown on the map, beginning in 1993, is not a floodplain line but rather it is intended to show an area that should be identified as DR for reasons set forth in the text of the plan (see finding above). Therefore, it is not relevant if the City in 1993 used the right or wrong datum point in determining the elevation of this line. This policy has been verified in the past as the City has denied requests by owners who have asked that the City consider amending the DR designation for the only reason of changing the elevation of the ground by simply bringing in dirt to change the topography of their land.
3. Changing the DR designated area is inconsistent with the goals, policies, and objectives of the General Plan which are still valid, and may set a detrimental precedent contrary to said plan.
4. TDRs may be an option available to the applicant. Information attached to this report demonstrates that even though about half of the Hughes acreage is located in the FEMA floodplain, the Central Davis Sewer District (CDS) is able to provide gravity flow service to this property without the use of an additional pump---whereas such sanitary sewer service is not available to the other properties in the DR area set forth in the attached matrix, except those east of I-15. Moreover, recently, the City considered an application for development and conceptually approved a request for TDRs for property located on the northwest corner of Glover’s Lane and 1100 West. Staff did not include this 1100 West site in the matrix, but none of this property is located in the FEMA flood plain and, like the Hughes parcel, CDS is able to provide service without an additional pump. [It should be noted that the presence (or non-presence) of sanitary sewer and the FEMA flood plain are just two of many criteria/characteristics identified in the General Plan to determine the location of DR areas].

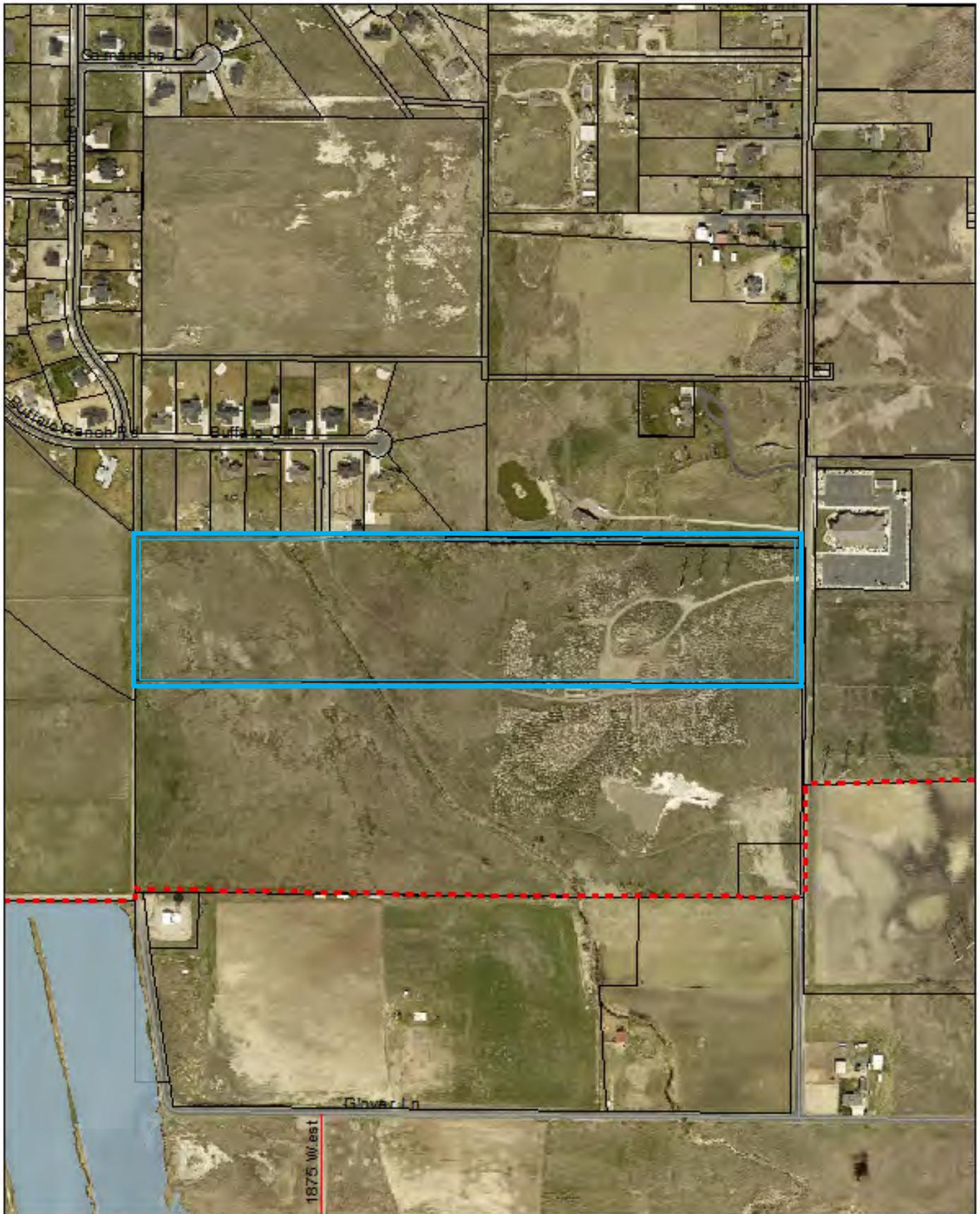
Supplemental Information

1. Vicinity Map
2. General Plan Map
3. Zoning Map
4. Concept Subdivision Plan
5. County Elevation Map – Illustrating the Location of the 4218 Elevation Line
6. FEMA Flood Map
7. Matrix/Map of applicable General Plan Criteria
8. General Plan Text

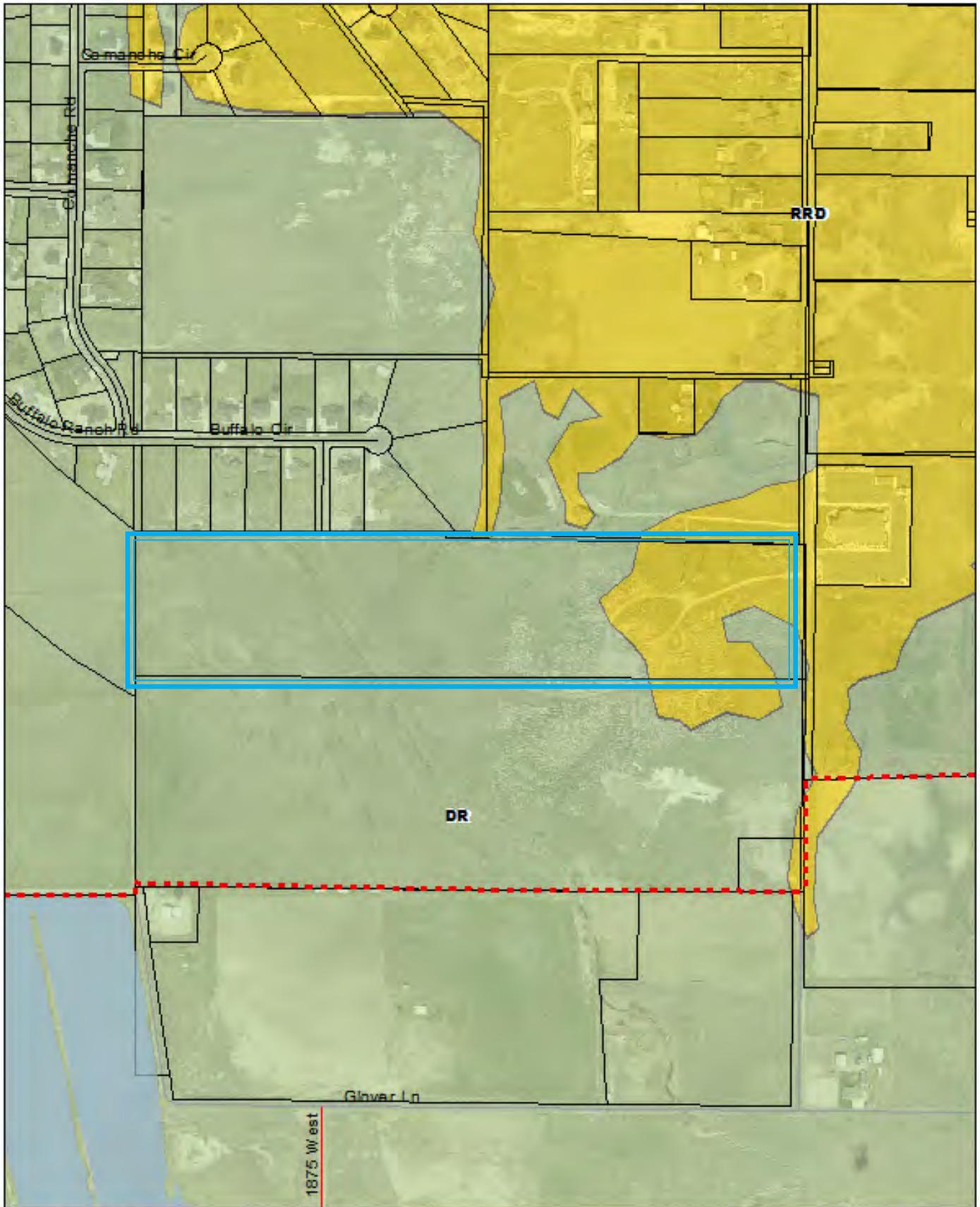
Applicable Ordinances

1. Title 11, Chapter 10 – Agriculture Zones

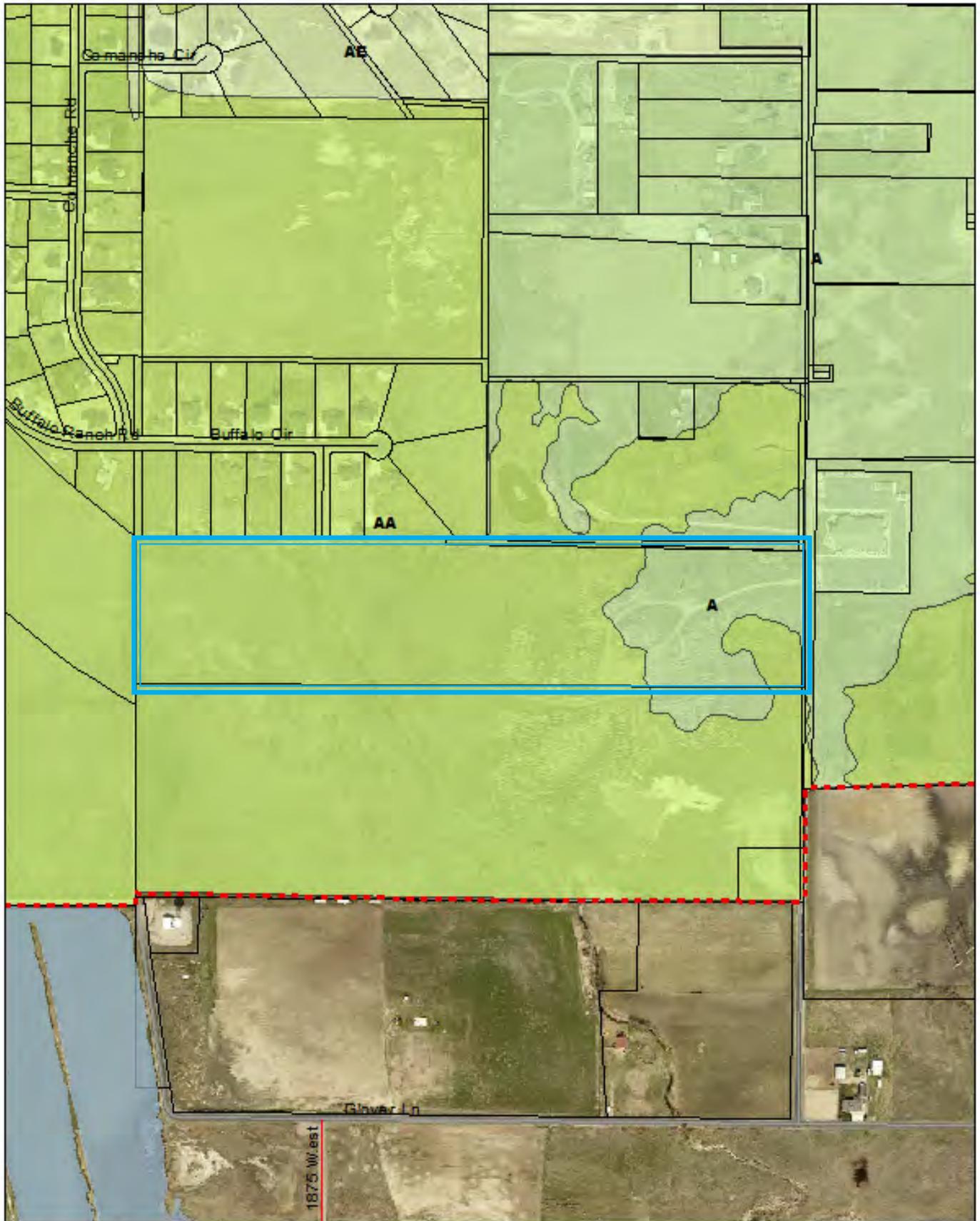
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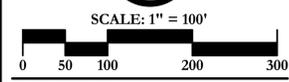


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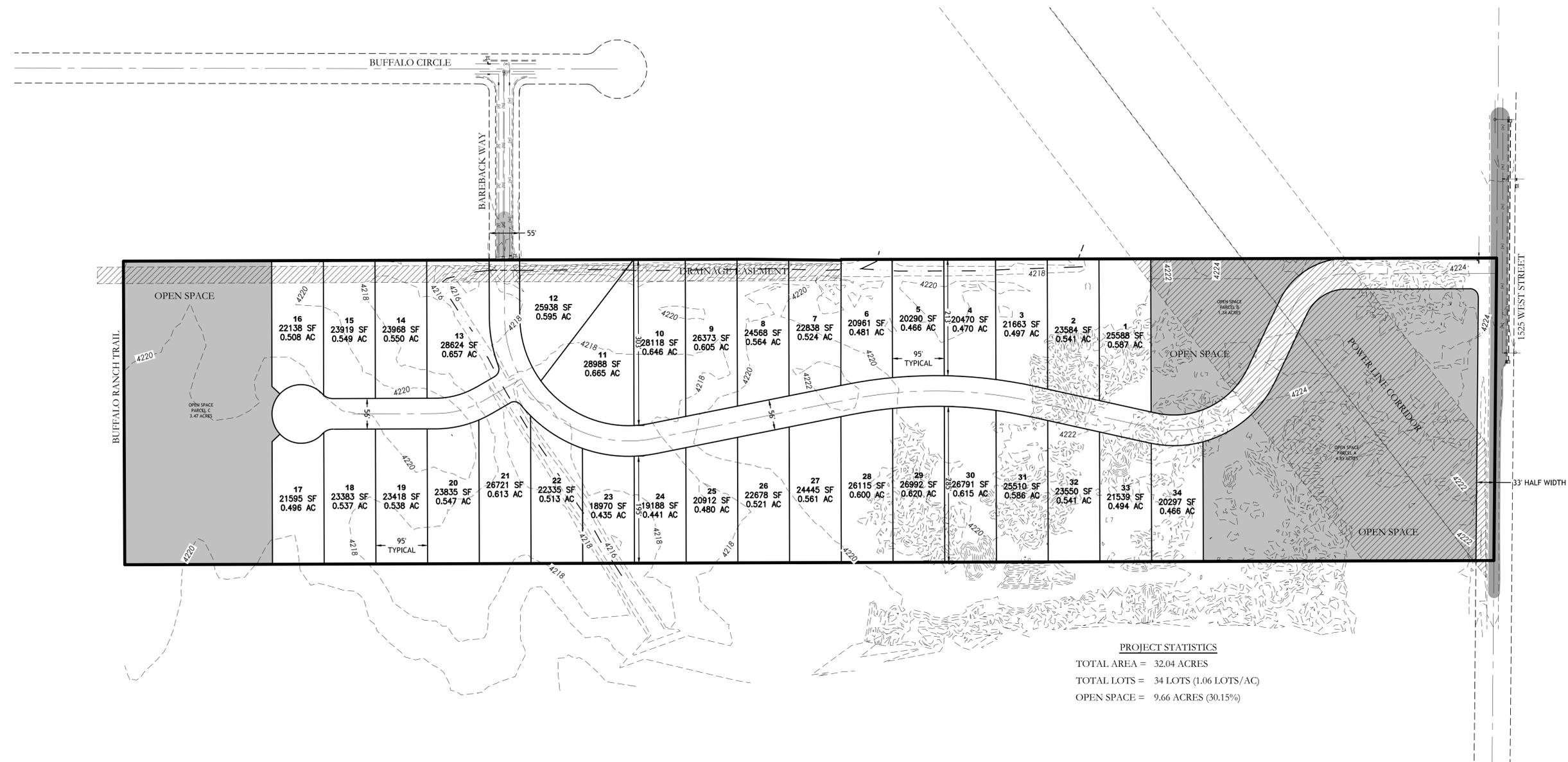
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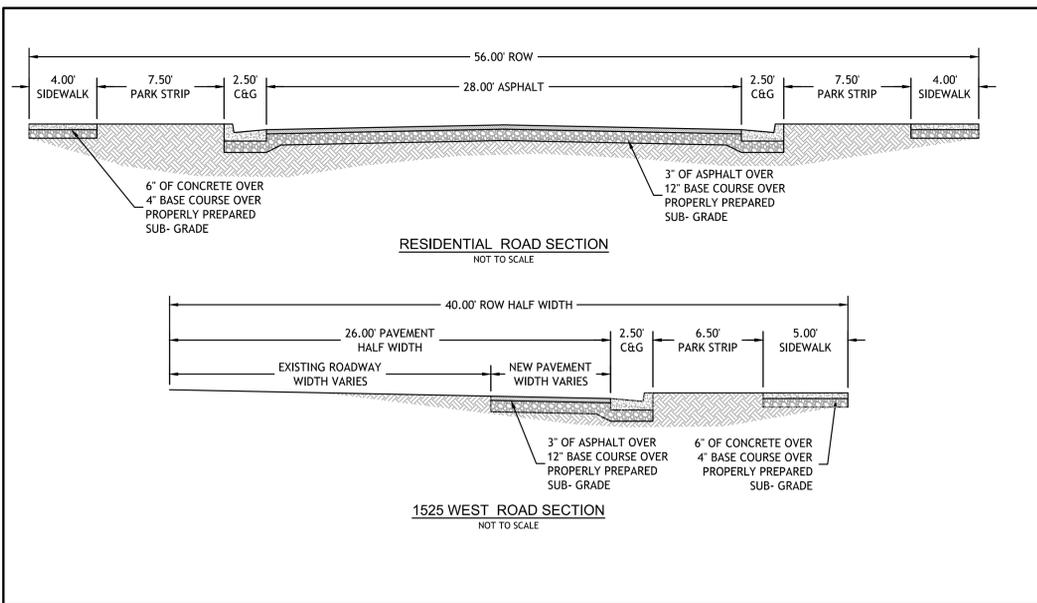
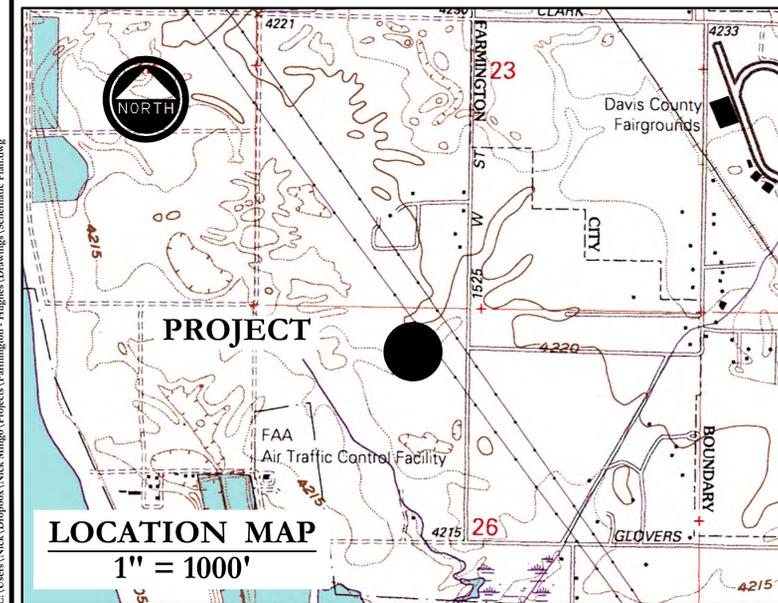


DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

- NOTES:
- All sanitary sewer improvements shall conform with the standards and specifications of Central Davis Sewer District.
 - All culinary water improvements shall conform with the standards and specifications of Farmington City.
 - All secondary water improvements shall conform with the standards and specifications of Weber Basin Water Conservancy District.
 - All improvements in the public right of way shall conform with the standards and specifications of Farmington City.
 - All private improvements shall conform to APWA standards and specifications. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.



PROJECT STATISTICS
TOTAL AREA = 32.04 ACRES
TOTAL LOTS = 34 LOTS (1.06 LOTS/AC)
OPEN SPACE = 9.66 ACRES (30.15%)



Hughes Parcel
600 South 1525 West
Concept Plan

PROJECT:	1611
DRAWN BY:	NMM
REVIEWED BY:	NMM
REVISIONS:	
No. DATE	REMARKS

DATE: August 18, 2016
SHEET NUMBER: **O-1**

C:\Users\Nick\Dropbox\Nick_Mingo\Projects\Farmington - Hughes\Drawings\Schematic Plan.dwg



ZONE AE
(EL 4218)

FARMINGTON CITY

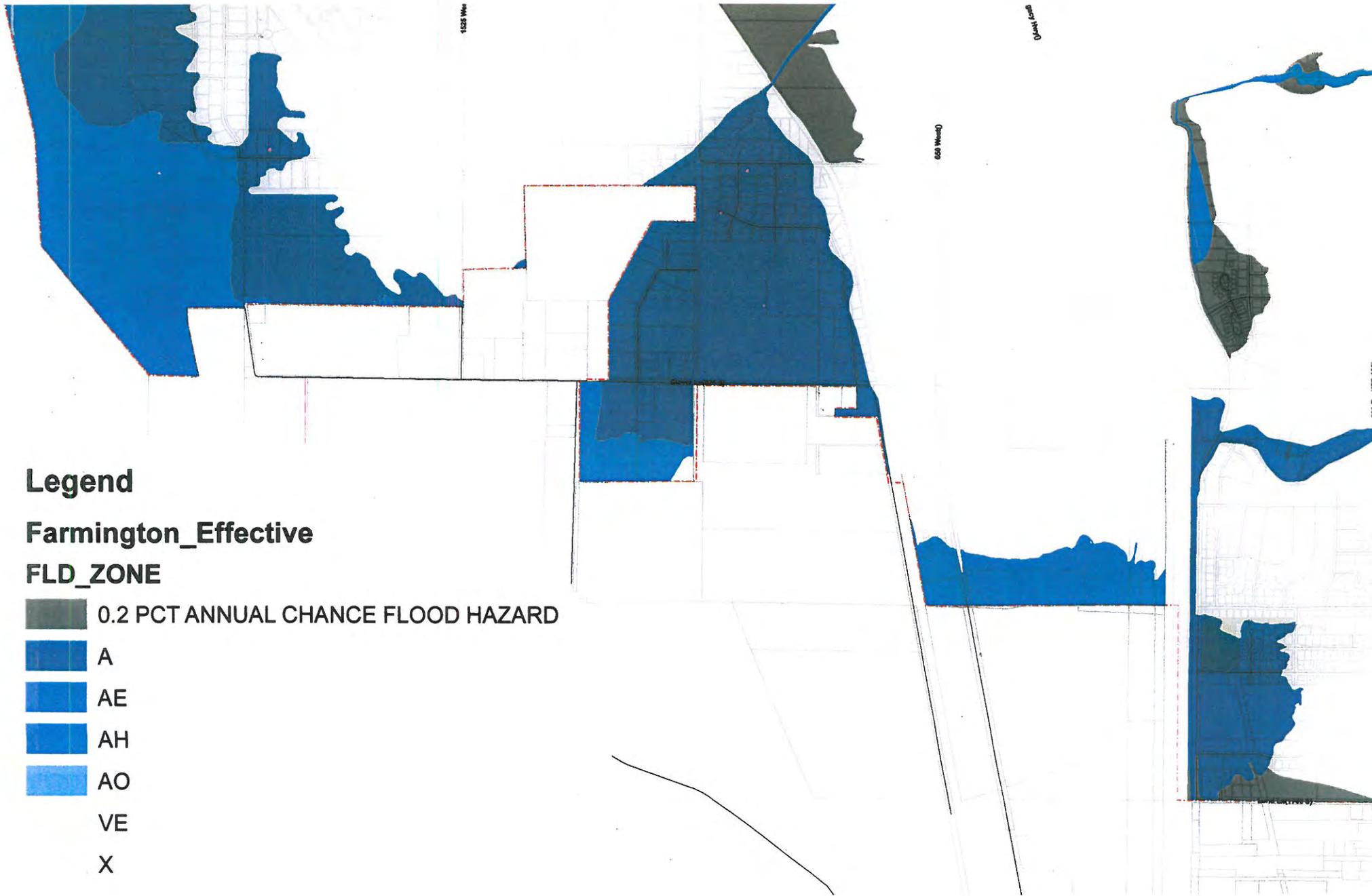
ZONE AE
(EL 4218)

ZONE AE
(EL 4218)

FLOODING EFFECTS
FROM GREAT SALT LAKE

ZONE AE
(EL 4218)

SCALE AS NOTED 1" = 1 MILE
 Davis COUNTY Connects You
 SEAL ENGINEERING UTAH
FEMA FIRM MAP 4218 ZONE AE FARMINGTON CITY A PART OF THE NORTHWEST QUARTER OF SECTION 26, T4N, R17W, S1848M, U.S. SURVEY FARMINGTON CITY, DAVIS COUNTY, UTAH
Davis County Surveyor MAX B. ELLIOTT Davis County Surveyor's Office Date: 04/08/2016



Legend

Farmington_Effective

FLD_ZONE

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

A

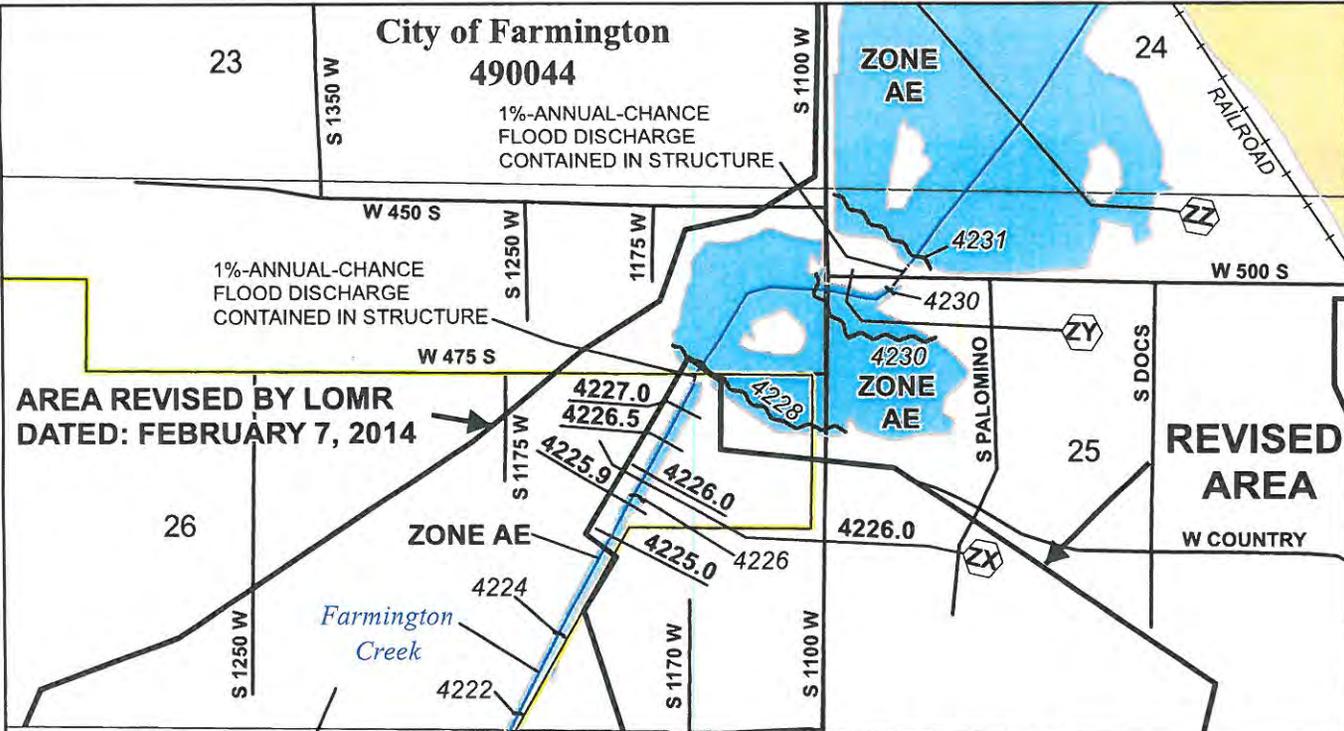
AE

AH

AO

VE

X



Joins Panel 0382

Joins Panel 0383

AREA REVISED BY LOMR
DATED: FEBRUARY 7, 2014

REVISED
AREA

Davis County
Unincorporated Areas
490038

NOTE: MAP AREA SHOWN ON THIS PANEL
IS LOCATED WITHIN TOWNSHIP 3 NORTH,
RANGE 1 WEST.

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, A1
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2 % Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes, Zone X

SCALE

Map Projection:
Universal Transverse Mercator/NAD 1983 UTM Zone 12N
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 250 500 1,000 Feet

0 62.5 125 250 Meters

FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

DAVIS COUNTY, UTAH
and Incorporated Areas

PANEL 381 OF 575

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
DAVIS COUNTY	490038	0381	E
FARMINGTON, CITY OF	490044	0381	E
KAYSVILLE, CITY OF	490046	0381	E

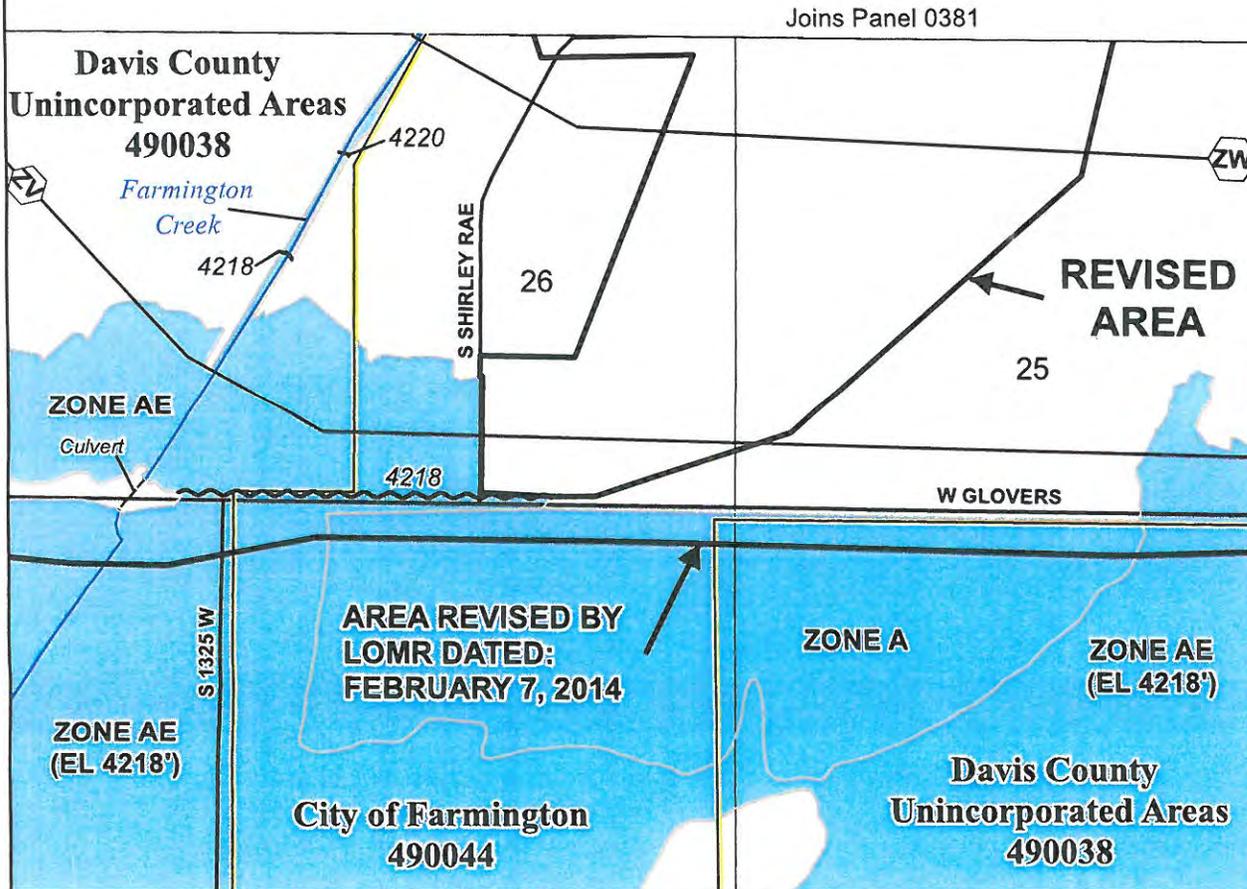
VERSION NUMBER
1.1.1.0

MAP NUMBER
49011C0381E

EFFECTIVE DATE
JUNE 18, 2007

REVISED TO REFLECT LOMR
EFFECTIVE: June 24, 2016

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 3 NORTH, RANGE 1 WEST.



SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth
Zone AE, AO, AH, VE, AR
- Regulatory Floodway
- 0.2 % Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X
- Future Conditions 1% Annual Chance Flood Hazard
Zone X

OTHER AREAS OF FLOOD HAZARD

- Area with Reduced Flood Risk due to Levee
See Notes, Zone X

SCALE

Map Projection:
Universal Transverse Mercator NAD 1983 UTM Zone 12N
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 250 500 1,000 Feet

0 62.5 125 250 Meters

FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

DAVIS COUNTY, UTAH
and Incorporated Areas

PANEL 383 OF 575

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
DAVIS COUNTY	490038	0383	E
CENTERVILLE, CITY OF	490040	0383	E
FARMINGTON, CITY OF	490044	0383	E

VERSION NUMBER
1.1.1.0

MAP NUMBER
49011C0383E

EFFECTIVE DATE
JUNE 18, 2007

REVISED TO REFLECT LOMR
EFFECTIVE: June 24, 2016

General Plan Goals, Objectives, and Policies

		Properties																						
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Open Space (p. 4.1: 3., 7.; p. 4.4: 6., 6a., 9.; p. 7.5 and 7.6: 2, 3a.; p. 10-7: 2.a)1))																								
1	Meadows/riparian areas	1	1	1	1	1		1				1	1	1	1	1	1	1	1			1	1	1
2	Grasslands	1	1	1	1	1	1		1		1	1	1	1	1	1	1	1	1	1	1	1	1	1
3	Tree Stands							1					1	1	1	1						1	1	1
4	Streams/Stream Channels & Corridor:	1	1	1	1	1							1	1	1	1						1	1	1
5	* Wildlife and/or Habitat							1					1	1	1	1	1	1	1			1	1	1
6	Green Space	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
7	Berms												1	1	1	1								
8	**** Farmland	1	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1
9	Green Belt	1	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1
9	Total	6	6	6	6	6	4	6	4	1	4	5	9	9	9	9	6	6	7	4	4	7	7	7

* Study has not been done to verify this objective.

** Subject properties do not have flood walls, historical buildings or archeological sites.

*** The City should do an open space study to determine, in part, which lands have the highest priority in terms of preservation within a comprehensive open space system.

1) It has been done to a certain degree

2) This DR area on the above referenced properties would have likely been a high priority if a more thorough study had been done in the 1990's

**** Farmland if historically and environmentally unique.

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Public Facilities/Recreation (p. 4.1: 7.; p. 4.3: 3; 4.2: 3; p. 6.3: 2 & 3; p. 4.5: 4; p. 4.6: 2d; p. 7.8; p. 8.8: 1; 2009 MTP; p. 4.7: 4a; p 6.3)																								
1	Trail	1	1	1	1			1					1	1	1	1	1						1	1
2	* Storm Drainage Constraints	1	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1		
3	**Transportation																							
4	Culinary Water																							
5	Sanitary Sewer Constraints	1		1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1		
5	Total	3	2	3	3	2	2	2	2	1	2	2	3	3	3	3	3	2	2	2	2	2	1	1

* Most properties have on-going issues of small detention ponds v. large detention ponds, and proximity to lake can be a problem

** Transportation Plans goals and policies are ready to be met depending on the type of land use proposed (i.e. ag, res., etc.)

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Flood Plain/Wetlands (p. 5.3; p. 10-7: 2.a)1); p 5.4)																								
1	Flood Plain		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	Wetlands	1	1	1	1			1	1		1		1	1	1	1	1	1	1	1	1	1	1	1
2	Total	1	2	2	2	1	1	2	2	1	2	1	2	2	2	2	2	2	2	2	2	2	2	2
16	Categories	10	10	11	11	9	7	10	8	3	8	8	14	14	14	14	11	10	11	8	8	11	10	10
100%	TOTAL totals	63%	63%	69%	69%	56%	44%	63%	50%	19%	50%	50%	88%	88%	88%	88%	69%	63%	69%	50%	50%	69%	63%	63%

Agriculture (p. 4.6:1., 2., 3.; p. 9.1: 1., 2., and 5.)

Note: The General Plan indicates that land below what the PC and the CC thought was the 4218 line should be preserved as agriculture, very low density, or open space. It appears that any "flood plain" reasons for the 4218 line are not referenced in the text of the General Plan nor its land use map.

Note: Agriculture goals, objectives and policies are incorporated in the matrix above.

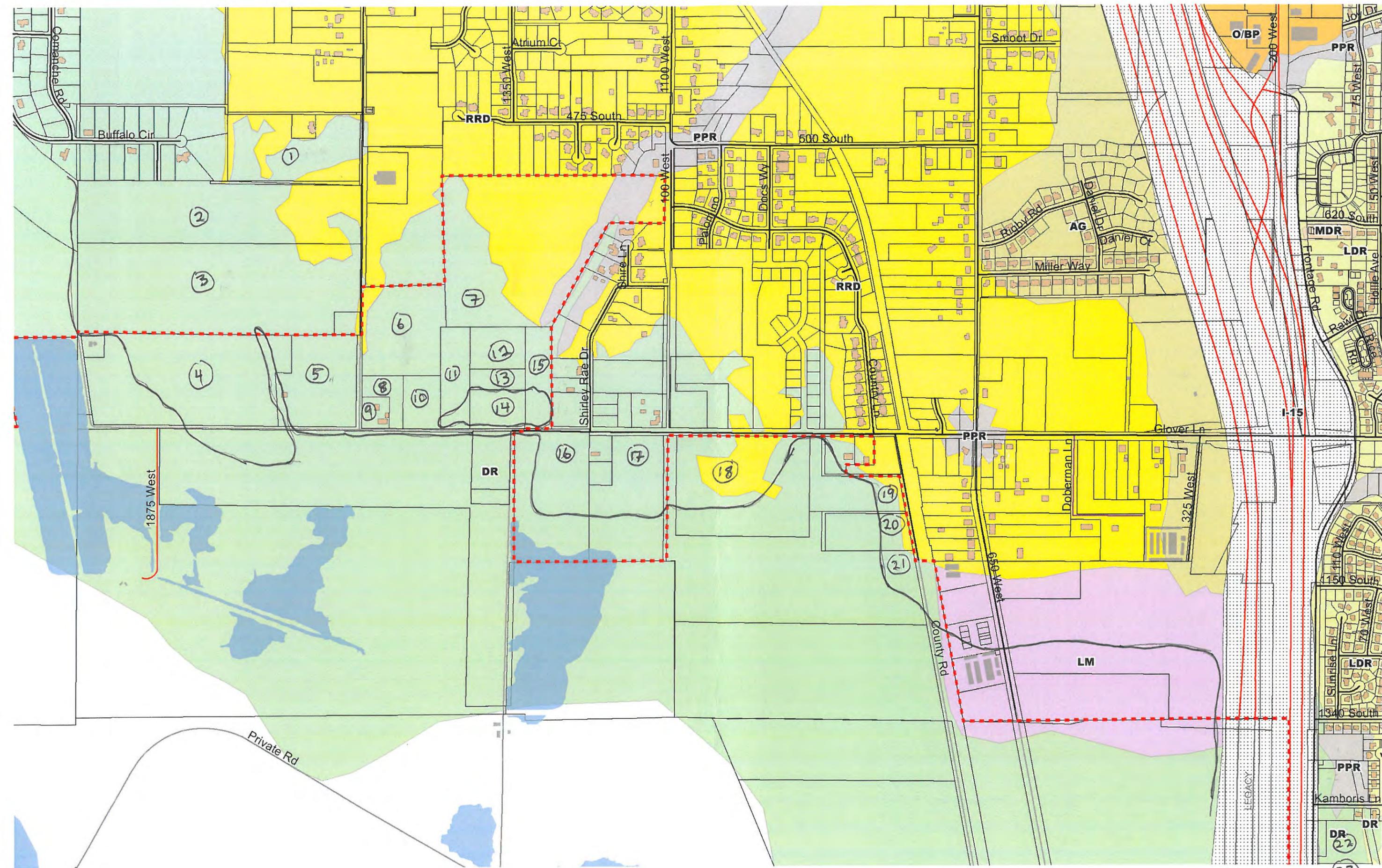
Residential

Note: Residential goals, objectives and policies are incorporated in the matrix above.

Note: One the residential objectives states that residential land uses should be consistent with the goals and policies of the community adopted land use plans and studies.

TDR (p. 10-2: 2., 3.; p. 10-3: c.; p. 10-4: n.5) and 7);

It appears that TDRs may be a possibility in areas with the DR designation.



CHAPTER 1

INTRODUCTION

Planning is an activity that we engage in every day. We plan our day at work, our day at home, or, during vacations, we may even plan not to plan at all. Each of us also plan for the future by setting goals for next month, next year, and beyond. Our goals may appear to be simple, but the events that must take place in order to attain them may be complex.

Planning for a City is not unlike our individual planning process, but instead of planning for individuals or families we must plan for all citizens of the City, both present and future. The number of individuals, the area of jurisdiction, and the multiplicity of concerns further complicates the process. This planning process can achieve some semblance of order and stabilization in the community as the majority work toward common goals. These goals, often difficult to define, are expressed in the City's General Plan.

The General Plan is an official written statement which describes overall goals and policies for the desirable future physical development of the City. T. J. Kent, one of the fathers of City planning theory, described the purpose of the general plan as follows:

1. **To improve the physical environment of the community as a setting for human activities.** A community's Plan should have the primary goal of making the City more functional, beautiful, decent, healthful, interesting, and efficient. This purpose is in accord with the broad objective of local government to promote the health, safety, order, convenience, prosperity, and general welfare of the community. The intent is to enhance what already exists in the City.
2. **To promote the public interest, the interest of the community at large, rather than the interests of individuals or special interest groups within the community.** The comprehensive nature of the Plan contributes to this purpose by evaluating the relationships between the many elements which affect the physical development of the entire community. The Plan is based on information that attempts to be thorough and impartial. It helps to

prevent arbitrary, capricious, and biased actions. The contributions of the Plan to democratic, responsible government help to safeguard the public interest.

3. **To facilitate the democratic determination and implementation of community policies on physical development.** The Plan is primarily a policy instrument. The Plan constitutes a declaration of long range goals and provides policies and recommendations to serve as a basis for accomplishing these goals. By providing an opportunity for citizen participation and then placing the responsibility for determining policies on elected officials, the Plan facilitates the democratic process.
4. **To effect political and technical coordination in community development.** Political coordination signifies that a majority within the community is working toward the same ends. Technical coordination is achieved by establishing a logical relationship between the physical elements dealt with in the Plan and the most efficient planning and scheduling of actual improvements so as to avoid conflict, duplication, and waste.
5. **To inject long range considerations into the determination of short range actions.** This purpose is intended to achieve coordination through time; to attempt to make sure that today's decisions will lead toward tomorrow's goals. The establishment of long range goals is perhaps the most significant feature of the General Plan.
6. **To bring professional and technical knowledge to bear on the making of political decisions concerning the physical development of the community.** This purpose is intended to promote wiser decision making, to achieve informed, constructive government. Through the General Plan, the special knowledge of the professional planner is brought into play in the democratic political process.

The importance of the General plan as a policy document to guide future development in the City should be emphasized. The Plan sets the direction which the City should take but should be flexible enough to adapt to changing conditions. It should be understood that, once adopted, the Plan is not static but should evolve as the community evolves. The

economy, new administrations, and unforeseen events may affect the Plan. For this reason it should be reevaluated from time to time to insure its relevancy.

Another emphasis of the General Plan is on implementation. Much of what is discussed in the Plan should result in a specific action or series of actions. The Plan contains many policy statements and recommendations for these actions. All of these policies and recommendations should eventually find a means of being implemented. The recommendations of the Plan are generally implemented through specific programs, the Zoning Ordinance, the Subdivision Ordinance, and/or the Capital Improvements Plan.

The General Plan's format includes both a policy approach to planning as well as a mapping approach. The goals and policies are presented in Chapter 4 of this document and are supported in succeeding chapters by information that pertains to specific elements of the Plan. Each element contains more specific recommendations intended to serve as the basis for initiating a plan of action to achieve the established goals. The map titled *Future Land Use Plan* graphically displays the recommendations of the Plan which should be considered in making land use decisions. This map, and others which are prepared to illustrate recommendations of the General Plan, are generally the most often used portions of the Plan but it should be remembered that the future land use recommendations are only the end result of a lengthy decision making process. Any inconsistencies that may exist between the text and maps should be resolved in favor of the text. The goals, policies, and recommendations tie the Plan together and the map helps to display their findings.

The General Plan should be used as a framework for land use decisions, as the primary reference in developing amendments to the City Code, and should be put to everyday use by the administrative and political bodies within Farmington City.

CHAPTER 2

HISTORY

(The following brief history of Farmington is excerpted from an article appearing in the Davis County Clipper newspaper, August 21, 1991.)

A hundred years in the making and with a cast numbering in the thousands, Farmington is a city proud of its past and cautiously optimistic about its future.

Nestled snugly within the looming shadow of the majestic Wasatch Range about 16 miles north of Salt Lake City, Farmington is a community of just under 10,000 residents – a place known for its pastoral setting and a history that is as fixed as the stone used in the construction of so many of the pioneer homes built by the City's founding fathers.

Years before the Mormon pioneers came, the area was discovered and explored by Spanish Catholic priests and fur traders. The first white man to inhabit the area was Hector Caleb Haight who, with his wife Julia and two sons Horton and William, crossed the plains with the Mormon pioneers and erected a log cabin in 1847 at Haight's Bench where the family herded livestock in the surrounding foothills.

In 1848, the Hights were joined by the Burke, Davis, Grover, Miller, and William Smith families, and the City of North Cottonwood was born. The following year North Cottonwood expanded even further with the arrival of the Hess, Clark, J. Smith, Robinson, Secrist, and Richard families. What had been a sparsely populated collection of homesteads began to take shape as a recognizable community.

That same year the Mormon North Cottonwood Ward was organized and two years later settlers hauled timber from Weber Canyon to build the first schoolhouse. In 1855, an adobe schoolhouse was constructed just west of 4th North and Main.

By 1853 the population totaled 413 and the town became known as "Farmington", in part due to the richness of the soil and also because Wilford Woodruff (Mormon church president) came from a town in Connecticut that bore the same name.

The years passed, 100 mph winds blew and floods, drought, and grasshoppers periodically wreaked havoc with the City, but settlers refused to be dislodged and Farmington continued to grow.

Builders, masons, midwives, doctors, schoolteachers, farmers, lawyers, blacksmiths, millers, and dozens of other craftsmen and women combined to build an aesthetically beautiful City that would stand the test of time and weather the elements.

Stone was hauled out of nearby canyons and fields and log cabins were replaced by stone masonry homes. Buildings, bridges, dams, fences, and roads were constructed. Soon the streets were lined with stately Cottonwood, Poplar, and Sycamore trees which, combined with the pioneer homes cast in stone, have become Farmington's trademark to this very day.

The territorial legislature designated Farmington as the seat of government for newly formed Davis County, and the first courthouse in Utah was built in November 1854 at a cost of \$6,000. In 1855, the first co-op store was opened by John Wood. Other businesses opened shortly thereafter, including a molasses mill and a flour mill owned by Willard Richards that is still standing today at the mouth of Farmington Canyon.

Farmington was incorporated December 15, 1892, with James H. Wilcox serving as the first mayor. The population was 1,180. By 1900, that number had increased to 4,700 and in the ensuing 10 years the population almost doubled to 9,028.

Accommodating the increasing number of newcomers who want to make Farmington their home has been a challenge to City officials who have had to scramble to provide adequate facilities and services to meet an ever increasing demand. The explosive growth also has citizens seeking solutions for preserving a past that has made Farmington unique.

CHAPTER 3

DEMOGRAPHICS

According to the 1990 Census, in cities with a population over 5,000, Farmington is the third fastest growing city in Utah. The Census also revealed that the population of Farmington is generally young, prosperous, and well educated. The population of the City in 1990 was 9,038, up from 4,700 in 1980. Of that number, 98.4% are white and 1.6% are non-white.

At an average size of 4.05 persons, Farmington has one of the largest average household sizes in Davis County, and one of the youngest. The average age in the City is 21.3 years. Median income for each household is \$32,296.00.

Indications are that the growth that has been experienced over the last 10 years will continue through the coming decade. This prospect brings with it many challenges, not the least of which is to develop policies to manage this growth in such a way that it will not irreparably alter the unique character that has been developed in Farmington over the last 100 years.

CHAPTER 4

GOALS AND POLICIES

In conjunction with development of the previous General Plan, the City established citizen committees to evaluate and define a set of policies (identified as "value statements") and recommendations to provide direction for the City in dealing with future growth and development. Following is a summary of those policies:

1. Maintain Farmington as a peaceful, family-oriented, pastoral community through enforcing strict Zoning Ordinances and covenants, architectural standards, and density restrictions.
2. Recognize and preserve Farmington's heritage of pioneer buildings and traditions for the enrichment of its present and future citizens.
3. Plan growth carefully to preserve an open, uncongested City whose buildings blend with and enhance the historical buildings and the natural beauty of the land and Lake.
4. Promote public safety and community security.
5. Improve and broaden the City's economic base, reducing to some extent the heavy dependency on property taxes while preserving fiscal integrity, avoiding waste, and supporting the non-economic values of the community.
6. Attract quality commercial and light manufacturing enterprises to pre-selected sites to maximize the economic benefits possible while minimizing congestion, noise, and unsightliness.
7. Broaden recreational opportunities and programs for all citizens.
8. Foster cooperation and mutual understanding between citizens, business/commercial, and other entities in the City.
9. Spur citizen participation in City government and on City committees, encouraging principled volunteer leadership and service and maintaining

and improving a dedicated municipal staff.

The Values Committee also established specific goals with recommendations for various courses of action to achieve these goals. Since 1986 these goals have been further revised and supplemented by input from citizens received at public hearings and through public opinion surveys and have been further refined through many hours of study by the Farmington Planning Commission and City Council.

The General Plan's statement of goals is intended to be a comprehensive policy-setting document. It attempts to form a clear picture of what the City should look like in the future and suggests methods which might be used to attain the goals identified. The intent is to continue the work done by the Values Committee to set a direction for the City. These goals should be reviewed on a periodic basis to evaluate any changes in economic conditions or public opinion as they may affect priorities or problems.

GENERAL GOALS

1. The Farmington City General Plan is based on the overall goal of creating within the community a healthy, attractive, and pleasant living environment for its residents. This goal is the most significant element underlying the General Plan.

2. Maintain Farmington as a community with a rural atmosphere, preserving its historic heritage, and the beauty of the surrounding countryside.

3. Provide for harmonious, coordinated, and controlled development within the City so as to avoid undue impact on public facilities, public services, and the physical environment.

4. Maintain Farmington as a cohesive community.

5. Recognizing that with growth, there is an inherent increase in challenges to the public order and personal security, the City should be prepared to strengthen each of those agencies charged with the responsibilities of assuring public safety and encourage public safety education and prevention programs to involve the public.

PUBLIC FACILITIES AND SERVICES GOALS AND POLICIES

1. Continue to develop and refine the City's Storm Drainage Master Plan.
 - a. Correct existing problem areas to protect public and private property.
 - b. Determine the feasibility of using small detention ponds in subdivisions as neighborhood parks after assessing health and safety concerns.
 - c. Encourage the use of large detention ponds, incorporated into park designs, to eliminate the need for numerous small ponds.

2. Continue to upgrade equipment and monitor manpower needs of the public safety departments to keep pace with development and population growth.

3. Develop an Emergency Management Plan for the City to be used during National, regional, or local emergencies. This plan should address all natural and man-made disasters including earthquake, flood, fire, chemical spills, power outages, etc.

4. Participate in County-wide solid waste disposal plans.
 - a. Support cost effective power generation from garbage to reduce landfill needs and increase potential for long term reclamation.
 - b. Continue to encourage evaluation of a City-wide recycling program.

5. Develop energy conserving management techniques for public buildings, City vehicles, and street lights.
 - a. Make all new public facilities as energy efficient as possible using renewable energy design principles.
 - b. Evaluate all street lighting, traffic signals, and security lighting for conservation and efficiency.

6. Take advantage of Federal and State funding sources, in the form of grants and subsidies, to help offset the cost of public improvements.

PARKS, RECREATION, AND OPEN SPACE GOALS AND POLICIES

1. Continue to develop a park system and coordinated recreation program for the City based on recognized National standards. The park system may include:

- a. neighborhood parks, 1/2 to 5 acres in size, provided at the ratio of two acres per 1000 people with a service area consisting of a 1/4 to 1/2 mile radius;
- b. community parks, 5 to 25 acres in size, provided at the ratio of six acres per 1000 people with a service area of 1 to 2 miles.
- c. special use parks, provided at a ratio of two acres per 1000 people, which may be combined with neighborhood and community parks, such as golf courses, swimming pools, etc., which would be fiscally self-sufficient.

2. Parks should be designed for low maintenance and vandal resistance.

3. Develop a trails system in the City which includes bike paths, jogging/hiking trails, and equestrian trails which will provide links between parks, service centers, and foothill access points. Where possible, utilize existing utility corridors, natural drainage corridors, and other non-vehicular rights-of-way for the trail system.

4. Provide cultural activities at defined activity centers on a regular basis that would be financially self-supporting.

5. Encourage cooperation with the school district to use public school playgrounds as neighborhood parks.

6. Explore the potential of preserving open space and greenbelt areas for recreation purposes and for use as buffer zones in developed areas where appropriate and cost efficient.

- a. Encourage the maintenance of farmland and other open lands if they are historically or environmentally unique.
- b. Encourage park land donations.
- c. Consider planned unit development concepts to preserve open space.
- d. Establish, by ordinance, requirements for payment in lieu of, or outright dedication of park property in new developments.

7. The acquisition and development of open space and park property should be a priority of the Capital Improvement Program.

8 In order to preserve the ecological balance of the foothills maintain their natural beauty, designate the foothills as open space and establish an elevation above which only limited development will be permitted.

9 Continue to conserve conservation and open space land including those areas containing unique or natural features such as meadows, grasslands, tree stands, streams, streams corridors, flood walls, bems, watercourses, farmland, wildlife corridors and/or habitat, historical buildings and/or archeological sites, and green space by setting them aside from development.

10 Continue a cooperative effort with Lagoon to develop public recreation facilities and preservation of open space in the vicinity of Farmington Creek on the east side of the amusement park to act as a buffer between the park and residences near Main Street.

11 Develop a city-wide Street Tree Ordinance for the City in order to preserve and expand the City's urban forest through standards for planting, maintenance, and removal of trees in the public streets, parkways, and other municipal-owned property;

TRANSPORTATION GOALS AND POLICIES

1. The Master Transportation Plan prepared by Horrocks Engineers dated March 4, 1998, shall be an element of the General Plan, and the recommendations in particular shall be used for planning transportation improvements in the City.

2. Improve the availability, condition, and appearance of streets within the City by:

- a. increasing sidewalks along major streets and primary pedestrian routes;
- b. considering an annual program for improving pavement conditions, based on pavement needs;
- c. establishing a street tree planting program throughout the City as discussed in the residential goals section;
- d. encouraging UDOT to keep State roads within the City maintained and in good repair;
- e. working with and encouraging UDOT to landscape and maintain in an attractive manner state right-of-way and state owned property encompassing or adjacent to state transportation facilities including but

not limited to freeway and major arterial interchanges and overpasses.

3. Improve the safety of streets by removing obstructions to sight distances at intersection, reducing speed limits where appropriate, and evaluating intersection design.

4. Assess the traffic impacts of major developments in the City prior to approval in order to minimize interfering traffic on major streets and minimize increased traffic on local streets in residential areas.

5. Coordinate with the Utah Transit Authority (UTA) to provide more extensive service to Farmington. Explore with UTA the possibility of establishing "park and ride" lots in Farmington.

6. Continue an open dialogue with UDOT in an effort to select an alternative for the development of Highway 89 which minimizes impacts on adjacent land uses and preserves the integrity of commercial development at Shepard Lane.

7. Encourage noise buffering along the major arterials in the City.

8. Encourage UDOT to construct and maintain east/west collectors over I-15, Legacy Highway, and Highway 89.

9. The Master Transportation Plan and all goals and policies listed in this plan, shall be reviewed periodically and updated and amended where appropriate.

10. Establish an internal transportation system within the City to service the commercial centers, make access to Lagoon and the commercial centers over the freeway systems more convenient, and minimize future congestion.

11. Locate an area that will accommodate light manufacturing and related uses yet minimize truck, employee, vendor, and customer traffic through adjacent residential neighborhoods.

12. Establish, by ordinance, truck routes for heavy vehicles to best implement the goals and policies of the General Plan.

AGRICULTURAL GOALS AND POLICIES

1. Foster an environment within the City in which agriculture can co-exist in urbanized areas.

2. Explore alternatives for preservation of agricultural lands as open space.

through purchase, lease, conservation easements, or otherwise.

3. Protect agricultural lands from storm runoff generated from adjacent developed areas.

RESIDENTIAL GOALS AND POLICIES

1. Maintain Farmington as a predominately low density residential community.
 - a. Evaluate from time to time lot sizes in single family residential zones.
 - b. Protect the integrity of existing neighborhoods which have been developed as single-family residential areas (one dwelling unit per lot) but are zoned for multiple-family residential use.
2. Maintain and improve the appearance of residential areas in Farmington by:
 - a. developing a street tree planting program in subdivisions using tree selections which need minimum maintenance, will not buckle curbs or heave pavement, and will not foul utility lines;
 - b. increasing enforcement of the City's weed control ordinance through:
 - i. increasing citizen awareness and involvement;
 - ii. providing support for voluntary clean-up efforts by groups in the City;
 - iii. encouraging the planting and maintenance of grass and street trees along property frontages.
 - c. encouraging the use of underground utility lines;
 - d. constructing curb, gutter, and sidewalks in areas where potential safety problems could occur or where high pedestrian traffic exists. Utilize State sidewalk funds, CDBG program funds, and/or special improvement districts wherever possible;
 - e. encourage site development of new lots which does not necessitate long term parking of vehicles within the minimum setbacks from public streets;
 - f. encouraging additional street lighting to be installed by developers of

new subdivisions or through special improvement districts.

3 Limit multiple-family residential development to those areas where it will serve as a transition from commercial or industrial uses to low density, single-family residential uses:

- a In evaluating multi-family proposals, give preference to condominium or planned unit development projects where owner occupied dwellings are proposed as opposed to rental units;
- b Consider limiting the size of multiple unit dwelling structures for rental purposes in order to maintain an architectural mass and scale which is compatible with surrounding development;
- c Continue to emphasize high quality in landscaping and architectural design for multiple family developments.

4 In general, as residential development occurs it should pay for itself and should occur in the most logical and reasonable progression:

- a Utilize present utility infrastructure to its maximum capacity before extending additional utilities to undeveloped land;
- b New developments should pay all costs directly attributable to the development even if distant from existing infrastructure except where regional infrastructure needs, as recommended by the City's Utility Master Plans, exceed those facilities which are necessary to serve the development. Impact fees may be used to pay a portion of these costs;
- c Scattered developments which necessitate high service costs should be avoided;

5 Encourage proper maintenance and/or rehabilitation of existing housing through:

- a enforcement of building codes;
- b rehabilitation of structurally sound housing and preservation of identified historic sites;
- c promotion of "clean it up, fix it up" campaigns in neighborhoods.

COMMERCIAL AND INDUSTRIAL GOALS AND POLICIES

1. To improve the function and desirability of the downtown area, Farmington City should work in cooperation with Davis County, the Davis County School District, and downtown business owners to plan, and redevelop the downtown.

2. Consider developing a master plan for downtown Farmington which will detail some of the alternatives for growth and expansion, improved circulation, and general improvement of that area. Downtown could serve as a focal point for the City by:

- a. emphasizing a variety of service uses;
- b. Integrating leisure spaces within the commercial areas;
- c. developing a theme or image through the promotion of consistent architecture, landscaping, and/or emphasis on the City's historic heritage;
- d. establishing the area as the center for the City's cultural and social activities;
- e. promoting the area to attract businesses appropriate to a service/cultural center.

3. Consider other zoning designations for the downtown area which would more clearly reflect the nature of the area.

4. Promote retail commercial development at limited locations in planned, compact, and well designed centers.

5. Promote clean light industrial development in an aesthetically pleasing environment at limited locations, removed from residential development, and in close proximity to the freeway system. A light-manufacturing zone could serve as a location for a variety of light industrial, building storage, and other uses typically found in most communities.

6. Maintain and improve the appearance of both commercial and industrial development through additional standards for landscaping along street frontages, and other buffer areas, and encouraging a high level of architectural design through master planned developments with covenants, restrictions, service agreements and governing controls of the

project area.

7. Encourage appropriate buffering between all residential and non-residential uses to help mitigate undesirable impacts such as excessive noise, traffic, light pollution, inappropriate signage, incompatible parking areas, etc.

8. Encourage new commercial and industrial developments to incorporate into their designs elements of "Farmington Rock".

9. Encourage existing business to improve general maintenance and appearance.

10. Encourage the elimination or relocation of industrial businesses which are located in residential areas.

11. Improve the appearance and function of business signs by eliminating nonconforming signs or encouraging the redesign of existing signs to bring them into conformity with the current Sign Ordinance.

12. Amend the Sign Ordinance to develop a consistent appearance for all monument, pole, and ground business signs with special consideration given to materials used to construct signs and lighting.

13. Design traffic circulation to promote access out to major roads and freeways, discouraging traffic in downtown or residential sections of the City.

ANNEXATION POLICIES

It has been established that the ultimate east and west City limits of Farmington will be the Wasatch National Forest and the Great Salt Lake respectively. The City's Master Annexation Policy Declaration has also indicated an ultimate boundary with Kaysville on the north and with Centerville on the south. However, property in the northwest portion of Farmington's annexation policy area was annexed into Kaysville in 1986 and discussions were initiated in 1991 concerning adjustments to the boundary with Centerville.

1. The City should coordinate with Kaysville in encouraging annexation in the northern part of the City to comply with an annexation boundary agreed to by the two Cities.

2. The City should discuss with Centerville the merits of adjusting the current annexation boundary, established at Lund Lane, either north or south so that property on both sides of Lund lane is either entirely in Farmington or entirely in Centerville.

3 The following are policy guidelines for the eventual annexation of additional property into Farmington:

- a Unincorporated property should only be annexed upon the request of the property owners, or to control the development of the property with uses consistent with Farmington's General Plan.
- b As far as is practical, property should only be annexed if costs for extending municipal services are paid for by the annexing property owners.
- c Small individual properties may be considered for annexation, as long as development of those properties is coordinated with surrounding properties.
- d As property is annexed into the City, it should be classified with the zoning designation "A", unless the owners request another zone designation. Such requests may be reviewed by the Planning Commission and City Council, at the time of annexation, and should be handled as a rezone request.

CHAPTER 5

ENVIRONMENTAL CONDITIONS / NATURAL HAZARDS

Within and around Farmington are various natural hazards and environmental conditions which should be taken into consideration in planning new development. The most obvious hazards are discussed below. As other hazards are identified, they should also be included in the development review process.

SEISMIC HAZARDS

All of Central Utah is laced with earthquake fault systems. These fault systems are the result of the continental lift which once thrust up the Wasatch Mountains and Rocky Mountains. In terms of geologic time there is a high probability that a major earthquake is imminent. In our own time-frame, however, this event may not happen in our lifetimes or it may happen tomorrow. There is no reliable way to accurately predict such an event.

Earth quake and seismic hazards have been identified in numerous studies and are a significant potential hazard in Farmington. These hazards have been most recently identified in a study done by Davis County. Among the products of this study were a series of maps, titled "Potential Surface-Fault Rupture Sensitive Area Overlay Zone" which identify fault locations and the immediate area that would be affected should a seismic event occur. Even though these maps do not address the secondary effects of seismic events, such as areas susceptible to liquefaction, they do serve as a primary reference in determining where building construction should not occur.

Recommendations:

1. Farmington City should require the advice of competent geo-technical advisors when development is proposed in or near potential hazard areas and should identify potential impacts from seismic fault displacement. Additional study should also be done to identify and map areas where, due to soil types and ground water levels, liquefaction may occur.

2. The City's ordinances should be strengthened to require new construction to be designed for mitigation of seismic fault displacement.

3. Provisions of the Building Code relating to seismic safety should be strictly adhered to.

4. Farmington City should require that a detailed soils study be prepared and submitted to the City for all Conditional Use and Subdivision applications. This study should include, among other things, an analysis of soil types and ground water levels, whether or not these conditions make liquefaction probable, the implications of this on the proposed construction, and any mitigating measures that may be necessary.

FOOTHILL DEVELOPMENT

The foothills along the eastern edge of the City provide both an amenity and a potential environmental hazard. They represent an amenity in that they provide the setting in which Farmington has grown over the years, they provide an area to view and to view from and they provide potential areas for outdoor recreation. The potential hazard lies in the fact that the combination of steep slopes, granular soils, and fragile vegetation cover make them highly susceptible to erosion.

As development has taken place in the foothills more and more has been learned about how environmentally sensitive this area is. In many areas the soils have proven to be very sandy making them highly erodible. In the ravines and canyons moisture may accumulate which can support larger plants with more extensive root systems to help hold the soil, but in the majority of the foothills grasses are the dominant vegetation and only provide a relatively thin root layer to stabilize the soil. Once the vegetative cover is damaged, erosion caused by wind, rain, or melting snow soon begins.

The primary causes of environmental damage are construction, fire, and irresponsible recreational use.

Recommendations:

1. Mechanized recreation vehicles (i.e. motorcycles, ATVs, four-wheel drives, etc.) should be prohibited from the foothills.

2. As part of a City-wide trail system, designated corridors should be established for hiking and equestrian use only. Signs should be placed at strategic locations to remind users to stay on designated trails.

3. Trail heads should be designed, insofar as possible, to prevent motorized vehicle access to the foothills.

4. The City should establish, in cooperation with the Forest Service, regular patrols along the foothills to enforce use restrictions.

5. An elevation should be established above which building construction will be limited and strictly controlled.

6. The need for fire breaks to protect existing foothill development should be evaluated. In addition, an ongoing program should be established in the Fire Department to equip and train personnel to fight grass fires.

7. The City should encourage programs and volunteer projects to revegetate disturbed areas as soon as possible after the disturbance occurs.

8. The City should work with the Federal Government to obtain control of defined and potential watershed areas.

FLOOD PLAINS

Due to Farmington's location at the base of the Wasatch Mountains, life and property is occasionally put at risk from flash flooding and mud slides from the creeks and canyons above the City. These risks were most recently experienced during the floods of 1983 which caused hundreds of thousands of dollars in damage resulting from mud slides and flooding. An attempt to minimize and control these hazards has been made with the development, and improvement of debris basins at the mouths of most canyons in the City.

Flood plains and debris flow areas have been identified in Farmington in numerous Federal and local studies. Among these are the Shepard Creek, Farmington Creek, Rudd Creek, Steed Creek, and Davis Creek drainages. These areas are displayed on maps prepared by the Federal Emergency Management Agency (FEMA) which have been officially adopted by Farmington City.

Recommendations:

1. The City should work closely with FEMA and Davis County Flood Control to accurately identify areas along the major drainages in the City that may be subject to a 100 year flood. These drainages and flood plains should be protected from development.

2. Once these areas are established and identified on revised Flood Insurance Rate Maps (FIRM), these maps should be adopted by the City and used in administering the provisions of Chapter 31 of the Zoning Ordinance which is the City's Flood Damage Prevention Ordinance.

3. The City should continue to develop its Emergency Preparedness Plan by establishing a written plan of action to handle future flooding.

4. Established debris basins should be preserved, and protected from potential encroachment by development.

THE GREAT SALT LAKE

The Great Salt Lake has, unexpectedly, become a source of hazard to development. In the past it was difficult to forecast of lake levels because there was no outlet for the lake. With the installation several years ago of a pumping system which now provides an artificial "portal" through which high water can be pumped into the west desert once it reaches the portal level, the maximum lake level has become more certain. The projected high water level of the lake, factoring in potential wind tides and maximum wave crest, is 4217.

Recommendation:

1. No significant development should be permitted below an elevation of 4218. The only uses that should be considered below this elevation are agriculture and open space unless mitigation measures are taken, i.e. dikes, levees, elevating structures above 4218.

GROUNDWATER

Shallow depths to groundwater have been a consistent problem in many areas of Farmington City. Currently, no reliable information has been compiled which accurately identifies groundwater depths throughout Farmington.

In addition to the implications for development, groundwater also serves as the aquifer from which a significant percentage of the culinary water throughout the County, both for individuals with private wells and for municipalities, is withdrawn. For this reason it is critical that the discharge of potential contaminants into the aquifer is closely regulated in order to protect this critical resource.

Recommendations:

1. Farmington City should require that a detailed soils study be prepared and submitted to the City for all Conditional Use and Subdivision applications. This study should include, among other things, an analysis of soil types and ground water levels, the implications of these on the proposed construction, and any mitigating measures that may be necessary. Mitigating measures may include eliminating basements, raising building elevations above identified groundwater levels, or installing subsurface drainage systems to convey water away from structures.

2. Regulations should be established and enforced to prevent discharge of

contaminants into the aquifer and to encourage the disposal of such materials at approved sites.

WETLANDS

Wetlands represent a natural filtering system to remove sediments and pollutants from water as it flows through the wetland or as it percolates into the ground and is returned to the aquifer. Wetlands also serve as flood retention ponds, wildlife habitat, and are often places of great beauty where nature can be enjoyed in an area rich with life.

In Farmington, wetlands exist where the various drainages from the mountains reach the valley floor and become meandering streams. In some cases, the natural courses of these streams have been obstructed by the construction of highways and other developments which have restricted their outlets and created greater areas of wetland than may have historically existed. Regardless of how they came to be, areas that are true wetlands do have intrinsic value to the City as natural open space and as recharge areas for the aquifer.

In recent years wetlands have come to the forefront of environmental issues, chiefly due to the increased regulation by the Army Corps of Engineers. The situation has been further aggravated by a Federal definition of "wetland" that has, in some cases, led to the designation of land that, from outward appearances, looks like anything but a wetland.

Recommendations:

1. Continue to work with the Utah Congressional delegation to establish a realistic definition of "wetland" that includes only those lands which are inundated by water and support wetland vegetation for a significant time period each year.

2. Recognizing that State and Federal agencies have adopted regulations pertaining to development in wetlands, the City should continue to cooperate by directing developers to these agencies where it appears that the presence of wetlands may be an issue.

3. The City should explore the possibility of acquiring development rights, or land outright, to preserve prime wetlands as permanent open space.

4. In the area between Highway 89 and Interstate 15, north of Burke Lane, there appear to be significant areas of wetlands. Since the construction of I-15 and the Burke Lane interchange appear to have created these wetlands, UDOT should be encouraged to purchase this land. The City should then explore, with the properties owners and UDOT, alternatives for the use of this land which will preserve the environmental integrity of the area. Such uses may include a regional storm water detention pond, a recreation area with

an emphasis on environmental education or a park.

5. Consider utilizing other wetland areas as segments of a trail system for the City designed to link existing and proposed parks.

6. Where feasible, coordinate with the Corps of Engineers and landowners to reclaim usable land in one area by consolidating wetlands in another area.

7. In the area north of Clark Lane and between the D&RGW tracks and I-15, but south of Spring Creek in the vicinity of the new Burke/I-15 interchange off ramp, the City should encourage consolidation of wetlands where possible. This may allow higher density commercial and/or residential development. The existing stream corridors in this area should be preserved to provide water to these wetlands and as natural landscaping features in future development. Any existing residents within the parcel should be buffered from the higher density development with sufficient open space and landscaping.

CHAPTER 6

PUBLIC UTILITIES

CULINARY WATER SYSTEM

Farmington City is in relatively good shape with regard to its water supply. A Culinary Water System Master Plan was completed in 1990 which took into account the ultimate development of the City, including West Farmington. At the time the Water Master Plan was completed the City operated seven water storage reservoirs with a total capacity of approximately 25 million gallons. In addition to this, Weber Basin Water Conservancy District provides up to 500 acre/ft of water to the City annually. City owned culinary water source wells have a combined capacity of 2100 gpm.

The present system has adequate water supply but lacks sufficient storage capacity in the north and south ends of the City. Under normal operating conditions the system is adequately sized but there may be some deficiencies when fire demands are made at particular locations. There is also a concern that smaller pipe sizes in older parts of the system may be contributing to deficiencies in fire supply.

Recommendations:

1. New development should bear its fair share of the cost for expanding the water systems in accordance with applicable law;
2. All undersized pipe should be phased out of the system and replaced with pipe sized to meet projected culinary and fire protection needs as recommended by the Water Master Plan;
3. All development should be reviewed to assure that the capacity of the water system will not be exceeded, and that acceptable levels of service are not compromised.
4. Because the development of new water sources will be relatively expensive, Farmington City should formulate water conservation policies to avoid the need for rapid development of new water sources, thereby maintaining lower average water costs for the City as a whole.
5. Programs should be implemented to educate the public about the danger of cross

connections between the culinary and secondary water systems and about the importance of installing back-flow prevention devices where necessary.

6. The City should adopt policies that identify and protect watershed areas, minimize the use of surface waters for culinary water use, and protect groundwater aquifers and sources to avoid expensive treatment options.

7. The City should work with the Federal Government to obtain control of defined and potential watershed areas.

SECONDARY WATER SYSTEM

With proposed growth, the City's culinary water supply will need to be continually evaluated. Extensive use of culinary water for irrigation purposes should be discouraged to preserve capacity for culinary use and forestall development of new, and expensive, water sources and storage facilities. For this reason secondary water systems for pressure irrigation have been developed. The Farmington Area Pressurized Irrigation District (FAPID) and the Weber Basin Water Conservancy District, both independent improvement districts, have been established to maintain, extend, and administer these systems.

Recommendations:

1. Because of the relatively high cost of developing new water supplies, all new development in Farmington should provide both culinary and pressure irrigation water systems unless this policy is waived by the City.

2. The City should maintain close ties with all secondary water districts to better coordinate development and maintenance of each of the water systems.

SEWER SYSTEM

All main sewer collection lines in Farmington, and the sewage treatment plant, are owned and operated by the Central Davis County Sewer Improvement District (CDSID), an independent governmental entity. In 1991 all remaining City-owned elements of the sewer system were transferred to the District. Since the availability of sewer service is a significant controlling element in development, Farmington City must work closely with the officials of the CDSID to coordinate goals and policies.

In 1986, the CDSID completed a study of the existing and future problems, and needs of the sewer system. The study identified several areas in Farmington City where lines are currently over capacity, and lines which will be over capacity in the near future. In cases

where proposed development would cause significant problems, that development should not be approved until the problems are corrected. The CDSID has developed plans to increase capacity in the critical areas, but has not specified the timing, or the source of funding to implement these plans.

One of the most problematic areas in the City for sewer is the area of Farmington west of Interstate 15. At the present time this area is sparsely developed and nearly all homes are on septic tanks. If the use of septic tanks were to increase significantly, there may be a serious health risk in terms of ground water contamination due to the high water table and soil conditions in that part of the City. The CDSID plan includes this area .

Recommendations:

1. Farmington City should encourage the CDSID Board to prioritize the improvements called for in the 1986 study, and ask them to prepare financing and scheduling plans for the completion of those improvements.

2. Farmington City should actively encourage all future development in Farmington to be connected to sewer lines.

3. All development proposals should be submitted to CDSID for comment before being approved by Farmington City.

STORM DRAINAGE

Farmington City and Davis County completed a Comprehensive Storm Drainage Master Plan in 1987 for the Farmington area. This plan indicates current storm water drainage needs, currently existing problem areas, and projects future needs as development occurs. This drainage plan serves as a the guide for future development of drainage facilities.

Recommendations:

1. Farmington City should prepare a schedule for implementation of the Storm Drainage Master Plan, including funding proposals.

2. All development should be required to take care of any drainage impacts created and, if necessary, should contribute to the maintenance and construction of the overall drainage system as recommended in the Storm Drainage Master Plan. These contributions may take the form of constructing the portion of the system which the development makes necessary or paying an appropriate impact fee. Participation in completing and maintaining the drainage system and solving any drainage problems created

should be a standard condition for approval of all developments.

3. The City should continue to work toward permanent solutions for storm drainage and install needed segments of the system according to the implementation plan as funds permit.

4. UDOT upgrade and improvement of Highway 89 will increase runoff and will impact existing storm conveyance systems. The City should adopt policies that require all highway impacts to be controlled by structured improvements, comply with the City Storm Drainage Master Plan, and mitigate wetlands created by past projects.

CHAPTER 7

COMMUNITY FACILITIES AND SERVICES

PARKS, RECREATION, & OPEN SPACE

Park and recreation opportunities serve as one of the bench marks against which the quality of life within a community can be measured. Recreation is increasingly viewed as an important factor in maintaining adult health – both physical and mental. It is perceived as more than just a weekend activity. It should be an integral and necessary element of adult life to be incorporated into a daily routine. Furthermore, recreation for both adults and children includes social contacts, experiences in natural environments, and intellectual and cultural experiences in addition to sports. Studies of children's behavior and development have documented the importance of play, not only in children's physical development, but also in their social, intellectual, and creative growth. Recreation is now seen as a means to an end rather than simply as an end in itself.

Parks and open space, whether for passive or active recreation, are important elements in creating a balanced living environment. With the increase in dual income households along with the increasing pace of life in general, leisure time is often at a premium. Having recreation opportunities close at hand is important not only for convenience but also to maintain the physical and social strength of the community through active recreation and social interaction with family and neighbors. In surveys and discussions in public meetings, the citizens of Farmington have repeatedly expressed the need and desire for additional parks and recreational opportunities, and to retain much of the open and rural feeling of the community.

This section of the General Plan will discuss a park hierarchy, will inventory existing parks in the City, assess park needs, and make recommendations for future development.

In establishing a Park Plan for a community it is important to provide for a variety of recreation experiences through various sizes of parks intended for different types of use and users. Parks should be designed with the users in mind, whether those users be healthy children and adults, senior citizens, or the disabled. It is also important to achieve equitable distribution of basic park lands, recreation facilities, and programs throughout the community by applying standards uniformly and consistently.

The normal procedure in developing a Park Plan is to first establish a hierarchy of

parks. There are many planning publications which describe park hierarchy. The list would generally start with neighborhood parks and progress to district parks, city/community parks, and regional parks. These parks would be classified based on their size and service area. In addition to these parks there may also be special use parks which may provide one special activity such as a golf course, nature center, botanical garden, or outdoor theater.

Due to the relatively small size of Farmington in both area and population this Plan will concentrate on only three types of parks: neighborhood, community, and special use. These parks are defined in this Plan by the following standards:

PARK STANDARDS

Park Type	Service Area	Acres/1000 Population	Desirable Size
Neighborhood	1/2 Mile radius	2	1/2 – 5 acres
Community	1 1/2 mile radius	6	5 – 25 acres +
Special Use	no applicable standard	2	variable

A neighborhood park will generally provide activities for children up to 15 years, their parents, and senior citizens. Activities may include open lawn areas for a variety of informal field sports, tot-lots, picnic tables and/or shelters, drinking fountains, rest rooms, horseshoe pits, volleyball, benches, and possibly tennis courts or other hard-surfaced play area for basketball. These parks are generally designed as walk-to facilities.

A community park will generally be designed to serve all age groups and will provide a wide variety of recreation opportunities. In addition to those elements found in neighborhood parks, community parks may include regulation baseball, football, and soccer fields, multiple tennis courts, multiple picnic pavilions, swimming pools, amphitheaters, and parking lots.

Based on these standards there should be 10 acres of parks for each 1000 persons in

Farmington. At the City's current population of 9,038 (according to the 1990 census) this computes to a park need of approximately 90 acres. As the City continues to grow this need will obviously increase proportionally. These standards should be viewed as a guide. They address minimum, not maximum, goals to be achieved.

Farmington currently has two parks that could be classified as community parks. These are Shepard Lane Park which is being developed at approximately 1000 North and 700 West and Main Street Park at 125 South Main Street. Both of these parks are located adjacent to elementary schools which have athletic play fields that are used in conjunction with the parks. Including these play fields in the park areas, Shepard Lane Park is approximately 11.75 acres in size and Main Street Park is approximately 11.4 acres. In addition to these parks, Davis County is in the process of developing a recreation area in conjunction with the County Fairpark in West Farmington which could serve as the nucleus of a community park in that area. The size of this recreation area is approximately 4.0 acres.

Woodland Park, located at approximately 300 South 200 East, is a special use park providing for nature study and, with the stage constructed in 1991, outdoor theatrical productions or concerts. Woodland Park is approximately 10.35 acres in size after deducting the land occupied by the City Public Works facilities. Additional interest is also added by the presence of Steed Creek which flows through a portion of the park.

A second special use park is being developed at approximately 750 North 75 West which includes Farmington Pond and surrounding property. Farmington Pond was established as an urban fishery in 1972. Improvements which are planned for 1993-94 include a new access road from Farmington Canyon, paved parking lots, rest rooms, handicap access to a fishing pier, and a trail head for equestrian access to the canyon. The park will be approximately 20 acres in size.

The City has two neighborhood parks. Moon Circle Park at approximately 1350 North Main is one acre in size. Mountain View Park, located above the City Cemetery at approximately 300 East 500 South is 2.48 acres.

Farmington now has a total of approximately 61.00 acres in community, special use, and neighborhood parks. This means that there is a park deficiency in the City of approximately 29.00 acres based on 1990 population figures. From this analysis it becomes apparent that, while Farmington has several excellent parks, there is a minor deficiency in parks at the present time and there will be a need for additional parks in the future to serve the City's growing population. In order to meet the service area standards established above, the most logical locations for additional community parks appear to be in the southern part of the City and in West Farmington once that area is incorporated. Locations for neighborhood parks in existing residential areas should also be evaluated.

The importance of advance acquisition of park land and open space cannot be stressed strongly enough. Once general locations have been identified which are suitable for parks or open space, land should be acquired in advance of actual need in order to ensure its protection and availability for future use. Once these lands are acquired they may be leased back for agricultural, or other use, until such time as it is possible or desirable to develop them. The acquisition and/or reservation of prime open space should be a priority.

One of the major difficulties in any park plan is to establish funding sources for acquisition, development, operation, and maintenance of the park system. Although there are some Federal and State funding sources for recreation, these sources have been dwindling in recent years and some programs have been ended altogether. Cities are having to depend more and more on local revenues, donations, and volunteerism to develop their park and recreation programs. Key to park funding is establishing an annual commitment within the Capital Improvement Program for acquisition and development of parks. It is also important to routinely evaluate the City's park fee to insure that new development is paying its equitable share of the impact being created on the park system.

Park and Recreation Recommendations:

1. Two new community parks should be created. The first should be located in the general vicinity of 1500 South between 200 East and I-15. As West Farmington develops, the second new community park should be located in the general vicinity of the Davis County Fairgrounds in order to maximize joint use opportunities.

2. Ten new neighborhood parks should be created. As presently identified, these parks should be located in the following general locations:

- a. in the vicinity of Shepard Lane and 1500 West;
- b. in the vicinity of 1300 West and 1875 North;
- c. in the vicinity of 1400 North 400 West, north of Farmington Orchards Subdivision;
- d. in the vicinity of 150 West 1100 North;
- e. in the area between State Street and 300 North and Main Street and 200 East;
- f. in the vicinity of 1420 South and the I-15 frontage road;
- g. in the vicinity of Glover Lane 650 West;
- h. in the vicinity of State Street 650 West;
- i. in the vicinity of 300 South 1100 West; and
- j. in the vicinity of 400 North 1525 West.

Where possible, neighborhood parks and community parks may be combined to serve a dual function.

3 Additional special use parks should be identified and developed as the need arises.

4 The parks locations identified above should be prioritized for advance acquisition and should be a priority of the Capital Improvements Plan. Other funding sources should also be explored, possibly using CIP funds to match State or Federal grants such as those provided through the Community Development Block Grant (CDBG) and Land and Water Conservation Fund (LWCF) programs. As residential development occurs in areas where community or neighborhood parks are recommended, dedication of park land should be required in lieu of park fees.

5 The first priority in park development should be construction of recreation facilities and amenities at Farmington Pond. The second development priority should be the acquisition and development of a community park in South Farmington. The third development priority should be the acquisition and development of neighborhood parks in established residential areas. Park development in West Farmington should keep pace with development in that area.

6 Explore the possibility of developing a multi-purpose special use park north of Burke Lane between I-15 and Highway 89. The purposes for this park would be to serve as a regional storm water detention basin and as an interpretive nature park.

7 In a survey conducted during the development of this Plan, one question asked was, "What types of recreation facilities do you think are most needed (in Farmington)?" The most common responses to this question were a public swimming pool, more parks in general, tennis courts, trails system (bike/jogging/equestrian), public golf course, recreation center, baseball fields, racquetball courts, and children's playgrounds. Some of these expressed needs and desires, such as a swimming pool, recreation center, and golf course, may be difficult to provide in the near future due to the initial investment required but these priorities should be recognized in planning for new recreation facilities.

8 Continue to work with Lagoon to establish a public recreation area utilizing portions of Lagoon's property east of the amusement park between Farmington Creek and Main Street.

9 Explore with the Davis County School District and the LDS Church, joint use of recreation facilities.

10. As development occurs on the east side of the City, corridors for hiking and equestrian access to the foothills should be preserved.

11. A trail system should be developed for biking, hiking, jogging, and equestrian use which will provide links between parks, open spaces, residential areas, service centers, and foothill access points. Where possible existing utility corridors, natural drainage corridors, and other non-vehicular rights-of-way should be utilized for the trail system. It is of particular importance to identify and preserve existing crossings of Highway 89 and I-15, such as the underpass at the Utah State Agricultural Experiment Station and the overpass at Glover Lane, and plan for additional crossings.

12. Because of the frequent conflicts and problems that result from bicycles sharing street rights-of-way, Farmington City has determined it best not to encourage Class III bikeways where bicycles use existing streets separated from traffic by only a painted bikeway and signs. Where City funding is to be used, Class I and II bikeways are preferred in order to physically separate bicyclists from automobile traffic.

13. All parks should be designed with careful attention to handicap access, low maintenance details, and vandal resistance.

14. One of the elements in the City most frequently commented on by visitors as well as residents, is the magnificent street trees, especially the Sycamores lining Main Street. Although a City's streets are not generally considered to be part of the park system, street trees do create a park-like feeling and tree lined streets can serve as connections between parks. In order to preserve and expand the City's urban forest, a Street Tree Ordinance should be developed which establishes standards for planting, maintenance, and removal of trees in the public streets, parkways, and other municipal-owned property. This ordinance may also designate specific "high image" streets where tree planting should be concentrated. These streets may include, but are not limited to, 200 East south of State Street, 200 West, State Street / Clark Lane, Main Street, Burke Lane, and Shepard Lane.

Open Space Recommendations:

1. Realizing that open space within the City represents an intrinsic element which created and defines the character of Farmington, it is recommended that existing farmlands and other significant open spaces be preserved, insofar as possible, in order to preserve and maintain the character of the City. The City should perform an open space study to determine, in part, which of these lands have the highest priority in terms of preservation within a comprehensive open space system.

2. Farmington officials are urged to investigate ways to acquire, and preserve open space in critical areas as part of a comprehensive park and open space plan. Such areas

may include the Farmington Creek flood plain, the Steed Creek flood plain area (Woodland Park), and the Davis Creek flood plain. These major drainages, especially, may be designated as links between neighborhood and community parks in the City. Other open space areas that may be preserved include the agricultural lands on either side of Highway 89 and the east foothills above elevation 4900. Through acquisition, and appropriate development of these areas some of the open feel of Farmington can be maintained.

3 Explore the potential of preserving open space and greenbelt areas for recreation purposes and for use as buffer zones in developed areas where appropriate and cost efficient.

- a Encourage the maintenance of farmland and other open lands if they are historically or environmentally unique.
- b Encourage park land donations.
- c Require any planned unit development to preserve open space.
- d Establish, by ordinance, requirements for payment in lieu of, or outright dedication of park property in new developments.

4 The acquisition and development of open space and park property should be a priority of the Capital Improvement Program

5 Land which the City currently owns should be maintained in public ownership. There should generally be no net loss or development of City-owned property which may be more appropriately preserved as part of an open space system

6 In order to preserve the foothills and to maintain their natural beauty, designate the foothills as open space and establish the elevation of 5200 as the limit above which only limited development will be permitted.

DAVIS COUNTY FACILITIES

Farmington serves as the seat of government for Davis County. For this reason the majority of the County's offices and other facilities are located in the City. These facilities include, among others, the Davis County Court House, a county library, the drivers license division, the County Fairgrounds, and the Criminal Justice Complex. As the County seat, the City has borne it's fair share of the responsibility to accommodate the spatial and infrastructure needs of County government and has benefitted from it's association with the County in numerous ways. It should be recognized, however, that a centralization of facilities may also create a burden on a community and that, occasionally, other areas of the County

may need to bear their share of this burden.

It is the desire of the City to maintain and improve its mutually beneficial and cooperative relationship with Davis County.

FIRE DEPARTMENT

The Farmington Fire Department provides fire protection, emergency medical response, and fire prevention/education programs. The Department is located in one centrally located station in the Downtown area. In addition to the services provided within the City limits, fire protection and emergency services are also provided in the unincorporated areas between the north and south City limits.

As part of its fire prevention efforts, the City has adopted the Uniform Fire Code and has implemented a Fire Code inspection program. The Department has also taken a serious approach toward education in the public and private school system.

Long range goals for the Fire Department include:

1. Establishing a schedule within the CIP for replacement of out-dated fire engines;
2. Providing ambulance service to the community;
3. Phase in, over a 10-year period, measures to provide on-duty personnel at the Fire Station 24 hours a day;
4. As the City continues to grow additional stations and equipment may become necessary.

POLICE DEPARTMENT

The Farmington City Police Department responds to, investigates, and prepares appropriate reporting on hundreds of crimes and automobile accidents every year. These efforts have had a significant positive effect on the City in that many categories of crimes have shown a slight decrease over the years.

As Farmington's population continues to increase, creative approaches to law enforcement should be implemented to respond to the paralleling increase in criminal activities. Citizen involvement should be encouraged. The City's Public Safety Committee should continue its efforts in evaluating new and improved ways to discourage criminal activities in the City. The City should also expand and promote its initial efforts to establish

the Intensified Crime Watch and Neighborhood Watch Programs.

Since, statistically, juvenile crime is shown to be a major problem not only nationwide but also in Farmington, the City should investigate proven crime prevention programs and implement them when financially feasible. This may include the DARE program that would allow a designated officer to spend more time at the schools, promoting topics like drug and alcohol abuse prevention, and engendering better feelings between students and police officers.

Other Goals for the Department include:

1. Expand volunteer services: This would involve recruiting citizens for both the Neighborhood Watch and McGruff programs. This could go a long way in positive public relations between police and citizens. It would also be a helpful tool in deterring crime.

2. Tactical patrol: With the proper man power, specialized patrols could be utilized. These would include DUI shifts at specified times and places. Also extra patrols and stake-out shifts for higher crime areas within the City should be implemented.

3. Support the Davis County Narcotics Task Force.

PUBLIC WORKS DEPARTMENT

The primary functions of the Public Works Department continue to be maintenance, repair, and replacement of the City's water system, storm drain system, streets, parks, and other City properties. To keep up with anticipated expanded growth, the Department should also continue to construct minor public improvements as authorized by law. However, large projects should be "let out" for competitive bids.

In order to carry out its functions, the Department should be afforded safe and reliable equipment and facilities to enhance efficiency and reduce public liability exposure. Recently new trucks have been acquired replacing others that were worn out and Replacement snowplows and sanders should be purchased as the need arises as reliable and safe equipment is especially paramount considering the heavy and frequent snow falls that occur in the City. Effective snow removal improves citizen safety and enhances public safety response capability. Steep hillsides further justify priority status to these purchases. Employees should be encouraged to take advantage of safety and skill training opportunities especially as new and better equipment is acquired.

An increase in park development has occurred in recent years. Shepard Park, financed by State grants and General Obligation Bond proceeds, was completed in 1993 and Farmington Pond is slated for development in 1993-94. Land has also been acquired for a

neighborhood park in the southern part of Farmington. Additional land should be acquired to expand the function of the proposed south Farmington park for both neighbor and community use. Other park property will undoubtedly be acquired and developed as the City grows. In addition, landscaped entrances (windows) in to the City should be considered to beautify and enhance the City streetscape in a manner similar to what has been to the 200 West entrance to Farmington.

Because of the increase in park acquisition and development, the City should continue evaluating personnel needs and maintenance expenses as it considers the timing of park development. Seasonal employees, use of court-referred "community service workers" and "work release inmates" from the County Jail are resources that should be considered to meet maintenance needs. Existing park maintenance should not suffer as new parks are developed.

Street upkeep and preventive maintenance should generally take priority over street widening and construction. Expenditure of Class "C" road funds, received annually, should reflect this priority. More funds should be budgeted for activities such as chip-n-seals, slurry seals, crack sealing, and leveling courses than on construction projects. Street widening and reconstruction should occur when adequately justified. Where feasible, abutting property owners or developers should participate in street widening projects.

Streets built in conjunction with new development should be built to last. An evaluation of current street construction standards should be made and reasonable adjustments, if any, should be implemented to enhance the life of newly built streets. The Department should continually use inspection and testing as a method to ensure compliance with City street construction and repair standards. The Department should investigate and use, when feasible, street maintenance programs designed to lengthen asphalt life.

The Department should continue its efforts to implement recommendations made in the Storm Drainage and Water System Studies completed within the last few years. These recommendations should be submitted to the City's governing body for consideration in the City's Capital Improvement Plan. Careful scrutiny in evaluating proposed water, sewer, and storm drainage improvements by developers should continue. Where necessary, the City should participate with developers in paying upsizing costs to meet area-wide water and storm drainage needs.

SCHOOLS

Schools in Farmington are under the jurisdiction of the Davis County School District. There are four schools presently located in Farmington. These schools include Knowlton Elementary, Farmington Elementary, Farmington Junior High School, and Monte Vista School. Other schools, outside the City's boundaries, are also attended by Farmington residents.

Farmington City and the Davis School District should work to achieve better coordination in the planning of new school sites. Farmington officials should initiate contacts with the School District to achieve the communication and coordination needed. Future school sites should be located in areas that are easily accessible to nearby residential areas, and should avoid major roadways and commercial areas. Flood control detention basins, where applicable, ought to be worked into the design.

Schools are an integral part of a community. Buildings and grounds should serve not only an educational purpose, but civic and recreational needs as well. Farmington City officials should work closely with Davis School District officials to maintain the current policy of allowing school properties to be used for community and neighborhood activities after normal school hours.

CHAPTER 8

TRANSPORTATION

The transportation network within Farmington consists of streets, sidewalks, pedestrian and equestrian trails, railroads, mass transit, highways, and freeways. Traffic flow is generally good in the central part of town but breaks down in outlying areas. The foothill areas create special challenges to circulation due to steep grades and the barriers created by the natural drainages flowing out of the mountains. Another critical problem is created by the fact that the two major highways running through the City, Interstate 15 and Highway 89, severely limit east/west circulation.

The Master Transportation Plan prepared by Horrocks Engineers dated March 4, 1998, provides for a network of collector, and arterial streets within the City. The plan identifies existing streets that should be improved to meet specified widths and standards necessary in order for these streets to function as needed. The plan also identifies recommended locations for future collector and arterial streets and designates Interstate 15 and Highway 89 for major improvements. In regards to alignments for future streets the Master Transportation Plan should be considered conceptual. Final alignments for future streets will be determined specifically at the time of construction.

Land use regulations should include access control standards for uses abutting collector and arterial streets in order to insure that the street system will continue to function as intended. These access control standards should be designed to reduce conflicts between traffic movements on designated major streets and should include, among other things, provisions limiting the number and width of driveways, restricting parking, and establishing standards for stacking space and turning movements.

In an effort to reduce noise impact to residential areas adjacent to I-15, US 89, and any future major arterials, noise abatement measures shall be applied consisting of sufficient open space, with or without dense landscaping, or earthen berms, with or without a minimal decorative wall, which in combination shall achieve sound mitigation required subject to applicable law. Dense landscaping should include a mixture of deciduous and evergreen trees and plant material.

Where residential structures already exist adjoining major arterials, a combination of dense landscaping and rolling earthen berming should be encouraged. Sound walls should only be considered after all other noise mitigation alternatives, including but not limited to

suggestions found in this chapter, have been shown to be unfeasible as recommended by the Planning Commission and approved by the City Council.

Sound mitigation for all new developments along major arterials shall not include sound reflective material, including but not limited to concrete, masonry, and rock, etc., except when shown conclusively by the developer that no other alternative is feasible. Under no circumstance shall the wall portion of the sound mitigation exceed 8 feet in height. The use of landscaped berms should be encouraged.

I-15, U.S. 89 and LEGACY HIGHWAY

As mentioned at the beginning of this Chapter, circulation within the City is severely limited by the location of the major arterials passing through the City from north to south. These two arterials, I-15 and Highway 89, divide the City into three parts: the area east of I-15 and Highway 89 (area 1), the area between Highway 89 and I-15 north of Burke Lane (area 2), and the area west of I-15 (area 3). Connections between these three areas are very limited. Connection between areas 1 and 2 is provided only at Shepard Lane. Connection between areas 1 and 3 is provided only at Main Street and Glover Lane. Connection between areas 2 and 3 is provided only at Shepard Lane. This situation will become more and more critical if additional access is not developed to provide for more efficient emergency services and for the convenience of the City's growing population.

In 1991-92 the Utah Department of Transportation contracted with a private consultant for an Environmental Impact Study (EIS) on the Highway 89 corridor from Burke Lane to South Ogden with the stated intent to designate the road as an expressway or limited access highway. The EIS was completed on April 8, 1997 (record of document). It recommends that UDOT eliminate existing intersections along the route in favor of grade separated interchanges, overpasses, or underpasses. As discussed more completely in Chapter 11 of this Plan, the area surrounding the intersection of Highway 89 and Shepard Lane has developed as a retail commercial area of the City. The City has taken the position that any plans to upgrade and improve Highway 89 should be aesthetically pleasing and include elements to preserve and increase safe and convenient access between the east and west sides of Farmington and should preserve the commercial viability of the area surrounding Shepard Lane. Land uses should be planned to limit noise and other impacts associated with high traffic volume corridors.

In the past when freeways handled much less traffic than they do today, residential areas were developed adjacent to I-15 in South Davis County and other areas. Now some of

these neighborhoods have successfully petitioned the State for sound walls to buffer noise and prevent other nuisances associated with the higher traffic volumes.

In Farmington, large tracts of undeveloped land still exist along I-15 and US 89. Proper planning now, may reduce land-use/traffic noise conflicts in the future. The Utah Department of Transportation (UDOT) encourages communities to plan and will assist local government agencies by providing information that will help them recognize incompatible land uses near state highways. The non-developed area in Area 3 west of the I-15 corridor shall be developed as outlined other chapters contained herein to promote mixed use development (and its resulting tax base to the City) and to buffer residential developments to the west and north.

Traffic projections seem to indicated that there is a long-term need to provide an alternative north/south highway to take some of the pressure off of I-15. Since the mid-1990s UDOT officials have studied several options for a proposed West Davis or Legacy Highway from North Salt Lake City to Kaysville City. Farmington City has been heavily involved in the planning process for this highway.

Recommendations:

1. The Master Transportation Plan prepared by Horrocks Engineers dated March 4, 1998, shall be an element of the General Plan, and the recommendations in particular, including but not limited to the recommendations contained in this document, shall be used for planning transportation improvements in the City. Farmington City adopted a transportation plan for the southeast area of the community in January of 1997. Where the recommendations in this plan conflict with Master Transportation Plan prepared by Horrocks Engineers the later shall apply;

2. The following policies should govern in evaluating design alternatives for improvements to U.S. Highway 89.

- a. UDOT should be requested to allow the continued operation of the at-grade signalized intersection as the level of service (LOS), and capacity remain favorable. Interim TSM improvements, including additional lanes for high demand movements, should be programmed to assure an acceptable LOS for the immediate future and the next 10 to 20 years. If, in the future, UDOT desires to design and install an interchange, the following elements should be considered:

- i. Safe pedestrian access from the west side of US 89 across the interchange to existing commercial and residential activities on the east side.
 - ii. Consider design alternatives producing the lowest associated impacts to abutting property including, but not limited to, minimizing the height of the structure by some minimal lowering of Shepard Lane, alternate treatments and analysis of which road should actually be elevated, and noise mitigation strategies for elevated structures/highways.
 - iii. The northbound off-ramp at Shepard Lane should be provided with "stop" control for eastbound motorists proceeding past Knowlton Elementary School.
- b. The City of Farmington is negatively impacted by improved development of US 89 if the project development does not include improvements through the Shepard Lane intersection to I-15 along with the construction of the improved US 89/I-15/Legacy Highway interchange at Burke Lane. The improved US 89 and Legacy Highway Interchange will exacerbate the existing problems at the current signalized Shepard Lane intersection if improvements are not made to this intersection concurrently with the construction of the Legacy Highway. Reestablishment of Burke Lane with improvements to the intersection of three major highways when the Legacy Highway is constructed by UDOT is necessary to mitigate the impact of this project and should be included in the proposed project scope instead of delaying this portion of the US 89 improvements. Separation of community areas created by limited access highway construction could also be mitigated with this approach.
- c. UDOT should carefully assess the drainage and wetland mitigation measures associated with the EIS process. The entire area from Farmington Junction to I-15/Burke Lane should be included. The design mitigation alternatives analysis should include a detention/retention basin near the I-15/Burke Lane interchange. (Small pockets of wetlands should be traded for one large enhanced wetland area.)

- d. Noise abatement alternatives should be examined through the entire area from I-15 at the Kaysville border and Farmington Junction to Burke Lane. US 89 improvements combined with the increased traffic projected on these road systems will significantly increase noise (above current allowable Federal regulated levels) in the northwest portion of Farmington. This area currently exceeds allowable levels due to the past construction of I-15 without any noise abatement facilities, anticipated road elevation increases between Cherry Hill and Burke Lane will also increase this problem. Maintaining the commercial viability of this area, the low density residential character, and rural environment, would dictate that construction of sound walls through this area may not be acceptable to the community to mitigate noise pollution. Since a significant portion of the residential development in the community is sandwiched between I-15 and US 89, the increased noise level combined with the unacceptable levels generated by I-15 would have a significant negative environmental impact on the existing homeowners in this location. Mitigation of this problem could be accomplished providing dense landscaping and rolling earthen berms along I-15 to significantly decrease existing background noise. For future residential and other noise sensitive land uses projected by the General Plan for the US 89 corridor and for areas adjacent to I-15 north of the Burke Lane interchange, acceptable noise abatement alternatives include distance, landscaping, and/or earth berms. Sound walls should not be considered for new residential development. Farmington believes that this approach should be included in the proposed project scope. The negative visual impacts of this project could also be reduced with this approach.

3. There is no doubt that provision needs to be made for diverging highways in the vicinity of the Cherry Hill/North Farmington junction. However, the design solution should provide for adequate access between east and west Farmington by providing a connection between Main Street and 1875 North and should be sensitive to the unique character of the area.

4. UDOT has informed Farmington City that the viability of the Legacy Highway project is contingent on a direct connection to US 89. Thus, Farmington City favors and supports alternative routes adjacent to I-15. Farmington City is opposed to an alignment

further west because this will further geographically and psychologically divide the community, jeopardize open space and wildlife resource areas, and bring greater noise, pollution, and negative environmental impacts to this area.

5. Long range recommendations of the "I-15 Corridor Study" (March 1991), prepared by the Wasatch Front Regional Council for the Utah Department of Transportation, include redesign of the Burke Lane interchange. This redesign should include an overpass or underpass to provide access into West Farmington, reestablishing the traditional alignment of Burke Lane, and accommodate any future Legacy Highway and frontage (or minor arterial) extensions north of Burke Lane to Kaysville City.

The City should encourage UDOT to include the reconstruction of the Burke Lane Interchange to occur concurrently with the Shepard Lane Interchange and other improvements planned for Highway 89 and vice versa for the following reasons:

- a. The existing traffic light cannot adequately control the "free-way speed" traffic at the US 89/Shepard Lane intersection. Accidents at this intersection are often fatal due to the high speeds and the large average daily traffic count along this section of the US 89 Corridor. UDOT is now implementing or planning major interchange improvements at Cherry Hill and Burke Lane. Safety problems may increase between these two major interchanges if UDOT solely relies on a traffic light to control traffic at Shepard Lane.
- b. UDOT often takes two to four years to complete major interchange improvements. Local traffic impacts which result from the proposed interchange construction may linger for much longer if the Burke Lane and Shepard Lane interchanges and other US 89 improvements in Farmington are not constructed at the same time.

6. The development of I-15 and the Burke Lane Interchange eliminated or impaired access to many existing parcels of property. In order to help mitigate this impact a system of frontage roads is needed to provide the necessary access to east/west minor arterials, the Interstate system, and/or crossing points between east and West Farmington. The frontage road system should be designed, funded, and installed by UDOT.

7. The I-15 Corridor Study also recommends that a new interchange be constructed in the vicinity of Glover Lane. If UDOT implements this recommendation it should

be accomplished by either a redesign of the existing South Farmington interchange or a new interchange located far enough north of Glover Lane to minimize potential impacts on existing residential development in that area. Any new interchange, or redesigned interchange, should provide for access to West Farmington;

8 The Zoning Ordinance should be amended to more fully address and establish access control standards and development standards.

9 Interstate 15 from the Kaysville City Limits to Lund Lane and U.S. 89 from Fruit Heights to the Burke Lane Interchange are designated for major improvements.

10 Noise abatement policy as established by UDOT should be adhered to for all land uses prescribed in the General Plan next to freeways (high speed highways with full access control such as I-15), expressways (high speed highways with limited access control such as U.S. 89), the Legacy Highway, and any major retrofit projects along these or similar corridors. In an effort to reduce noise impact to residential areas adjacent to I-15, U.S. 89, and any future major arterials, noise abatement measures shall be applied consisting of sufficient open space, with or without dense landscaping or earthen berms, with or without a minimal decorative wall, which in combination shall achieve sound mitigation required subject to applicable law. Dense landscaping should include a mixture of deciduous and evergreen trees and plant material.

Where residential structures already exist adjoining major arterials, a combination of dense landscaping and rolling earthen berming should be encouraged. Sound walls should only be considered after all other noise mitigation alternatives, including but not limited to suggestions found in this chapter, have been shown to be unfeasible as recommended by the Planning Commission and approved by the City Council.

Sound mitigation for all new developments along major arterials shall not include sound reflective material, including but not limited to concrete, masonry, and rock, etc., except when shown conclusively by the developer that no other alternative is feasible. Under no circumstance shall the wall portion of the sound mitigation exceed 8 feet in height.

9 A typical street standards should be implemented in West Farmington to better preserve and enhance the rural character of this area. Specific recommendations include the following (see Figures One through Four):

West Farmington Street Standards			
	Minor Arterial	Major Collector **	Minor Collector
South and West Park Strip *	10' Multi-use Trail and 7.5' planting strip/with trees	11.5' Multi-use Trail	11' Multi-use Trail
North and East Park Strip	6' sidewalk, 11.5' (or flexible width) planting strip/with trees	5' sidewalk, 6.5' planting strip/with trees	5' sidewalk, 6' planting strip/with trees
* NOTE: On Clark Lane, the equestrian path shall be on the north side of the ROW east of 1100 West and on the south side of the ROW west of 1100 West			

12 The collector system for west Farmington shall be designed to funnel traffic from the west Farmington area to the Burke Lane intersection with direct connection to the freeways. As part of this, the Clark Lane/1100 West Intersection should be realigned to provide a direct route to I-15 for areas in west Farmington west of the D&RGW railroad tracks. Traffic flow through the State Street or Shepard Lane overpasses should be minimized. Access off of Burke lane and Clark Lane west of I-15 should be limited to a controlled master development plan and at signaled intersections only.

13 Traffic generated from light-manufacturing areas planned south of Glovers Lane should be directed away from residential areas and should be guided on to I-15 and/or Legacy Highway frontage roads north and south of the site. The City should consider road weight limit standards and official truck routes designated by ordinance to further discourage truck traffic through residential neighborhoods.

LOCAL ACCESS

Another topic of discussion during the 1991-92 review of the City's General Plan has been that of local access, particularly in the east Foothills. There are unique problems in these areas due to the grades encountered and the fact that barriers exist in the form of canyons and streams coming out of the mountains.

In the past, several subdivisions have been developed in the foothills in which all circulation was self-contained, making no provision for connection to adjacent properties.

This is potentially a very dangerous situation. Time and again throughout this Plan life/safety concerns have been discussed. These concerns are perhaps more important in relation to residential development than anywhere else. In the event of any emergency, it is critical that adequate and alternative access be provided. "Adequate" in this sense means roads that are improved to minimum standards in terms of width, grade, and paving surface and for which there is assurance that they will be maintained year around to provide safe passage. "Alternative" means that there will be a sufficient number of access points into an area so that if an unforeseen event makes one point impassable, another point will be available.

Recommendations:

1. Farmington City should continue the development of adequate major and minor collectors to carry traffic to and from the major arterial system.

2. A neighborhood specific transportation plan for new development should conform with the Master Transportation Plan for the most advantageous development of adjoining areas and the entire neighborhood or district. In the event a neighborhood specific transportation plan does not exist, the subdivider shall prepare such a plan for review and approval by the Planning Commission and City Council to help insure that adequate circulation and street connections will be made as vacant property develops. Isolated subdivisions which do not tie into adjacent subdivisions should not be allowed.

3. As development occurs, developers should be required to dedicate and improve all streets which are necessary to serve their projects. The City should also consider ordinance provisions requiring developers to contribute to the improvement of streets which are directly impacted by their projects.

4. All development in Farmington should include curb, gutter, and sidewalk (except where bicycle, pedestrian, or equestrian trails are approved in lieu of sidewalks) on streets, whether the street is pre-existing or not.

5. Noise levels along the I-15 corridor currently exceed Federal Standards. UDOT should be encouraged to mitigate this problem for both existing residential development and for new residential development as it occurs.

PUBLIC TRANSPORTATION

Recommendations:

1. Farmington City should continue to work with the Utah Transit Authority (UTA), in establishing and maintaining adequate service to a majority of the City's residents.

2. UTA should provide a stop for express bus service to Salt Lake City, and Ogden from Farmington.

3. Farmington City officials should work with UDOT, and UTA to establish "Park and Ride" lots in Farmington. Such facilities would serve the needs of City residents who must commute to major employment centers. Possible locations for "Park and Ride" lots may include the vacant property just west of the State Highway Patrol and Drivers License Building on the Frontage Road near Burke Lane.

4. A local Trolley or shuttle bus system should be planned that connects the west Farmington freeway commercial area, the future rapid transit system, the downtown area, the Shepard Lane retail area, and Lagoon.

5. UTA should provide a commuter rail stop and at least one or more light rail stops in Farmington as these services become available to Davis County. Farmington City should work closely with UTA to implement this recommendation. The City and UTA should also plan for Inter-modal connectivity between these two modes of travel.

CHAPTER 9

AGRICULTURAL LANDS

The primary factors that attracted people to settle in this area, and ultimately to found the City of Farmington, were the abundant water from mountain streams and the fertility of the soil. For nearly 150 years farming has constituted the primary use of land in the City. Today there are few active farms in the City. Farmington's once well developed, irrigated crop and pasture land is located in close proximity to a market area where its products used to be inexpensively distributed.

The very factors that make this land valuable for farming also make it attractive for other types of more intensive development. With the development of the State and local road system much of the agricultural land has become even more accessible. Residential subdivisions are gradually encroaching along with some commercial and industrial uses. The open agricultural areas that have characterized Farmington for so long are slowly diminishing. Notwithstanding this, the land's historic value and importance as open space is a community resource that we can ill afford to lose.

Prime agricultural lands are one of the earth's rapidly disappearing, irreplaceable resources. As these lands disappear under asphalt and concrete they must be replaced by less suitable, less productive and more remote farmlands elsewhere.

Recommendations:

1. Those lands within the City currently in agricultural use should be protected and the property owners encouraged to continue and maintain productive agricultural operations.

2. The City should perform an open space study to determine, in part, land that should be considered prime agricultural land and which should be given the highest priority in terms of preservation within a comprehensive open space system. Once identified, these lands should be designated as agricultural/open space.

3. The City should adopt policies and procedures intended to acquire and maintain farmland in order to preserve the historic character of Farmington. These procedures may include such methods as:

- a. outright purchase of such lands which may then be leased back to farmers who will continue to keep them productive;
- b. acquisition of development rights;
- c. establishment of conservation easements through which property would be limited to agricultural or open space use;
- d. establishment of a land conservancy trust to which property owners could voluntarily donate land to be maintained and preserved for future generations.

4. If necessary, the Zoning Ordinance and Subdivision Ordinance should be amended to provide protection for farmlands as development occurs near such lands.

5. All land below the 4218 elevation in the western part of Farmington should be zoned for agricultural use, very low density or designated as open space.

CHAPTER 10

RESIDENTIAL DEVELOPMENT

Farmington City is made up, primarily, of single family homes and open agricultural properties. Current statistics show that nearly 90% of all dwelling units in Farmington are single-family homes. Comments received by City officials in public hearings, meetings, and neighborhood surveys, over the past several years, indicate that the desire of most Farmington residents is to maintain, as much as possible, this low density, rural residential atmosphere. It is the premise of this Plan that:

- a. Growth, if not controlled, may irreversibly change the rural/residential atmosphere that has been established in Farmington and is becoming more and more scarce throughout the nation
- b. Uncontrolled growth will place an undue burden on the infrastructure for providing essential public services creating undue expense for replacement and extension of such infrastructure; and
- c. Uncontrolled growth will have a negative impact on the public safety of the City's residents.

For these reasons it is one of the primary goals of the General Plan to continue to encourage low density, rural-residential development in the City through standards for larger lot sizes, preservation of significant open space, and encouragement of new development which is integrated with existing development and which makes the most efficient use of existing infrastructure.

While low density, single-family residences are most preferred in Farmington, a few areas may be appropriate for some limited higher density residential development. The City should provide in its General Plan for a range of residential densities. Higher density development should be limited to those areas that are adjacent to commercial properties, and along high volume traffic corridors, where they can more easily be designed to buffer the impacts of these more intense land uses from lower density residential neighborhoods. Preference should be given to privately owned condominium or planned unit development projects over other types of multiple unit development. Rental units should be limited to duplexes, triplexes, and four-plexes. For the purpose of this General Plan, "multiple-family" refers to a single building containing two or more dwelling units.

In those limited areas where the General Plan recommends such developments, multiple-family residential developments should be compatible with the surrounding area, not negatively impact neighboring residential areas, and conform to strict design and buffering criteria established for such developments.

RESIDENTIAL DEVELOPMENT IN SENSITIVE AREAS

The hillsides and canyons should be protected from uncontrolled development to insure retention of the natural slopes, and vegetation. These areas are frequently sites of geologic, and other natural resources and natural hazards, which should be identified and accommodated as residential development occurs. Other areas that should be protected from development include flood plains, the Great Salt Lake, groundwater protection recharge areas, wetlands, areas identified in Chapter 5, and other sensitive areas. Some of Farmington City's sensitive areas are delineated on the City Resource and Site Analysis Plan, dated April 1999 hereby adopted by reference as part of this plan. All sensitive areas must be recognized in the site plan approval and subdivision development processes of the City.

Residential development adjacent to commercial, industrial transportation and institutional land uses, should be afforded protection from the impacts associated with those uses. Residential areas should be buffered from the visual, lighting, and noise impacts that can result from living next door to a commercial, institutional, transportation, or industrial uses.

HOUSING POLICIES

Farmington City should not allow racial, ethnic, or religious discrimination in the provision and procurement of decent housing in the City.

Farmington City should assure the orderly growth of housing for future population through identification of optimum locations for housing development and provision of City services as required.

Farmington City should require safe building development, and rehabilitation of existing housing through adoption, and adherence to building codes, and housing standards.

Farmington City should accommodate the use of advanced housing construction techniques, which promote energy conservation, and of new cost-effective housing concepts.

Recommendations:

1. Residential Densities: The General Plan classifies residential uses based on density ranges. Density is calculated according to the number of dwelling units per gross acre of ground upon completion by the developer of a [Subdivision Yield Plan] acceptable to the City which demonstrates the maximum number of lots possible after sensitive areas discussed above and street rights-of-way and other areas necessary for public improvements have been identified and excluded. All references to minimum lot size are primarily intended for Subdivision Yield Plan purposes. The City should consider smaller lot sizes only if appropriate conservation planning criteria are applied consistent with recommendations contained herein. Density classifications for Farmington City should be established as follows:

<u>Minimum Lot Size for Subdivision Yield Plan Purposes Only</u>	<u>Lot Size</u>
Five Acre and above	Very Low Density
Less than five acres but greater than or equal to 20,000 s.f.	Rural Residential Density
Less than 20,000 s.f. but greater than or equal to 15,000 s.f.	Low Density
Less than 15,000 s.f. But greater than or equal to 8,000 s.f.	Medium Density
Less than 8,000 s.f.	High Density

2 Density definitions in the Zoning Ordinance should be amended to be consistent with the General Plan.

- 3 The designation of "very low density" residential should be applied to
- a environmentally sensitive areas such as flood plains, wetlands, debris flow areas, and areas within 100 feet of a stream channel;
 - b all land above an elevation 5300 feet above sea level;
 - c all developable public lands and any and all public lands converted to private ownership after 1998; and

d. all land below an elevation of 4218 above sea level.

4. The designation of "rural residential density" (1/2 acre minimum lot size) should generally be applied to all land between I-15 and elevation 4218 in West Farmington in order to reflect and preserve the existing development pattern and character of that area.

5. In the Foothill Overlay Zone, lots in 20%-30% slope districts should be required to have a larger area than would ordinarily be permitted in the underlying zone. The suggested minimum lot size in these districts is 1/2 acre. In addition, all future zone changes to single-family residential designations in the foothill zone should be to zones which require a lot size of not less than 10,000 square feet.

6. All land not specifically designated otherwise should be designated low density residential.

7. Those areas of the City which are zoned R-2 but have been developed as predominately single-family residential areas should be down-zoned to RS.

8. In the older residential neighborhoods of Farmington, promote maintenance and preservation of historic homes. Encourage new construction to be architecturally compatible with existing structures.

9. Promote neighborhood pride and appearance by:

- a. developing street tree planting and front yard landscaping either through amendments to the Subdivision Ordinance or through voluntary programs;
- b. amending the Zoning Ordinance to prohibit long term storage of recreational vehicles, trailers, boats, camper shells, etc. in the front yard setback and encourage them to be stored in areas that are not visible from the street;
- c. requiring that the minimum required parking for new residential construction or modifications to existing residential uses be out of the front yard setback and/or in an enclosed building in order to preserve the driveway for temporary and visitor parking and reducing parking on the street;
- d. amending the Subdivision Ordinance to require subdividers to install adequate street lighting in new subdivisions;

- e. continuing to sponsor annual or semi-annual City-wide cleanup campaigns in which the City will pickup and dispose of debris collected by property owners.

10. The designation "medium density" residential should only be applied to the following areas:

- a. Existing twin home or condominium developments which include, but are not limited to, Lupine Village Phase I, Aegean Village, Woodridge Twin Homes, Oakridge Condominiums, and Stoney Brook Subdivisions;
- b. Areas north of the commercial development at Shepard Lane and Highway 89 which could serve as a buffer between commercial development and lower density residential uses;
- c. areas presently zoned for multiple-family residential use in which medium density development currently exists.

11. In all zones where multiple-family residential uses are permitted they should be permitted only as Conditional Uses which will give the Planning Commission the opportunity to thoroughly evaluate a proposed development in a public hearing.

12. The Site Development Chapter of the Zoning Ordinance should be reviewed and, if necessary, amended to insure adequate buffers between higher density uses and lower density uses.

13. Scattered areas of R-4 and R-8 zoning, if developed, should be rezoned to reflect the actual use of the property and, if undeveloped, could be rezoned to a low density designation if compatible with other recommendations of this Plan.



Planning Commission Staff Report December 15, 2016

Misc: Approval to place a detached accessory building in a side yard

Public Hearing: Yes
Application No.: n/a
Property Address: 734 North 2000 West
General Plan Designation: RRD (Rural Residential Density)
Zoning Designation: AE (Agriculture Estates)
Area: .31 Acres
Number of Lots: 1
Property Owner: Troy Wasserman
Agent: Troy Wasserman

Request: *Approval to place a detached accessory building (a shop) in a side yard.*

Background Information

The applicant desires to build a shop that encroaches in the eastern side yard of his home located at 2000 West 734 North. On July 19th the City Council approved a Zone Text Amendment to Section 11-10-040(8)(c) as follows:

“A detached garage, or other architecturally compatible structure as approved by the Planning Commission after a public hearing is heard, may be located in the side yard of a lot providing that a separation is maintained from the residence in compliance with applicable building codes, and all front and side setbacks are provided as specified in Section 11-10-040, and the rear setback is specified in Section 11-10-040(8)(a). In no event shall an accessory building encroach into the front yard beyond the nearest corner of the main building.”

The applicant is therefore required to obtain Planning Commission approval to site the shop in the side yard before construction can commence, and the item must be a public hearing. The existing lot is oddly shaped because it is at the top of a cul-de-sac. Only a portion (approximately 40%) of the shop is proposed to encroach in the side yard and the majority will be located to the rear of the building. As the shop will be sited in a side yard that has ample room for an accessory building, and the proposed building will be sited behind the front façade of the home, staff is recommending approval of this item.

Suggested Motions

Move that the Planning Commission approve the detached accessory building placement that encroaches in the side yard of the applicant’s property, subject to all applicable Farmington City ordinances and development standards.

Findings for Approval

1. The subject property is oddly shaped and building a shop to the rear of the dwelling would prove difficult.
2. The proposed structure is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
3. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.
4. The proposed structure is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.
5. All requirements as set forth in Section 11-10-040(a) will be met during the building permit review process, including applicable setbacks, required separation from the main building, etc.

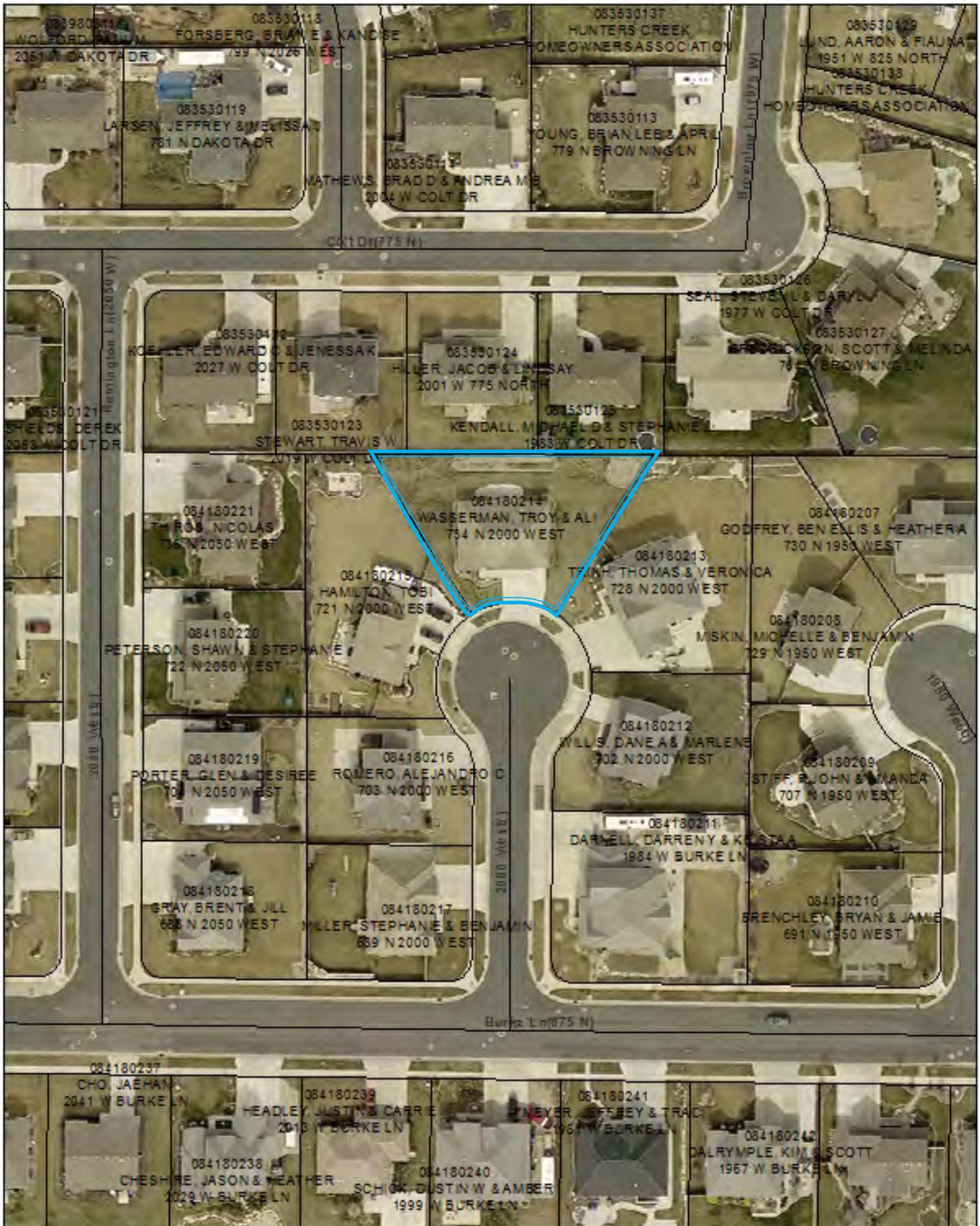
Supplemental Information

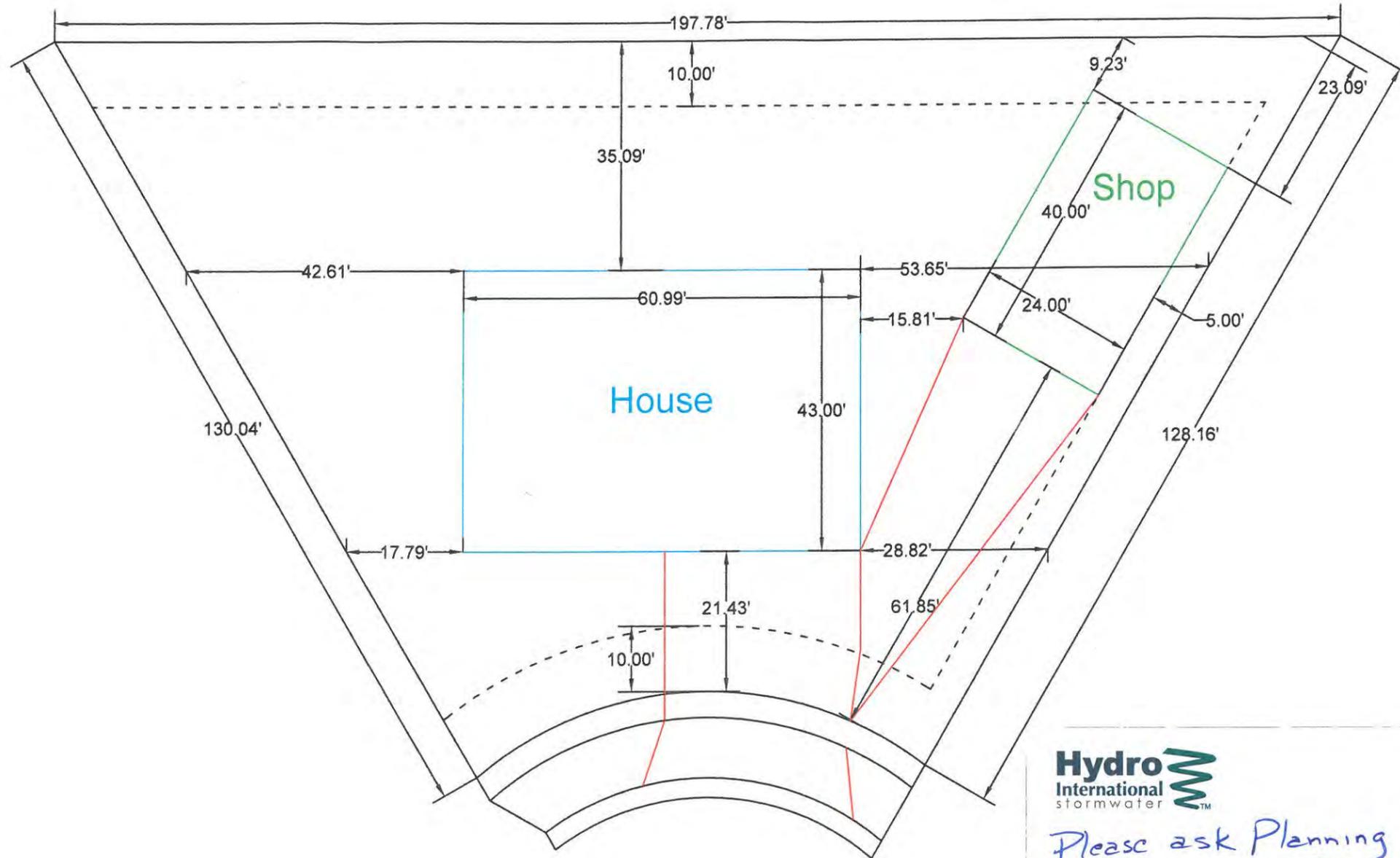
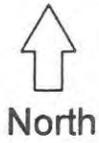
1. Vicinity Map
2. Site Plan
3. Narrative from Applicant

Applicable Ordinances

1. Title 11, Chapter 10 – Agriculture Zones

Farmington City





Notes:
 Dotted Lines are easements.
 all storm water and dirt will be kept on site during construction until final landscaping is done.
 street curb and gutter will be inspected and cleaned of all mud and dirt at the end of every day.
 concrete washout will be inside of shop building.



Please ask Planning Commission to Consider Shop in side yard.
 Easements to be vacated.
 Ken
 12-2-16

www.hydro-international.biz

A	HOUSE AND GARAGE DETAILS.	MJ	11/30/16
REV:	DESCRIPTION:	BY:	DATE:
STATUS: CONSTRUCTION ISSUE			
CLIENT: Troy Wasserman 734W 2000W FARMINGTON, UT PLOT 214			
DRAFTSMAN: Javelin Inspection 3733 ROSE SPRINGS ROAD ERDA, UT			
SITE: 734 W 2000W FARMINGTON, UT PLOT 214 Spring creek Estate 2			
TITLE: PLOT DETAILS FOR NEW CONSTRUCTION			
SCALE AT AS: 1"=20'	DATE: 11/30/16	DRAWN: MJ	CHECKED: MJ
PROJECT NO: 24567	DRAWING NO: A3/248	REVISION: A	

I Troy Wasserman is wanting to have a pole barn built on the north east corner of my lot (734n. 2000w. Farmington) so I can store my motorhome in out of the weather. Size of barn will be 24'x40'.

Thank you

Troy Wasserman.



ILLUSTRATIVE PLAN

1 DECEMBER 2016
NORTH STATION MASTER PLAN | FARMINGTON, UTAH

PLANNING COMMISSION & CITY COUNCIL MEETING SCHEDULES - DRAFT

2017

January							February							March							April						
S	M	T	W	Th	F	S	S	M	T	W	Th	F	S	S	M	T	W	Th	F	S	S	M	T	W	Th	F	S
1	2	3	4	5	6	7				1	2	3	4				1	2	3	4							1
8	9	10	11	12	13	14	5	6	7	8	9	10	11	5	6	7	8	9	10	11	2	3	4	5	6	7	8
15	16	17	18	19	20	21	12	13	14	15	16	17	18	12	13	14	15	16	17	18	9	10	11	12	13	14	15
22	23	24	25	26	27	28	19	20	21	22	23	24	25	19	20	21	22	23	24	25	16	17	18	19	20	21	22
29	30	31					26	27	28					26	27	28	29	30	31	23	24	25	26	27	28	29	
																					30						

May							June							July							August						
S	M	T	W	Th	F	S	S	M	T	W	Th	F	S	S	M	T	W	Th	F	S	S	M	T	W	Th	F	S
	1	2	3	4	5	6					1	2	3							1			1	2	3	4	5
7	8	9	10	11	12	13	4	5	6	7	8	9	10	2	3	4	5	6	7	8	6	7	8	9	10	11	12
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28	29	30	31				25	26	27	28	29	30	23	24	25	26	27	28	29	27	28	29	30	31			
													30	31													

September							October							November							December						
S	M	T	W	Th	F	S	S	M	T	W	Th	F	S	S	M	T	W	Th	F	S	S	M	T	W	Th	F	S
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24	25	26	27	28	29	30	29	30	31					26	27	28	29	30	24	25	26	27	28	29	30		
																			31								

 CITY COUNCIL

 PLANNING COMMISSION

 HOLIDAY