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

FARMINGTON CITY COUNCIL MEETING
NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, August 18, 2015, 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 Zone Text Amendment for Open Space in PUDS and Other Subdivisions

NEW BUSINESS:

7:10 Canvass of Primary Election Results

7:15 Amendment to Consolidated Fee Schedule Relating to Proposed Fees for Baseball/Softball Program

SUMMARY ACTION:

7:20 Minute Motion Approving Summary Action List

1. Public Improvements Reimbursement Agreement with Davis School District for Portions of 1100 West
2. Miller Meadows Conservation Subdivision Phase VI Final Plat
3. Farmington Park Conservation Subdivision Phase II Final Plat
4. Ratification of Approval of the Storm Water Bond Log
5. Surplus Property
6. Approval of Minutes from City Council dated August 4, 2015

GOVERNING BODY REPORTS:

8:05 City Manager Reports

1. Executive Summary for Planning Commission held August 6, 2015
2. Building Activity Report for July
3. Fire Monthly Activity Report for July

8:10 Mayor Talbot & City Council Reports

1. Letter from Resident

ADJOURN

CLOSED SESSION

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

DATED this 13th day of August, 2015.

FARMINGTON CITY CORPORATION

By: _____
Heidi Bouck, Deputy City Recorder

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

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

CITY COUNCIL AGENDA

For Council Meeting:
August 18, 2015

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

It is requested that City Councilmember Brigham Mellor give the invocation to the meeting and it is requested that City Mayor Jim Talbot lead the audience in the Pledge of Allegiance.

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

CITY COUNCIL AGENDA

For Council Meeting:
August 18, 2015

PUBLIC HEARING: **Zone Text Amendment for Open Space in PUDS and Other Subdivisions**

ACTION TO BE CONSIDERED:

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

GENERAL INFORMATION:

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

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

FARMINGTON CITY

HISTORIC BEGINNINGS · 1847

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: August 18, 2015

SUBJECT: **ZONE TEXT AMENDMENT FOR OPEN SPACE IN PUDS AND OTHER SUBDIVISIONS**

RECOMMENDATION

1. Hold a public hearing.

2. Move that the City Council approve the enclosed ordinance as recommended by the Planning Commission amending Chapters 27 and 28 of the Zoning Ordinances as set forth therein.

Findings

1. One of the premises of a PUD, is that sometimes conventional lot size dimensions do not always make sense; hence, for this and other reasons, the ordinance allows deviations from the standards of the underlying zone, but even for small adjustments the same open space thresholds are required for all PUDs large or small. The proposed text change allows for more flexibility for small developments.
2. Deviations from the standards of the underlying zone may be appropriate for small infill parcels; however, the resulting open space required for such is often too small without much utility.
3. Nor does it make sense to establish an HOA for these situations. The proposed waiver offers greater flexibility to the owner of a small property.
4. The waiver is limited to single family detached dwellings on properties one acre or less in size, and only at the sole discretion of the city as a legislative act.
5. From time to time a TDR may make sense for conventional subdivisions. The same is true for PUDs. This additional tool, at the sole discretion of the city as part of the legislative process, provides greater flexibility to the property owner and the City.
6. Boundary adjustments regarding lots within PUDs and open space outside the PUD are not uncommon. The waiver helps to facilitate these situations when they arise.

160 S MAIN · P.O. BOX 160 · FARMINGTON, UT 84025
PHONE (801) 451-2383 · FAX (801) 451-2747
www.farmington.utah.gov

BACKGROUND

The findings following the suggested motion below demonstrate the need for the proposed text amendments. The following two recent subdivision proposals provide actual situations that may benefit from the City's request to amend its ordinance and may be indicative of similar situations that may occur in the future.

Farmington Creek Estates Phase III PUD. The Farmington Creek Estates Phase III PUD was recorded years ago. At that time the City obtained a 20' wide strip of land next to what was then the D.R.G. & W. Rail Road right-of-way in hopes of providing a trail connection from 500 South to Glovers Lane. Concurrently the developer set aside land for a small 0.75 acre neighborhood park on the east side of Country Lane next to the trail r.o.w. A short time later UTA acquired the rail road r.o.w. and announced plans for a rails to trails project, which meant that the City's 20 foot wide strip of property which is difficult to access and to maintain, was no longer needed. Subsequently, abutting property owners have asked that the City convey this land to them. Also; after the plat was recorded the City started assembling land some 2,000 feet to the north of the PUD via the UTA trail r.o.w. for a future regional park and no longer felt a need to establish a neighborhood park at this location. The developer held onto the property for a while and then deeded it to the HOA. Property owners within the PUD were unaware that an HOA even existed and often wondered what could be done to rectify problems associated with the maintenance of the property.

In May of this year, property owners within the PUD and Farmington City entered into a memorandum of understanding whereby the City agreed to deed the 20 foot strip of land to the owners, and the HOA agreed to deed a portion of the neighborhood park property to an adjacent owner and remaining portions of this parcel to the City for purposes of establishing a building lot. Notwithstanding the forgoing, the Zoning Ordinance requires that 10% of the property within a PUD must be set aside as open space. And unless the City amends its ordinance, the aforementioned land transactions constitute a violation of the same.

May Subdivision/PUD. Jared May desires to create a three lot subdivision on the southeast corner of Compton Road and 1000 North Street. An historic home is currently situated on the site. A yield plan for the property demonstrated the possibility of establishing three lots at this location. Nevertheless, a deviation from standards of the underlying zone is desirable in order to better orient the lots to the street, and this only possible as a PUD. In lieu of the 10% open space requirement, the ordinance allows the City to consider the preservation of an on-site historic building. Mr. May appeared before the Planning Commission with a proposal to preserve an existing accessory building, but the Commission determined that the structure was not historic and recommended denial of his schematic plan. The City Council agreed with the Planning Commission regarding the historical nature of the structure, but approved the 3 lot schematic plan and directed staff to help the applicant find a way to meet the 10% requirement.

Supplementary Information

1. Enabling Ordinance
2. Farmington Creek Estates Phase III TDR and Boundary Adjustment proposal.
3. Jared May Subdivision proposal.

Applicable Ordinances

1. Title 11, Chapter 10—Agriculture Zones
2. Title 11, Chapter 11—Single Family Residential Zones
3. Title 11, Chapter 12---Conservation Subdivision Development Standards

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager

FARMINGTON, UTAH

ORDINANCE NO. 2015 -

AN ORDINANCE AMENDING CHAPTERS 27 and 28 OF THE ZONING ORDINANCE REGARDING TRANSFER OF DEVELOPMENT RIGHT (TDR), WAIVER, AND OTHER OPEN SPACE OPTIONS IN PLANNED UNIT DEVELOPMENTS (PUDs), AND OTHER RELATED MISCELLANEOUS CHANGES (ZT-10-15).

WHEREAS, the Planning Commission has held public hearings in which the proposed text amendments to Chapters 27 and 28 of the Zoning Ordinance were thoroughly reviewed and the Planning Commission recommended that these changes be approved by the City Council; and

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

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

Section 1. Amendment. Sections 11-27-120(g) and 11-28-240 of Title 11 (The Zoning Ordinance) of the Farmington City Municipal Code are hereby amended to read in their entirety as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

Section 2. Enactment. Section 11-27-155 of Title 11 (The Zoning Ordinance) of the Farmington City Municipal Code is hereby enacted to read in its entirety as set forth in Exhibit "A".

Section 3. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 18th day of August, 2015.

FARMINGTON CITY

_____
H. James Talbot, Mayor

ATTEST:

_____
Holly Gadd, City Recorder

EXHIBIT "A"

CHAPTER 27

PLANNED UNIT DEVELOPMENT (PUD)

11-27-010 Purpose.
11-27-020 Definition.
11-27-030 Combination with Residential Zones.
11-27-040 Designation on the Official Map.
11-27-050 Pre-Application Conference.
11-27-060 Preliminary (PUD) M1aster Plan.
11-27-070 Preliminary (PUD) Master Plan Review by Planning Commission.
11-27-080 City Council Action on Preliminary (PUD) Master Plan.
11-27-090 Final (PUD) Master Plan.
11-27-100 Final (PUD) Master Plan Review by Planning Commission.
11-27-110 Final (PUD) Master Plan Review by the City Council.
11-27-120 Standards and Requirements.
11-27-130 Permanent Protection of Planned Unit Development Open Space.
11-27-140 Performance Bond and Guarantee of Improvements.
11-27-150 Covenants and Restrictions.
11-27-155 Waiver.
11-27-160 Time Limit.

11-27-120 Standards and Requirements.

(g) Open Space.

(1) Open Space. Every Planned Unit Development shall provide usable common open space, accessible to all lots or units, of not less that 10 percent of the net area (gross area less constrained or sensitive lands), in single-family Planned Unit Developments (see chart below) and 30 percent in multi-family Planned Unit Developments. (Open space requirements in a mixed single-family, multi-family Planned Unit Development shall be computed as a weighted average.) No streets, driveways, parking areas, yard areas typically used for individual structures or areas with slopes greater than 30 percent, wetlands or other constrained lands may be included in the computation of the required open space unless the Planning Commission determines that certain constrained, i.e., rock out croppings, etc., qualify as unimproved open space in order to enhance the character and function of open space with the development. Playgrounds, parks, swimming pools and related amenities, tennis courts and similar bona fide recreation buildings and facilities and trailway system land may be considered part of the usable common open space. ~~The City, at its sole discretion, may consider preservation of an on-site building or structure eligible, or that may be eligible, for the National Register of Historic Places in lieu of the 10 percent open space requirement or portion thereof.~~

SINGLE FAMILY - ALL ZONES Open Space and Character Incentive Multiplier

Required Open Space (Net Area)	Open Space Increase (Net Area)	Total Open Space	Open Space Incentive Multiplier	Design/ Character Incentive Multiplier	Total Incentive Multiplier Allowed
If improved					
10 %	0 - 10 %	20 %	0 - 20 %	0 - 5 %	20 %
If unimproved					
10 %	0 - 5 %	15 %	0 - 10 %	0 - 5 %	15 %

(2) Open Space Alternatives. The City, as a legislative action concurrent with the consideration of a PUD and at its sole discretion, may enact one or all of the following alternatives in lieu of the required open space set forth herein

(i) Historic Preservation. The City, at its sole discretion, may consider preservation of an on-site building or structure eligible, or that may be eligible, for the National Register of Historic Places in lieu of the 10 percent open space requirement or portion thereof.

(ii) Transfer of Development Right (TDR). A TDR lot may replace all or a portion of the 10 percent open space requirement consistent with the standards contained elsewhere in this Title.

(iii) Waiver. The City may waive all or a portion of the 10 percent open space requirement consistent the standards set forth in this Chapter. Any development receiving a waiver shall not qualify for a density bonus.

11-27-155 Waiver.

Subject to the provisions set forth herein, for single family detached residential PUDs, or boundary adjustments related to a single family detached residential PUD, equal to or less than one (1) acre size, any provision of this Chapter may be waived by the City upon a vote of not less than four (4) members of the City Council. Such waiver(s) shall be granted by ordinance and only in limited circumstances as deemed appropriate and necessary by the City Council. No waiver shall be granted absent a finding of good cause based upon specific special circumstances attached to the property. No waiver should be granted that would be contrary to the public interest or contrary to the underlying intent of this Chapter. Any waiver of the required minimum conservation land dedication shall require comparable compensation, off-site improvements, amenities or other consideration of comparable size, quality and/or value.

11-28-240 Transfer of Development Rights/Lots. (TDR)

(a) Transfer Lots. Property proposed for conservation land and constrained and sensitive land, common area, or subdivisions using an alternative lot size, if located in a designated receiving zone, may be replaced by one, or more than one, "Transfer Lot". A Transfer Lot is a lot that could have been developed elsewhere in the City, but instead is platted in the place of proposed conservation land, common area, or subdivisions using an alternative lot size, and where money paid to the owner of property located in a designated sending zone by a developer to transfer the lot, and increase the overall residential density of his project. Such lots

shall be known and referred to as "Transfer Lots" and must be approved by the City in conjunction with subdivision approval. A Transfer Lot is not the result of a waiver set forth in this Chapter.

(b) Sole Discretion. The City has the sole authority to designate sending and receiving zones where such transfer lots are used and may do so by resolution

(c) Any sending zone parcel once a transfer lot density right is taken off the sending zone parcel loses the associated density right unless a future city council decision approves an up zoning to the sending zone parcel.

(d) Minimum Transfer Lot Size and Dimensional Standards. The minimum acreage required for any Transfer Lot replacing conservation land, common area, or subdivisions using an alternative lot size shall be determined in accordance with the applicable and respective Chapter and Section set forth in this Title, including, but limited to, the development ~~incentive~~ chart ~~(option two)~~ and dimensional standards provided in Section 11-12-090, PUD standards in Chapter 27, and lot and setback standards in Sections 11-10-040 and 11-11-050.

(e) Any cash payment which results from an agreement regarding a Transfer Lot shall be set aside for the acquisition or improvement of open space and/or park land only, and not for any other use.

(f) The open space acquired involving a Transfer Lot shall be in proximity to the receiving area for said Lot base on the service area or nature of the open space acquired. The service area, whether it is related to a regional facility, community parks, a neighborhood park, etc., shall be determined as set forth in the General Plan

(g) If open space realized in whole or in part by a Transfer lot is moved to another location, transfer lot density rights must be recalculated based upon the characteristics of the new sending zone parcel and in consideration on what as already been transferred to the previous location.

(h) For larger conservation subdivisions or PUDs greater than 20 acres in size, ten percent of the land must remain as open space and cannot be used by Transfer Lots.

(i) Agreement. A Transfer Lot must be approved by development agreement between the City and the respective owners, acceptable to and at the sole discretion of the City. The development agreement shall be recorded prior to or contemporaneous with the recording of the final plat which contains the Transfer Lot, and the agreement may include, but not be limited to, the following:

(1) Anticipated value of the Transfer Lot to be paid from the receiving lot owner to the sending lot owner;

(2) Method of payment for the transfer lot(s) value and when the payment is to be made;

(3) Cost of improvements, including design costs, and the timing of construction;

(4) Other costs such as City fees and finance costs, and the timing of the paying thereof;

(5) Land cost total to be paid to the owner and when this payment to the owner will be made; and

(6) Developer profit percentage.

Balling Engineering
(801) 295-7237 Centerville, Utah

Farmington Creek Estates Phase III Planned Unit Development Third Amendment

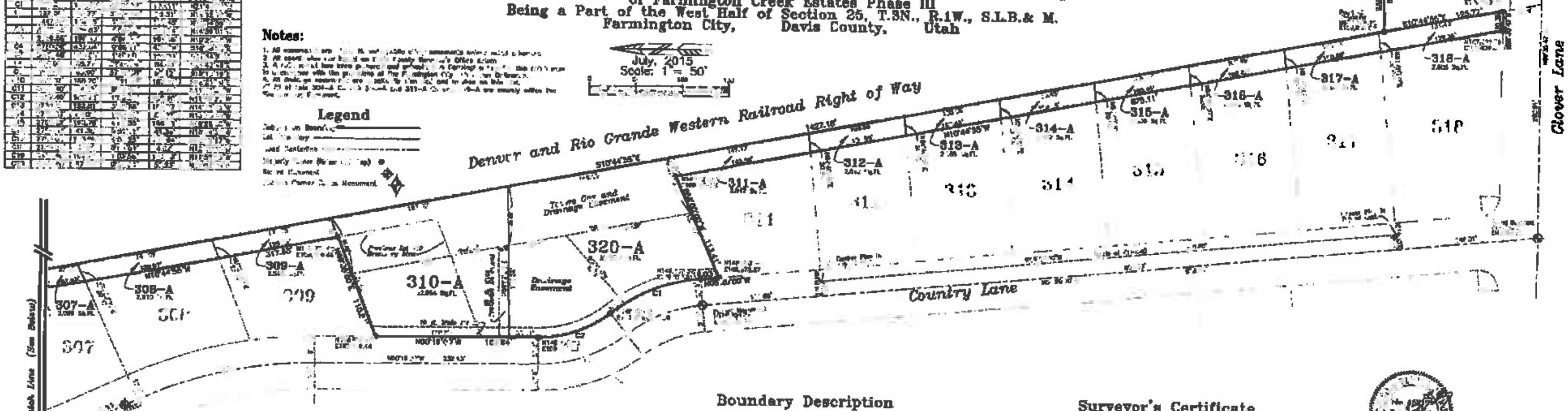
Including an Amendment of the Former Lots 310, and Parcels #1 and #2 of Farmington Creek Estates Phase III
Being a Part of the West Half of Section 25, T.3N., R.1W., S.L.B.& M.
Farmington City, Davis County, Utah

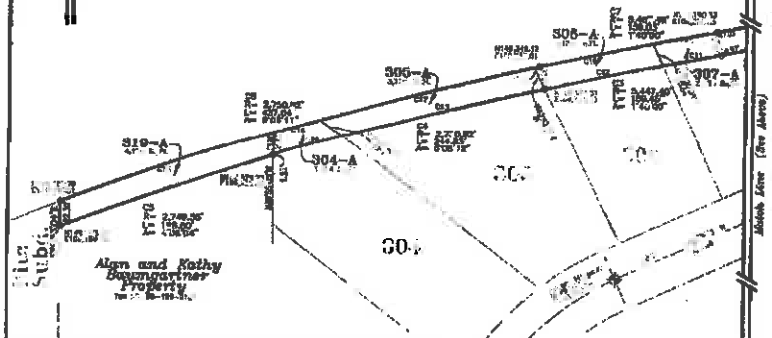
July, 2015
Scale: 1" = 50'

Curve Information

Notes:

Legend





Boundary Description

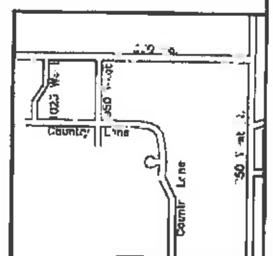
Surveyor's Certificate

July 20th, 2015

Date

Owner's Dedication

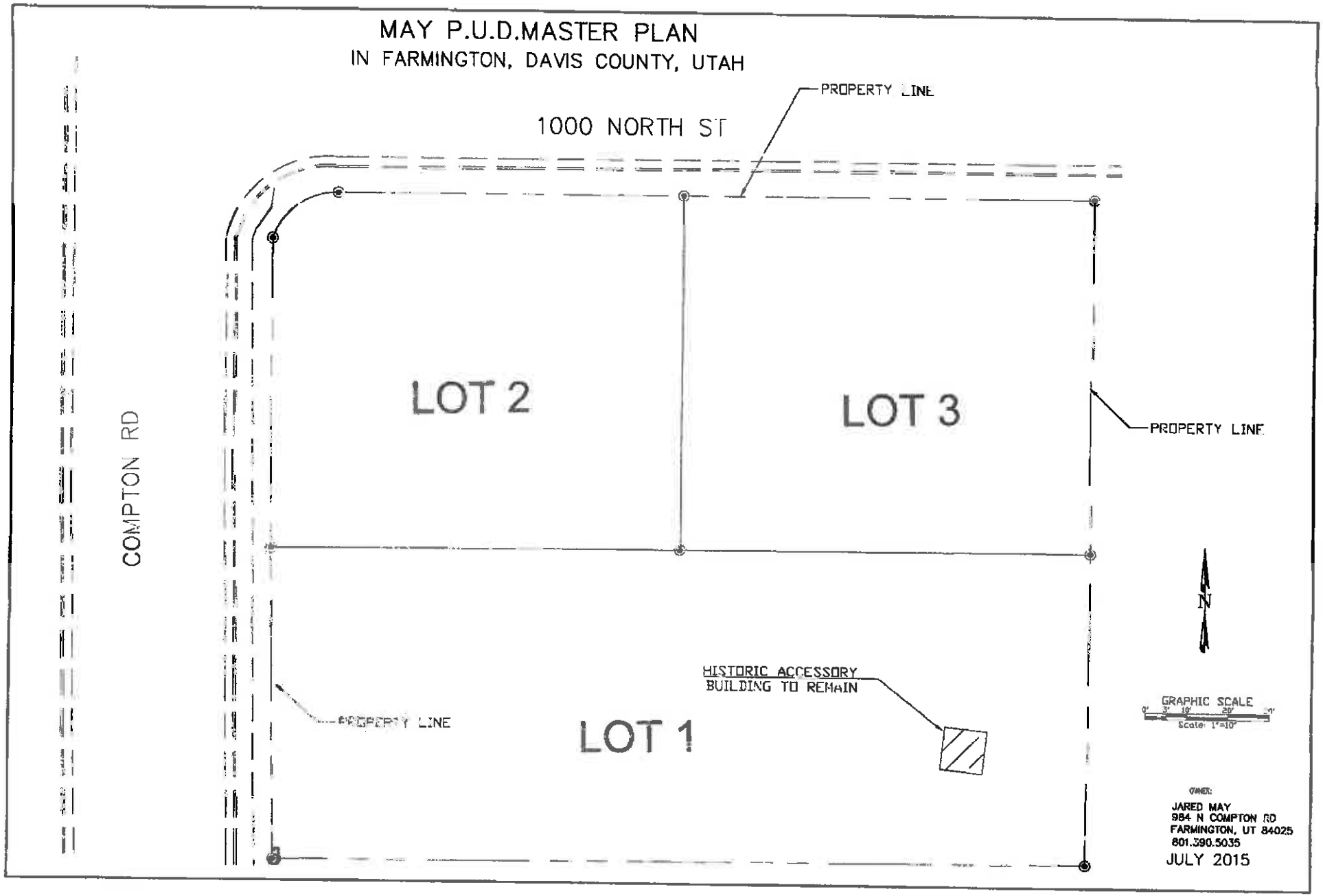
Acknowledgement



Vicinity Map

Farmington City Attorney's Approval	Farmington City Engineer's Approval	Farmington City Council Approval	Farmington City Planning Commission Approval	Davis County Recorder

MAY P.U.D.MASTER PLAN
IN FARMINGTON, DAVIS COUNTY, UTAH



OWNER:
JARED MAY
984 N COMPTON RD
FARMINGTON, UT 84025
801.390.5035

JULY 2015

CITY COUNCIL AGENDA

For Council Meeting:
August 18, 2015

SUBJECT: Canvass for Primary Election Results

ACTION TO BE CONSIDERED:

By minute motion, approve the Farmington Primary Election results and sign the Board of Canvassers letter.

GENERAL INFORMATION:

Information will be delivered by County Election Officials

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

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Holly Gadd, City Recorder

Date: August 12, 2015

Subject: **CANVASS FOR PRIMARY ELECTION RESULTS**

RECOMMENDATION

By minute motion, approve the Farmington Primary Election results and sign the Board of Canvassers letter.

BACKGROUND

A Primary Election was held on August 11, 2015 to eliminate one (1) candidate for the four (4) year City Council position. The attached is the official election tabulation, which includes absentee ballots, vote-center ballots and valid provisional ballots.

Respectfully Submitted

Holly Gadd
City Recorder

Review & Concur

Dave Millheim
City Manager

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CITY COUNCIL AGENDA

For Council Meeting:
August 18, 2015

S U B J E C T: Parks & Rec Fee Structure and Proposed Baseball/Softball Program

ACTION TO BE CONSIDERED:

See enclosed staff report for recommendation

GENERAL INFORMATION:

See enclosed staff report prepared by Neil Miller, Parks and Recreation Director

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

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council

From: Neil Miller, Parks and Recreation Director

Date: August 4, 2015

Subject: **PARKS & REC FEE STRUCTURE AND PROPOSED BASEBALL/SOFTBALL PROGRAM**

RECOMMENDATION

1. To approve the adjustment of existing fees for suggested Parks & Rec activities and rentals
2. To approve recreation class fees to be determined on an individual bases, by the Parks & Rec Department
3. To approve the implementation of a city sponsored Baseball/Softball program, beginning spring 2016

BACKGROUND

1. In reviewing our activity and rental fees for various Recreation activities and rentals, it was realized the many fees have not been reviewed since 2007. The Parks & Staff carefully reviewed the cost and fees associated with each program. As expenditures increase for many of our programs it has become necessary to increase fees in order to remain cost effective and allow each program to thrive. See attached fee structure chart for details
2. The Parks & Rec staff is periodically approached by individuals proposing new recreation classes. When approached, staff needs to be able to determine what to charge for both the class (to participants) and what to pay each instructor to teach the class.
3. After several conversation, over the years, with the Mayor, City Council, residents and staff regarding a potential Baseball/Softball program, it was determined the need for a city sponsored program is upon us. See attached fee structure chart for details of the proposed program.

Respectfully Submitted,

Neil Miller,
Parks and Recreation Director

Review and Concur,

Keith Johnson,
Assistant City Manager

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List of Fees	Current Fees	Proposed Fees
Cemetery Fees		
Transfer of burial rights form on designated heir to another	$ 25.00	Same
Grave Marker Fees		
Flat Marker	$ 25.00	Same
Raised Markers	$ 150.00	Same
Sale of "Right to Burial"		
Residential Adult	$ 500.00	Same
Non-Residential Adult	$ 750.00	Same
Residential Child	$ 150.00	Same
Non-Residential Child	$ 175.00	Same
Burial Fees (Weekdays)		
Residential Adult	$ 250.00	Same
Non-Residential Adult	$ 400.00	Same
Residential Child	$ 100.00	Same
Non-Residential Child	$ 125.00	Same
Burial Fees (Weekends/Holidays)		
Residential Adult	$ 500.00	Same
Non-Residential Adult	$ 700.00	Same
Residential Child	$ 225.00	Same
Non-Residential Child	$ 300.00	Same
Disinterment Fees		
Residential Adult (limited to vaults only)	$ 350.00	Same
Non-Residential Adult (limited to vaults only)	$ 350.00	Same
Residential Child or Urn (adult or child)	$ 100.00	Same
Non-Residential Child or Urn (adult or child)	$ 100.00	Same
Re-purchase Price for the City's "Right to Burial		
Burial sites adjacent to each other or single site adjacent to another single burial site	$400/ burial site	Same
Single burial site	$ 100.00	Same
Parks & Recreation Facilities Use Fees **Last Changed 2013**		
Park Picnic Bowery's (Monday-Thursday)		
Deposit	$ 50.00	Same
Resident (per bowery)	$ 25.00	Same
Non-Resident (per bowery)	$ 50.00	Same
Woodland Grass Area (per Hour)	$ 25.00	Same
Park Picnic Bowery's (Friday - Sunday)		
Deposit	$ 50.00	Same
Resident (per bowery for the first 4 hours after the first 4 hours an additional $5 for each additional hour up to $65 is charged)	$ 25.00	Same
Non-Resident (per bowery for the first 4 hours after the first 4 hours an additional $10 for each additional hour up to $130 is charged)	$ 50.00	Same
Woodland Grass Area (per Hour)	$ 25.00	Same
**Deposits must be paid at the time of reservation. Cancellations shall not be made less than 7 days before the reservation date in order to obtain a full refund. Cancellations made with less than 7 days advance notice willforfeit all fees paid, with the exception of bad weatheror lightning storm.		
Special Use Permits **Last Changed 2013**		
Use of amplified sound	$25 per hour	Same
Band gourps*	$ 100.00	Same
Use of city athletic field lights	$25 per hour	Same
Electricity for Woodland Lawn area	$ 25.00	Same
Extra electricity for blow up toys and/or other amsement devices	$25 each	Same
Animal Show	$ 25.00	Same
Groups over 300 participants	$ 75.00	Same
Other special uses that may adversely affect neighboring proper		

List of Fees

	Current Fees	Proposed Fees
Community Art Center Rental Fees **Last Changed Prior to 2007**		
The Community center was reserved 221 tiems September 2014- to September 2015 of those 13 were reserved by city employees		
All fees (except additional classroom and sound for multi-purpose rooms) include Custodial/Building Supervisor Fees @ $15/hr.		
Deposits: (Refundable)		
Main Hall	$ 150.00	Same
Kitchen	$ 150.00	Same
Rental Fees:		
Main Hall (Reserved in 2 hour increments)		
Resident (Families, receptions, etc.)	$40/ hr	$50/ hr
Non-Resident	$115/ hr	$125/ hr
Commercial	$55/ hr	$65/ hr
Recitals	$55/ hr	$65/ hr
Non-profit Clubs (must be farmington based and 75% residents)	$55/ hr	$65/ hr
Organizations	$55/ hr	$65/ hr
City Employees	$25/ hr	Same
One Microphone CD and/or iPod hookup	$ 10.00	Same
Sound and Light Technician (Reserved in 2 hour increments)	$25/ hr	Same
Kitchen Only		
No charge if rented in conjunction with Main Hall		
Resident	$40/ hr	$50/ hr
Non-Resident	$80/ hr	$100/ hr
Classroom (Reserved in 2 hour increments)		
Resident	$10/ hr	$15/ hr
Non-Resident	$20/ hr	$25/ hr
Multi-Purpose Room (including kitchen)(Reserved in 2 hour increments)		
Resident	$25/ hr	$30/ hr
Non-Resident	$50/ hr	$55/ hr
City Employees	$10/ hr	Same
Additional Options		
Multi-Purpose room and Each additional Room		
Resident	$5/hr/room	Same
Non-Resident	$10/hr/room	Same
Sound in Multi-Purpose Room	$ 10.00	Same
Entire Basement With sound		
Resident	$40/hr	Same
Non-Resident	$80/ hr	Same
Ceramics room is not available		
Holiday Rental		
All holiday rentals are the same as standard rates except for Thanksgiving, Christmas Eve, Christmas Day, and New Year's Day		
Resident-Upstairs	$80/ hr	$100/ hr
Resident-Basement	$65/ hr	$75/ hr
Non-Resident- Upstairs	$155/ hr	$175/ hr
Non-Resident- Basement	$90/ hr	$100/ hr
Custodial/Site Supervisor fee for the above holidays	$50/ hr	Same
Community Arts Center Cancellation Fee		
If a resident Cancels a reservation previously scheduled for use of the Community Arts Center within the 30-day period prior to the scheduled event, a cancellation fee will be charged.		
Cancellation Fee will be	$ 50.00	Same
Farmington Municipal Pool		
General Admission **Last Raised Fees Prior to 2008**		
Daily General Admission	$ 3.50	$ 4.00
Youth (3 and Under)	Free	Same

List of Fees

	Current Fees	Proposed Fees
Senior Citizens (65 & Older)	$ 2.50	$ 3.00
After 5 pm	$ 2.50	$ 3.00
Lap Swim/Water Aerobics **Last Raised Fees Prior to 2008**		
Admission	$ 2.50	$ 3.00
Punch Passes **Last Raised Fees Prior to 2008**		
Open Swim Punch Pass 20 Punches (Resident)	$ 54.00	$ 64.00
Open Swim Punch Pass 20 Punches (Non-Resident)	$ 60.00	$ 70.00
Open Swim Punch Pass20 Punches Seniors	$ 40.00	$ 50.00
Lap Swim Punch Pass 20 Punches (Resident)	$ 35.00	$ 45.00
Lap Swim Punch Pass 20 Punches (Non-Resident)	$ 40.00	$ 50.00
20 Punches- City Employees, Full-time, permanent part-time, including fire fighters and elected officials	$ 30.00	$ 30.00
Season Passes **Last Raised Fees Prior to 2008**		
Resident Individual	$ 50.00	Same
Non-Resident Individual	$ 75.00	Same
Family pass up to five family members for each additional member over the five members is an additional $10. Family meaning Immiedate living with in the same household.		
Resident Family Early Bird (until the first Friday of may)	$ 125.00	Same
Resident Family Pass (After the first working Friday of May)	$ 150.00	Same
Non-Residents Family	$ 175.00	Same
Employee Family Pass	$ 25.00	Same
Pool Rental Fee The pool was reserved 78 out of 87 days this summer **Last Raised Fees 2008**		
Resident	$ 300.00	$ 350.00
Non-Resident	$ 400.00	$ 450.00
Scout Swim Metit Badge **Last Raised Fees 2008**		
Resident	$ 5.00	$ 10.00
Non Resident	$ 10.00	$ 15.00
Group Swim Lessons **Last Raised Fees 2014**		
Residents	$ 32.00	Same
Non-Residents	$ 37.00	Same
Private Swim Lessons **Last Raised Fees 2009**		
Residents	$ 56.00	Same
Non-Residents	$ 60.00	Same
Private swim lessons are for up to 2 participants within immediate Family. Private lessons are taught during open swim.		
Farmington City Gym		
Daily General Admission	N/A	
Senior Citizens (65 & Older)	N/A	
20 Punch Pass		
Resident	N/A	
Non-Resident	N/A	
Senior Citizens (65 & Older)	N/A	
Month Pass (Individual)		
Resident	N/A	
Non-Resident	N/A	
Senior Citizens (65 & Older)	N/A	
Month Pass (Family)		
Resident	N/A	
Non-Resident	N/A	
Senior Citizens (65 & Older)	N/A	
Year Pass (Individual)		
Resident	N/A	
Non-Resident	N/A	
Senior Citizens (65 & Older)	N/A	
Year Pass (Family)		
Resident	N/A	
Non-Resident	N/A	

List of Fees

	Current Fees	Proposed Fees
Recreation Activities		
Soccer **Last Changed Fees 2010**		
One Season		
Resident	$ 30.00	Same
Non-Resident	$ 40.00	Same
Two Seasons		
Resident	$ 54.00	Same
Non-Resident	$ 64.00	Same
Adult Co-ed Soccer (Team Regstration)		
Resident	$ 325.00	$ 350.00
Non-Resident	$ 325.00	$ 350.00
Tennis Lessons		
Resident	$ 35.00	Same
Non-Resident	$ 45.00	Same
Archery		
Resident	$ 30.00	Same
Non-Resident	$ 40.00	Same
Football (Deposit + Fee) **Last Raised Fees 2015**		
Equipment Deposit (Deposit is Refundable)	$ 50.00	Same
Resident	$ 125.00	Same
Non-Resident	$ 160.00	Same
Volleyball Clinic		
Kindergarten-5th grade		
Resident	$ 25.00	Same
Non-Resident	$ 30.00	Same
6th grade - 9th grade		
Resident	$ 50.00	Same
Non-Resident	$ 55.00	Same
Volleyball League **Last Changes Fees 2009**		
Resident	$ 25.00	$ 30.00
Non-Resident	$ 30.00	$ 35.00
Jr. Jazz **Last Raised Fees 2013**		
Kindergarten - 2nd Grade		
Resident	$ 45.00	$ 50.00
Non-Resident	$ 55.00	$ 60.00
3rd - 6th Grade		
Resident	$ 50.00	$ 55.00
Non-Resident	$ 65.00	$ 70.00
7th - 12th Grade		
Resident	$ 55.00	$ 55.00
Non-Resident	$ 75.00	$ 70.00
Team Registration		
Resident	$ 375.00	Same
Non-Resident	$ 375.00	Same
Men's Basketball		
Resident	$ 390.00	
Non-Resident	$ 390.00	
Adaptave Jr. Jazz		
Resident	$ 25.00	Same
Non-Resident	$ 25.00	$ 30.00
Recreation Classes		
Fees to be determined on an individual class basis by the Parks & Recreation Department. Setting of those fees are herein authorized by the Farmington City Council.		
Baseball		
T-ball 4 & 5 year olds		
Resident	N/A	$ 40.00
Non-Resident	N/A	$ 55.00
Shetland 6 year olds		
Resident	N/A	$ 50.00

List of Fees	Current Fees	Proposed Fees
Non-Resident	N/A	$ 65.00
Pinto 7 & 8 year olds		
Resident	N/A	$ 50.00
Non-Resident	N/A	$ 65.00
Mustang 9&10 year olds		
Resident	N/A	$ 55.00
Non-Resident	N/A	$ 70.00
Bronco 11 & 12 year olds		
Resident	N/A	$ 70.00
Non-Resident	N/A	$ 85.00
Colt 15-18 year olds		
Resident	N/A	$ 80.00
Non-Resident	N/A	$ 95.00
Softball		
5 year old T-ball		
Resident	N/A	$ 40.00
Non-Resident	N/A	$ 55.00
6 year old- Coach Pitch		
Resident	N/A	$ 40.00
Non-Resident	N/A	$ 55.00
8 & Under- Coach Pitch		
Resident	N/A	$ 50.00
Non-Resident	N/A	$ 65.00
10 & Under- Real softball with a twist		
Resident	N/A	$ 55.00
Non-Resident	N/A	$ 70.00
12 & Under- Fast Pitch		
Resident	N/A	$ 65.00
Non-Resident	N/A	$ 80.00
Fast Pitch Jr. High		
Resident	N/A	$ 65.00
Non-Resident	N/A	$ 80.00
Flag Football		
Resident	N/A	N/A
Non-Resident	N/A	N/A
Arts & Special Events		
Youth Theater		
Deposit (Parent Voulenteer Deposit Refundable if voulenteer hours are completed)	$ 75.00	Same
Resident	$ 15.00	Same
Non-Resident	$ 25.00	Same
Tickets in advance	$ 5.00	$ 6.00
Tickets at the door	$ 6.00	$ 7.00
Miss Farmington Orientation		
Resident	$ 35.00	$ 40.00
Summer Theather		
Deposit 17 & under (if a parent is not also participating) (Parent Voulenteer Deposit Refundable if voulenteer hours are completed)	$ 75.00	Same
Resident	$ 15.00	Same
Non-Resident	$ 25.00	Same
Tickets in advance	$ 5.00	$ 6.00
Tickets at the door	$ 6.00	$ 7.00
Dinner Theater		
Tickets in advance	$ 18.00	$ 20.00
Special Events		
Fees to be determined on an individual event basis by the Parks & Recreation Department. Setting of those fees are herein authorized by the Farmington City Council.		

Baseball Compairson

Age Group	FABAL	Kaysville	Centerville	Layton	Clinton
3	$ 60.00		$ 50.00		$ 50.00
4	$ 60.00		$ 50.00	$ 25.00	$ 50.00
5	$ 70.00	$ 40.00	$ 60.00	$ 30.00	$ 50.00
6	$ 70.00	$ 40.00	$ 60.00	$ 30.00	$ 50.00
7-8	$ 80.00	$ 50.00	$ 75.00	$ 40.00	$ 50.00
9-10	$ 90.00	$ 55.00	$ 80.00	$ 40.00	$ 50.00
11-12	$ 90.00	$ 70.00	$ 80.00	$ 45.00	$ 50.00
13-14	$ 120.00	$ 70.00	$ 100.00	$ 45.00	$ 50.00
15-18	$ 120.00	$ 70.00			
Com team				$ 400.00	$ 400.00

Softball Compairson

Age Group	FABAL	Kaysville	Centerville	Layton	Clinton
T-ball 5	N/A	$ 40.00	N/A	$ 30.00	$ 50.00
Coach Pitch 6	N/A	$ 40.00	N/A	$ 30.00	$ 50.00
Coach Pitch 8U	N/A	$ 50.00	N/A	$ 40.00	$ 50.00
Fast Pitch 10U	N/A	$ 55.00	N/A	$ 40.00	$ 50.00
Fast Pitch 12U	N/A	$ 70.00	N/A	$ 40.00	$ 50.00
Fast Pitch Jr. High	N/A	$ 70.00	N/A	$ 45.00	$ 50.00

CITY COUNCIL AGENDA

For Council Meeting:
August 18, 2015

SUBJECT: Minute Motion Approving Summary Action List

1. Public Improvements Reimbursement Agreement with Davis School District for Portions of 1100 West
2. Miller Meadows Conservation Subdivision Phase VI Final Plat
3. Farmington Park Conservation Subdivision Phase II Final Plat
4. Ratification of Approval of the Storm Water Bond Log
5. Surplus Property
6. Approval of Minutes from City Council dated August 4, 2015

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Dave Millheim, City Manager

Date: August 6, 2015

SUBJECT: **PUBLIC IMPROVEMENTS REIMBURSEMENT AGREEMENT WITH DAVIS SCHOOL DISTRICT FOR PORTIONS OF 1100 WEST**

RECOMMENDATION

By minute motion, authorize the Mayor to execute the attached agreement with the Davis School District for the sharing and reimbursement of project and system improvement costs along 1100 West.

BACKGROUND

A new elementary school is being constructed along 1100 West which needs better access to keep the school traffic from adversely affecting the abutting neighborhoods. The School District is willing to pay for and construct the needed public improvements along 1100 West to address the transportation challenge. Some of these costs are system improvements which are the responsibility of the City. The City was not prepared to advance those costs consistent with the construction of the school. This agreement allows all the improvements to be built at once, thus lowering some costs, and the City will pay back the School District over a three year period for the City portion of the costs.

It should be noted the City and School District still do not have agreement with Davis County for the cost sharing of the culvert costs across Farmington Creek at 1100 West. This is going to be very problematic to the transportation headaches caused by the school opening if not resolved no later than a few weeks from now. The City and School District have verbally agreed to a cost sharing formula for those costs but the County is refusing to participate even though the culvert is their responsibility.

Respectfully Submitted

Dave Millheim
City Manager

160 S MAIN · P.O. BOX 160 · FARMINGTON, UT 84025
PHONE (801) 451-2383 · FAX (801) 451-2747
www.farmington.utah.gov

PUBLIC IMPROVEMENTS
REIMBURSEMENT AGREEMENT

THIS AGREEMENT is made and entered into as of the ___ day of August, 2015, by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the "City," and the **DAVIS SCHOOL DISTRICT,** a local school district, hereinafter referred to as the "DSD."

RECITALS:

WHEREAS, the DSD is developing a new elementary school within the City on 1100 West in the City, referred to as Elementary School #61; and

WHEREAS, Elementary School # 61 needs public access off of 1100 West (portions of which are not yet built) to mitigate transportation impacts to the local area the school will serve; and

WHEREAS, other public improvements including but not limited to storm drainage will need to be constructed on those portions of 1100 West not currently built, a portion of which will qualify for reimbursement, or credits, through funds collected from impact fees; and

WHEREAS, some of those infrastructure and transportation improvements would be considered system improvements which the City and/or future development would be required to construct at a yet to be determined date; and

WHEREAS, both the City and the DSD will save funds by doing the road and other improvement construction as one project, coordinating these public improvements, while the school contractor(s) are on site thus achieving a more functional road for school and community access and saving additional mobilization costs in the future; and

WHEREAS, the DSD is willing to front those construction costs to insure a timely construction with certain payback terms for the City portion of the system costs; and

WHEREAS, the parties wish to memorialize the terms of the reimbursement agreement associated with the construction and installation of the public improvements which qualify as system improvements.

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

1. **DSD Obligation for Site work**. DSD agrees for all onsite project and system public improvement costs associated with School #61 at their sole cost. On site improvements are those contained within the property owned by the DSD and those improvements on the public right of way immediately in front of School #61 along 1100 West and the

Farmington Park subdivision abutting 1100 West. These improvements include, but are not limited to earthwork, storm drainage, culinary water, irrigation water, asphalt paving and subgrade road base, site concrete for curb, gutter and sidewalk, SWPPP compliance, surveys, demo, signage, bonding, insurance, construction management fees and design drawings.

2. **Obligations for public improvements along 1100 West abutting the City Park property**. DSD and the City agree to split costs for the same improvements listed in the above paragraph on a formula basis as follows: thirty-six (36%) percent cost to the DSD and sixty-four (64%) percent cost to the City. The difference in the percentage formula cost split results from the City having to construct a larger portion of system improvements. Per Exhibit "A", it is estimated by the DSD contractor these costs would be $123,745 to the DSD and $211,458 to the City. These numbers are only estimates and do not include road design costs yet to be provided and which are considered shared costs under the terms of this agreement. In any case, the percentage formula split will be the controlling factor once all actual costs as identified above are received and paid for upon project completion.

3. **City Reimbursement of costs to DSD**. DSD hereby agrees to install and upfront all costs related to the system improvements for that portion of 1100 West described in paragraph #1 above. Once the project is completed and in warranty, the DSD will provide the City an invoice describing all associated project and system costs which the City is to reimburse the DSD. Farmington City hereby agrees to reimburse the DSD over a three year period in three equal installments. No interest will accrue to the reimbursement total. The first payment by the City to the DSD will be on August 1st of the year following when the final work is completed and invoiced to the City. Barring unforeseen construction delays, it is expected that first payment date will be August 1, 2016.

4. **Impact Fees Collected.** The City and the DSD acknowledge that other private parties may be paying impact fees for a portion of the said improvements and that the City may continue to collect such impact fees as private development occurs. Regardless of the pace of private development paying impact fees related to these said improvements, the City acknowledges that all said system improvement costs will be reimbursed to the DSD within the three year payment schedule described herein. Pursuant to City ordinance and as permitted by law, the City shall assess and collect impact fees on all development activities within the Property and development activities on those lands located throughout the City. The amount of the impact fees shall be determined by the City in its absolute and sole discretion.

5. **City Inspections.** No reimbursement shall be due hereunder to the DSD until:

    i. the project and system improvements described herein for which reimbursement is requested or credits given have been fully completed, inspected and approved by the City; and

    ii. until the provisions of this Agreement require such reimbursement and/or credits.

6. **Ownership and Maintenance**. Ownership of the project and system improvements which are subject of this Agreement as well as any other public improvements located along 1100 West shall be with the City after completion of construction of the same by the DSD and inspection and approval thereof by the City. Subject to any applicable warranty periods, the City will assume responsibility for maintenance, repair or replacement of the project and system public improvements once they are completed by the DSD and accepted by the City.

7. **Entire Agreement.** This Agreement contains the entire agreement and understanding of the parties with respect to reimbursement and/or credits to the DSD for easements, public project and system improvements and utilities, and supersedes all prior written or oral agreements, representations, promises, inducements or understandings between the parties with regard to any reimbursements and/or credits to DSD from the City.

8. **Binding Effect**. This Agreement shall be binding upon the parties hereto and their respective officers, employees, representatives, agents, members, successors, and assigns.

9. **Validity and Severability**. If any section, clause or portion of this Agreement is declared invalid by a court of competent jurisdiction for any reason, the remainder shall not be affected thereby and shall remain in full force and effect.

10. **Amendment**. This Agreement may be amended only in writing signed by the parties hereto.

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

"CITY"

ATTEST:

FARMINGTON CITY

By:_____
Mayor

City Recorder

ATTEST:

"DSD"

DAVIS SCHOOL DISTRICT

By: _____
Its: _____

CITY ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On the _____ day of _____, 2015, personally appeared before me H. James Talbot, who being by me duly sworn, did say that he is the Mayor of **FARMINGTON CITY**, a municipal corporation, and that said instrument was signed in behalf of the City by authority of its governing body and said Mayor acknowledged to me that the City executed the same.

_____
NOTARY PUBLIC

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On the _____ day of _____, 2015, personally appeared before me _____ _____ who being by me duly sworn did say that (s)he is the business manager of the **DAVIS SCHOOL DISTRICT** and is legally authorized to bind the DSD to the terms of this agreement and executed the same.

_____
NOTARY PUBLIC

EXHIBIT A

Improvement Component Cost Estimates not Including Design

1100 West Adjacent to Park (Cost Not Included in District/Hogan GMP

	Davis District	%	Farmington City	%	Totals
Earthwork	$ 50,513.00		$ 19,644.00		$ 70,157.00
Culinary Water			$ 65,455.00		$ 65,455.00
Irrigation Water			$ 57,539.00		$ 57,539.00
Asphalt Paving and Base	$ 51,730.00		$ 20,118.00		$ 71,848.00
Site Concrete (Curb, Gutter & S.Walk)			$ 20,198.00		$ 20,198.00
Subtotal	$ 102,243.00	36%	$ 182,954.00	64%	$ 285,197.00
SWPP, Survey, S. Demo, Signage	$ 18,490.00		$ 24,510.00		$ 43,000.00
Bond and Insurance	$ 1,571.00		$ 2,083.00		$ 3,654.00
CM Fee	$ 1,441.00		$ 1,911.00		$ 3,352.00
Subtotal	$ 123,745.00		$ 211,458.00		$ 335,203.00

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate City Planner

Date: August 7, 2015

SUBJECT: **MILLER MEADOWS CONSERVATION SUBDIVISION PHASE VI FINAL PLAT**
Applicant: **Brock Johnston – Rainey Homes**

RECOMMENDATION

Move that the City Council approve the enclosed Final Plat for the Miller Meadows Conservation Subdivision Phase 6 subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant continues to work with the City and other agencies to address any outstanding issues remaining with the Final Plat;
2. The applicant must ensure compliance to all Scenic Byway Overlay Zone Design Theme, Standards, and Guidelines as set forth in Chapter 41 of the Zoning Ordinance;
3. The applicant shall relinquish all water shares and permanently close the diversion gate of Steed Creek, and provide an affidavit to the City proving they have done so, prior to recordation of Final Plat;
4. The applicant shall continue to work with UDOT and staff to address any storm-water outstanding storm-water issues, and final approval by staff of this resolution must be granted prior to the scheduling of a precon meeting;
5. The applicant will provide a trail access easement through "Parcel A" and will dedicate that parcel to the City on the final plat at recordation.

Findings for Approval:

1. The proposed final plat is a continuation of an approved master planned subdivision.
2. The applicant has addressed most of the concerns raised by DRC, and those requirements that have not been met will be addressed prior to recordation, building permit, or city council approval.
3. The proposed Final Plat submittal is consistent with all necessary requirements for a Final Plat as found in Chapter 6 of the City's Subdivision Ordinance.
4. The proposed final plat is consistent with the approved preliminary plat and master plan for this overall subdivision, and is consistent with the conservation subdivision ordinance requirements at the time of preliminary plat approval.
5. The proposed final plat will resolve the storm-water issues with UDOT and close off the diversion channel for Steed Creek.

BACKGROUND

The Miller Meadows Subdivision Preliminary Plat was approved by the City some time ago and it has progressed in phases. In July of 2007, the Planning Commission and City Council approved the Miller Meadows Phase 4 Final, with the condition that the developers revise the phasing plan for the project. That was done, and there were to be a total of 7 phases when the project was complete. The applicant has since returned with a new Master Development Plan and received Schematic Plan approval from City Council on August 2, 2011 increasing the number of lots from 110 to 117 and eliminating the two easterly conservancy lots. With Schematic Plan approval, came an amendment to the Master Development Plan, hence, the applicant sought a new Preliminary Plat approval which the Planning Commission granted on August 25, 2011.

The applicant, Rainey Homes, is now requesting Final Plat approval for the Miller Meadows Phase 6 Conservation Subdivision consisting of 13 lots on 5.18 acres on property located at approximately 475 West 550 South. The development has been broken down into smaller phases and has changed the number of lots, layout and overall design of the project slightly. This plat is consistent with the overall schematic plan as well as the previously approved preliminary subdivision plat for the entire project within which these lots are located. The Street Tree Plan has also been submitted with the Final Plat as the City made a mistake in not obtaining that at Preliminary Plat approval.

The applicant has encountered some issues dealing with storm-water and water shares for the property. As part of the earlier phases, the applicant built a regional detention basin that was designed to hold far more capacity than he needed. However, as part of the UDOT project for Legacy Parkway, UDOT has been using this facility and the required pipe size and detention basin may be sized too small with this additional storm-water conveyance. The applicant, together with city staff have been working with UDOT to arrive at a solution to this problem. At the time of this writing, the solution was still being worked out, however, staff is confident that this will be resolved prior to recordation of the plat, but has been included as a condition for approval.

Similarly, the Rigby family, who are the original land owners for this property, historically owned water shares because they flood irrigated the property. Steed Creek has a diversion channel on the eastside of the freeway, and this diversion channel remains closed, however, public works and the city engineer have asked that the applicant relinquish all water shares of the property and that the diversion gate be permanently closed as part of this approval.

At the Planning Commission meeting held on July 16, 2015 the commissioners felt like this item had been vetted enough and was very comfortable following staff's recommendations identical to the suggested motion above. The commissioners did not add any conditions nor did they discuss the matter very much.

Supplemental Information

1. Vicinity Map
2. Final Plat
3. Preliminary Plat/Master Plan
4. Street Tree Plan

Applicable Ordinances

1. Title 11, Chapter 10 – Agriculture Zones
2. Title 11, Chapter 12 – Conservation Subdivisions
3. Title 11, Chapter 41 – Scenic Byway Overlay Zone

4. Title 12, Chapter 6 – Major Subdivisions
5. Title 12, Chapter 7 – General Requirements for All Subdivisions

Respectfully Submitted

Eric Anderson
Associate City Planner

Concur

Dave Millheim
City Manager

Farmington City

Tuesday, February 24, 2009 10:44:54 AM
M:\Projects\Current\BaseMap.mxd

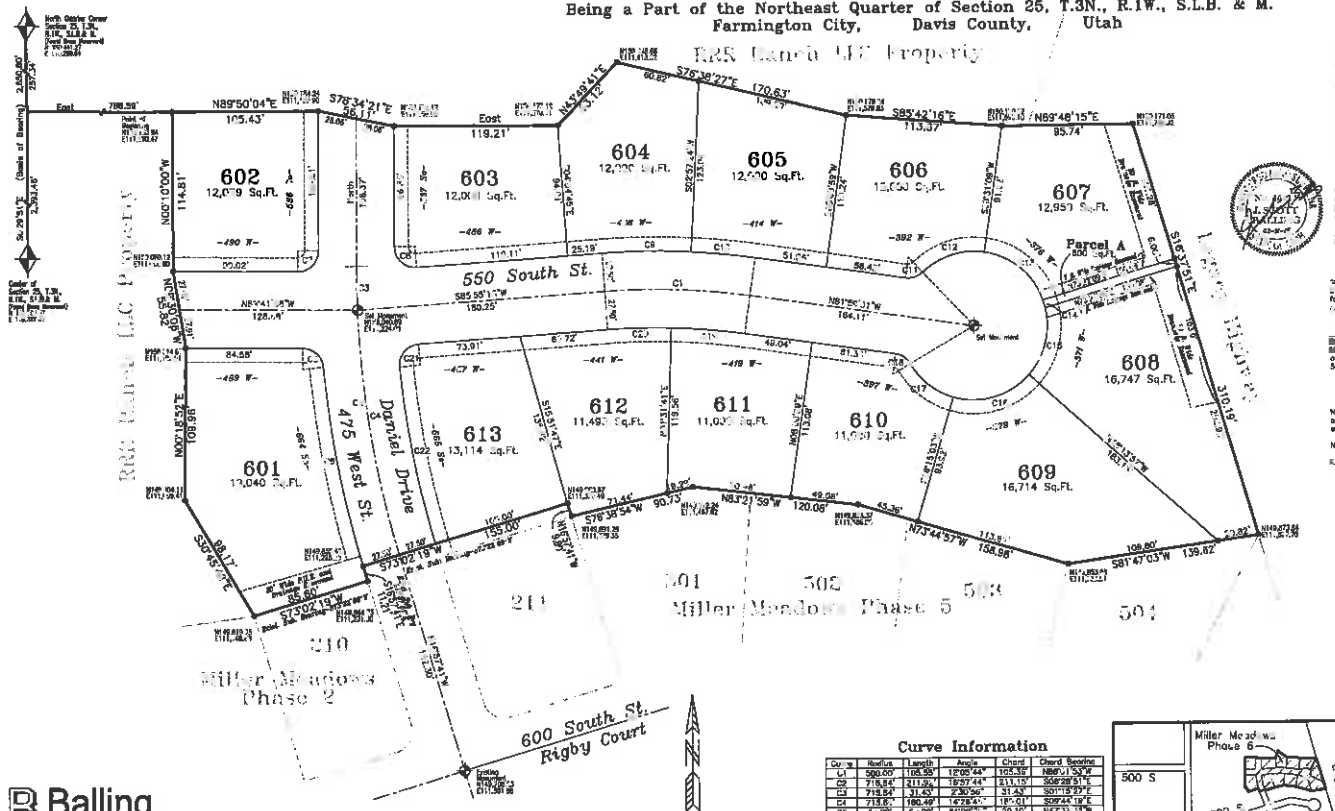
0 95 190 380 570 Feet

Miller Meadows Subdivision Phase 6

A Conservation Subdivision

Being a Part of the Northeast Quarter of Section 25, T.3N., R.1W., S.L.B. & M.

Farmington City, Davis County, Utah



Boundary Description

Beginning at a point which is S89°37'51"E 287.34 ft. along the Quarter Section Line and East 412.19 ft. from the North Quarter Corner of Section 25, T.3N., R.1W., S.L.B.& M. and running thence N89°50'04"E 105.43 ft.; thence S76°14'21"E 56.11 ft.; thence East 119.21 ft.; thence N43°49'41"E 63.12 ft.; thence S76°38'27"E 170.63 ft.; thence S85°42'18"E 113.87 ft.; thence N89°48'15"E 97.74 ft.; thence S16°37'51"E 310.19 ft. along the West Line of the Legacy Highway Right-of-way to the Northeast Corner of Lot 604 of Miller Meadows Subdivision Phase 5; thence along the North boundary of said Phase 5 in the following four courses: (1) S81°47'03"W 139.82 ft., (2) N73°44'57"W 158.98 ft., (3) N83°21'59"W 120.06 ft., (4) N83°21'59"W 113.94 ft. to the Northeast Corner of Miller Meadows Subdivision Phase 2; thence along the North boundary of said Phase 2 in the following four courses: (1) S76°38'54"W 90.73 ft., (2) N81°56'31"W 164.11 ft., (3) along the extended North Boundary of Miller Meadows Phase 2; Thence along the boundary of said Phase 2 in the following two courses: (1) S16°37'51"E 11.21 ft., (2) 41.37' along the arc of a 25.00' radius curve to the left, (chord bears S73°02'19"W 36.88 ft.) to the Northeast Corner of Miller Meadows Subdivision Phase 3; thence along the boundary of said Phase 3 in the following two courses: (1) S16°37'51"E 310.19 ft., (2) 41.37' along the arc of a 25.00' radius curve to the left, (chord bears S30°05'41"E 36.88 ft.); thence N73°02'19"E 155.00 ft.; thence N16°57'41"W 98.17 ft.; thence N89°50'04"E 114.81 ft. to the point of beginning.

Containing 5.1744 Acres.

Surveyor's Certificate

I, J. Scott Balling, a Registered Land Surveyor holding Certificate No. 162106 as prescribed under the laws of the State of Utah, do hereby certify that by the authority of the owners I have made a survey of the tract of land shown on this plat and described hereon and have subdivided said tract of land into lots, streets, and a parcel hereafter to be known as "Miller Meadows Subdivision Phase 6" and that the same has been correctly surveyed and staked on the ground as shown.

February 11th, 2015 — Date

J. Scott Balling — Utah Surveyor No. 162106

Owner's Dedication

Known all men by these presents that we the undersigned owners of the above described tract of land have caused the same to be subdivided into lots, streets and a parcel to hereafter be known as "Miller Meadows Subdivision Phase 6" and do hereby dedicate for perpetual use of the public all parcels of land shown on this plat for public use and do warrant and defend and save the city harmless against any easement or other encumbrances on the dedicated streets which will interfere with the city's use, maintenance and operation of the streets.

In witness whereof we have hereunto set our hand this _____ day of _____, 20__.

Randall L. Rigby, Manager
Manager of R&R Ranch L.L.C.
a Utah Limited Liability Company
523 S. 600 West, Farmington, Utah

Acknowledgement

On the _____ day of _____, 2015, there personally appeared before me, the undersigned Notary Public, RANDALL L. RIGBY, signer of the Owner's Dedication who duly acknowledged to me that he is manager of R&R Ranch L.L.C., a Utah Limited Liability Company and that he signed it freely and voluntarily, on behalf of said entity for the uses and purposes therein mentioned.

Notary Public: _____

Residence: _____ My Commission Expires: _____

Notes

1. All front yard easements are 10.0 ft. side public utility easements unless noted otherwise.
2. All coordinates are based on Davis County Surveyor's Office datum.
3. See Farmington City Zoning Ordinance for building set back requirements.
4. The Basis of Bearing for this subdivision along the Quarter Section Line in Section 25 as shown, Davis County Surveyor's Office Records indicate this bearing as S.29°51'E. Previous phases of Miller Meadows Subdivision set this bearing as S.17°29'E. All record bearings from these previous phases are rotated counter-clockwise 0°19'51" to match the basis of bearing of this phase.
5. Many areas in Farmington have groundwater problems due to seasonally high (fluctuating) water table. Approval of this plat does not constitute expressed line by the City that building in any specified elevation will have groundwater problems, if any. Solution of these problems, if any, is the sole responsibility of the owner/ applicant and the property owner. For information on groundwater conditions within and near this area, refer to "Geotechnical Exception of Miller Meadows Subdivision" Job No. 512128100, Prepared by Western Technologies, Inc., Dated December 1, 2014.

Narrative

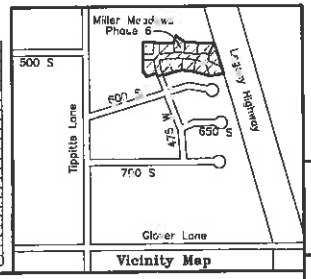
Purpose of Survey
To subdivide property into a 12 Lot Residential Subdivision.

Found Monuments
Brass Monuments were found at the following locations:
North Quarter Corner of Section 25, T.3N.,R.1W.
Center of Section 25, T.3N., R.1W.
Intersection of 475 West St. and 600 South St.
Intersection of 475 West St. and 600 South St.

Basis of Establishment
Our conventional instrument was set on the Brass Monument at the North Quarter Corner of Section 25 and the Center of Section 25 was back sited as a basis of bearing. From this location the additional intersection monuments were found and verified and all property corners were set and marked as shown.

Curve Information

Curve	Radius	Length	Angle	Chord	Chord Bearing
C1	580.00'	105.58'	10°26'04"	105.43'	N89°01'53"W
C2	715.64'	211.04'	16°53'44"	210.25'	S58°28'51"E
C3	715.64'	31.43'	2°30'56"	31.43'	S50°15'27"E
C4	715.64'	180.49'	14°26'48"	180.01'	S39°44'19"E
C5	15.00'	24.00'	90°00'00"	21.61'	N47°01'51"E
C6	743.37'	142.70'	11°23'04"	142.46'	S11°18'10"E
C7	15.00'	23.84'	90°16'32"	21.37'	N45°08'48"E
C8	15.00'	24.01'	91°04'48"	21.82'	S47°03'24"E
C9	527.50'	84.78'	9°12'39"	84.74'	S86°28'20"W
C10	527.50'	48.58'	5°16'39"	48.57'	N84°30'46"W
C11	15.00'	13.82'	52°46'07"	13.07'	N72°11'12"E
C12	53.00'	48.70'	52°38'16"	47.04'	S72°49'30"W
C13	53.00'	57.29'	61°56'08"	54.55'	N1°29'47"W
C14	53.00'	6.76'	7°18'43"	6.76'	N16°17'51"E
C15	53.00'	51.53'	55°41'09"	49.54'	N14°10'32"E
C16	53.00'	60.11'	64°58'51"	57.18'	N74°51'33"E
C17	53.00'	46.74'	50°31'03"	45.23'	S52°02'07"E
C18	15.00'	13.82'	52°46'07"	13.34'	N59°09'54"W
C19	472.50'	53.51'	6°29'16"	53.48'	N85°13'40"W
C20	472.50'	46.24'	5°36'28"	46.22'	S89°43'38"W
C21	15.00'	24.07'	91°57'15"	21.57'	S39°56'27"W
C22	668.37'	131.29'	11°15'46"	131.09'	S11°29'51"E



Balling Engineering
(801) 295-7237 Centerville, Utah

February, 2015
Scale: 1" = 40'

Legend
Subdivision Boundary
Lot Boundary
Road Centerline
Easement Boundary
Property Corner (Rebar and Cap)
Existing and New Brass Monument
Section Corner Brass Monument

Central Davis Sewer District Approval

Approved this _____ day of _____, 2015 by the Central Davis Sewer District.

District Engineer: _____

Farmington City Council Approval

Presented to the City Council of Farmington City, Utah, this _____ day of _____, 2014 at which time this subdivision was approved and accepted.

City Recorder Attest: _____

Mayor: _____

Farmington City Attorney's Approval

Approved this _____ day of _____, 2015 by the Farmington City Attorney.

Farmington City Attorney: _____

Farmington City Engineer's Approval

Approved this _____ day of _____, 2015 by the Farmington City Engineer.

Farmington City Engineer: _____

Weber Basin Water Conservancy District Approval

Approved this _____ day of _____, 2015, by the Weber Basin Water Conservancy District.

District Engineer: _____

Farmington City Planning Commission Approval

Approved this _____ day of _____, 2015 by the Planning Commission of Farmington City.

Chairman: _____

Davis County Recorder

Entry No. _____ Fee Paid _____

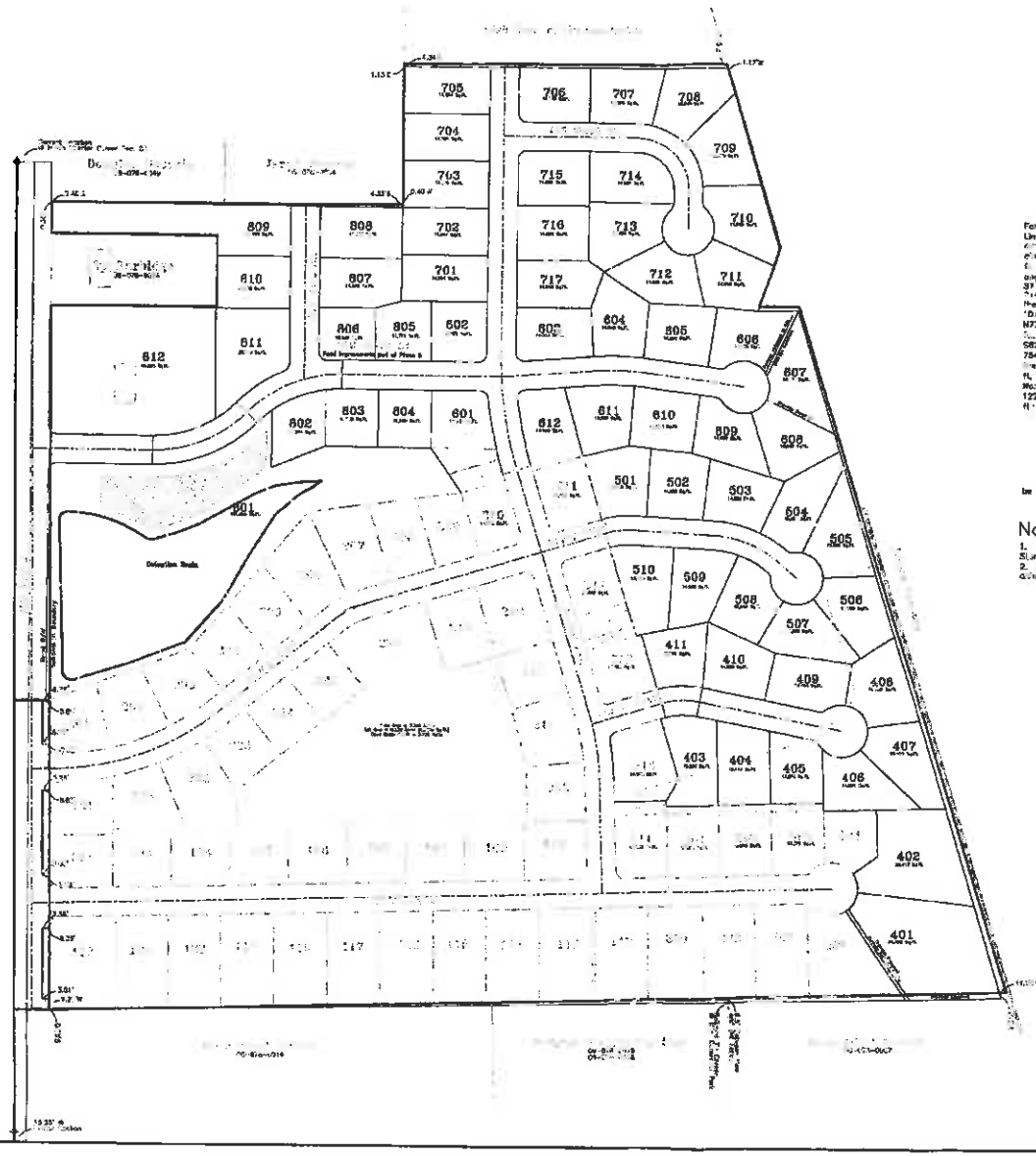
Filed for Record and Recorded this _____ day of _____, 2015

at _____ In Book _____ Page _____

Davis County Recorder

By _____ Deputy

Sheet 201
Submittal Date 2-11-15



Total Number of Lots =	117 Lots
Phase 1	22 Lots
Phase 2	25 Lots
Phase 3	8 Lots
Phase 4	11 Lots
Phase 5	10 Lots
Phase 6	12 Lots
Phase 7	17 Lots
Phase 8	12 Lots

Boundary Description of Remaining Property

Beginning at the Southwest Corner of Lot 306 of Miller Meadows Subdivision Phase 3 in Farmington City, Davis County, Utah which point is S0°29'51"E 1,612.10 ft. along the Quarter Section Line and N89°33'17"E 1,078.20 ft. along the South Boundary of Miller Meadows Subdivision Phase 1 and 3 from the North Quarter Corner of Section 25, T.3N., R.1W., S.L.B.&M.; and running thence along the boundary of said Lot 306 of said phase 3 the following seven courses: (i) S33°28'31"W 99.11 ft. (ii) Northerly 89.23 ft. along the arc of a 50.00 ft. radius curve to the left through a central angle of 102°15'51" (chord bears N17°22'13"E 71.90 ft.) (iii) N66°35'57"E 57.15 ft. (iv) N12°28'29"W 37.45 ft. (v) S77°30'18"W 238.82 ft. (vi) N12°29'42"W 332.16 ft. (vii) to the Southeast Corner of Lot 214 of said Miller Meadows Phase 3; thence along the boundary of said Miller Meadows Phase 3 the following seven courses: (i) N77°12'38"E 77.93 ft. (ii) N12°57'41"W 170.00 ft. (iii) N33°17'19"E 19.02 ft. (iv) N16°57'41"W 165.00 ft. (v) S73°02'19"W 110.00 ft. (vi) N12°57'41"W 87.15 ft. (vii) N73°02'19"E 100.00 ft. (viii) N12°57'41"W 20.10 ft. (ix) N73°02'19"E 160.00 ft. (x) N16°57'41"W 91.00 ft. (xi) S73°02'19"E 55.00 ft. (xii) S16°57'41"E 112.00 ft. (xiii) N73°02'19"E 85.00 ft. (xiv) S82°13'42"W 130.56 ft. (xv) S47°12'57"W 344.55 ft. (xvi) S16°13'57"W 26.53 ft. thence N0°10'00"E 784.10 ft. along the East Line of 650 West Street (a 66 ft. wide road); thence along the boundary of the Burbidge Property to the following three courses: (i) S89°41'08"E 3,536.94 ft. (ii) N0°11'03"W 1,327.92 ft. (iii) N89°17'06"W 215.04 ft. thence N0°10'00"W 10.00 ft; thence S 89°41'08" E 667.80 ft. thence West 273.21 ft., thence N8°50'04"E 614.70 ft; thence S16°37'51"E 352.10 ft., thence S15°47'00"E 122.10 ft; thence N89°48'15"E 76.50 ft.; thence S16°37'13"E 1362.41 ft; Thence S85°50'48"W 181.24 ft; thence N 33°33'31"W 11.45 ft. to the point of beginning.

Containing 28.91 acres.

FEMA Flood Plain Statement

According to FIRM Map 49011C0044 G, Zone D. This entire site is within a Zone X (areas determined to be outside the 500 year flood plain).

Notes:

1. All existing and proposed roads within this plat shall be 66 ft. wide and meet Farmington City Standards (See Sheet 1 for cross section). 650 West Street is a 66 ft. wide Key Element Roadway.
2. This project is within the current Farmington AE (Agricultural Estates) Zone. There is no anticipated change request for Zoning.

September, 2011
Scale: 1" = 100'

Balling Engineering
Civil Engineering • Surveying • Planning
321 S. Hagen Lane
Centerville, Utah 84014
Phone: (801) 295-7397
Fax: (801) 299-0410

Miller Meadows
Concept Plan
for Rainey Homes

Revisions		
Description	Date	By

Engineer/Surveyor: S. Ellis
Date Surveyed: N/A
Drafting: Ben S.
Checked By: DK Updated
Submitted Date: 9-01-11
File Number:

2

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate City Planner

Date: August 7, 2015

SUBJECT: **FARMINGTON PARK CONSERVATION SUBDIVISION PHASE II FINAL PLAT**
Applicant: **Matthew Loveland – Fieldstone Homes**

RECOMMENDATION

Move that the City Council approve the enclosed the Final Plat for the Farmington Park Conservation Subdivision Phase II subject to all applicable Farmington City codes and development standards and the following conditions:

1. The applicant will obtain both a CLOMR and LOMR from FEMA prior to building permit issuance;
2. The applicant will obtain a no-rise certificate for the proposed subdivision;
3. Prior to recordation, the applicant shall dedicate a storm drain easement in favor of Farmington City and that dedication shall be approved by the City Engineer;
4. All improvement drawings, and the grading and drainage plan, must receive final approval from the City Engineer, and other members of the DRC.

Findings:

1. The proposed development meets all of the old standards and requirements of a conservation subdivision (option 2) in the AE zone such as minimum lot sizes, lot widths and setbacks; the applicant received preliminary plat approval for a conservation subdivision prior to the zone text change to Chapter 12 and is therefore grandfathered in under the old rules.
2. The proposed development is at a density of 1.99 units per acre, which is consistent with the adjacent neighborhoods and the RRD General Plan designation.
3. The development is not seeking a waiver of the open space provision and is providing the City with much needed recreational space.
4. The overall layout follows the low density residential objectives of the General Plan.

BACKGROUND

Fieldstone Homes is requesting final plat approval for the Farmington Park Conservation Subdivision Phase II consisting of 18 lots on 6.95 acres in an AE zone. The applicant is proposing a conservation subdivision option 2, which in an AE zone, requires the applicant to set aside 30% open space for which he will receive a 20% incentive multiplier bonus. Because the preliminary plat for this entire subdivision was approved prior to the zone text amendment of Chapter 12, changing the conservation subdivision standards, the applicant is grandfathered in under the old rules.

The minimum lot size in a conservation subdivision option 2 for the AE zone is 9,000 s.f. The proposed final plat meets this minimum lot size and the average lot area is 11,819 s.f. or a little over ¼ acre. The applicant has proposed larger lot sizes on the periphery of the project, to better match the surrounding neighborhoods, particularly Farmington Creek Estates Phases II and III. Additionally the proposed final plat meets all of the other standards as set forth in Chapter 12.

Originally, the parks department had this property slated for a 4-5 acre park, but when the applicant wanted to meet the full 11 acre open space requirement, he proposed that the City take the full 11 acres for use as a park, to which the Park's Department gladly welcomed as a solution. The area where the park is proposed is advantageous because it is the low point in the property and sits below the 4218 line, and is thus designated as Development Restricted on the master plan. Additionally, the proposed westerly alignment of the West Davis Corridor would impact the southwest corner of the property; this may be advantageous because converting open space to highway may be simpler than converting houses, in the event that the WDC does get built in this location.

Along the eastern portion of the subject property, there is an open ditch. The DRC wanted to pipe this ditch for maintenance and safety reasons, but when the applicant approached the Army Corp of Engineers about having this ditch delineated, he was informed that the ditch is considered "navigable waters" because it empties into the Great Salt Lake. The applicant is therefore unable to pipe the ditch because of its classification by the Corp. The applicant has subsequently provided the City with a drainage easement that is wide enough for maintenance vehicles to access the ditch, and that area of open space given to the City will count towards the applicant's open space requirement. The park was originally slated to be 11 acres, but because of this ditch, will be 10 acres. The applicant's open space totals still meet the requirement as set by the ordinance.

The applicant has proposed a phasing plan for the park to be deeded to the City in parts that correspond to the subdivision phasing plans and the open space requirements therein. For instance, Phase II of the subdivision would convey 2.17 acres to the City. However, the City Manager has been in negotiations with the applicant, and the City has recorded the deeds for Phases I and II, and there is a purchasing agreement for Phase III that allows the City to move forward with grading the entire property for a future park. The agreement puts Fieldstone under contract to provide the Phase III portion of park to the City no later than November 30, 2015. Park improvements are currently under construction for the entire park area. Additionally, the applicant has dedicated the 2.17 acres of park property for Phase II of the park on this plat.

A portion of the site sits in the FEMA Floodplain so the applicant will need to bring some of the houses out of the floodplain through raising the finished floor elevation. The applicant must obtain a Conditional Letter of Map Revision (CLOMR) prior to recordation and then a Letter of Map Revision (LOMR) after the effected houses are brought out of the floodplain, both of these approvals are to be obtained from FEMA. The applicant has been working with FEMA to obtain these certifications.

At the Planning Commission meeting held on August 6, 2015 the commissioners felt like this item had been vetted enough and was very comfortable following staff's recommendations identical to the suggested motion above. The commissioners did not add any conditions nor did they discuss the matter very much.

Supplemental Information

1. Vicinity map
2. Final Plat
3. Park Phasing Plan
4. Preliminary Plat

Applicable Ordinances

1. Title 12, Chapter 3 – Final Plat
2. Title 11, Chapter 11—Agriculture Zones
3. Title 11, Chapter 12---Conservation Subdivision Development Standards

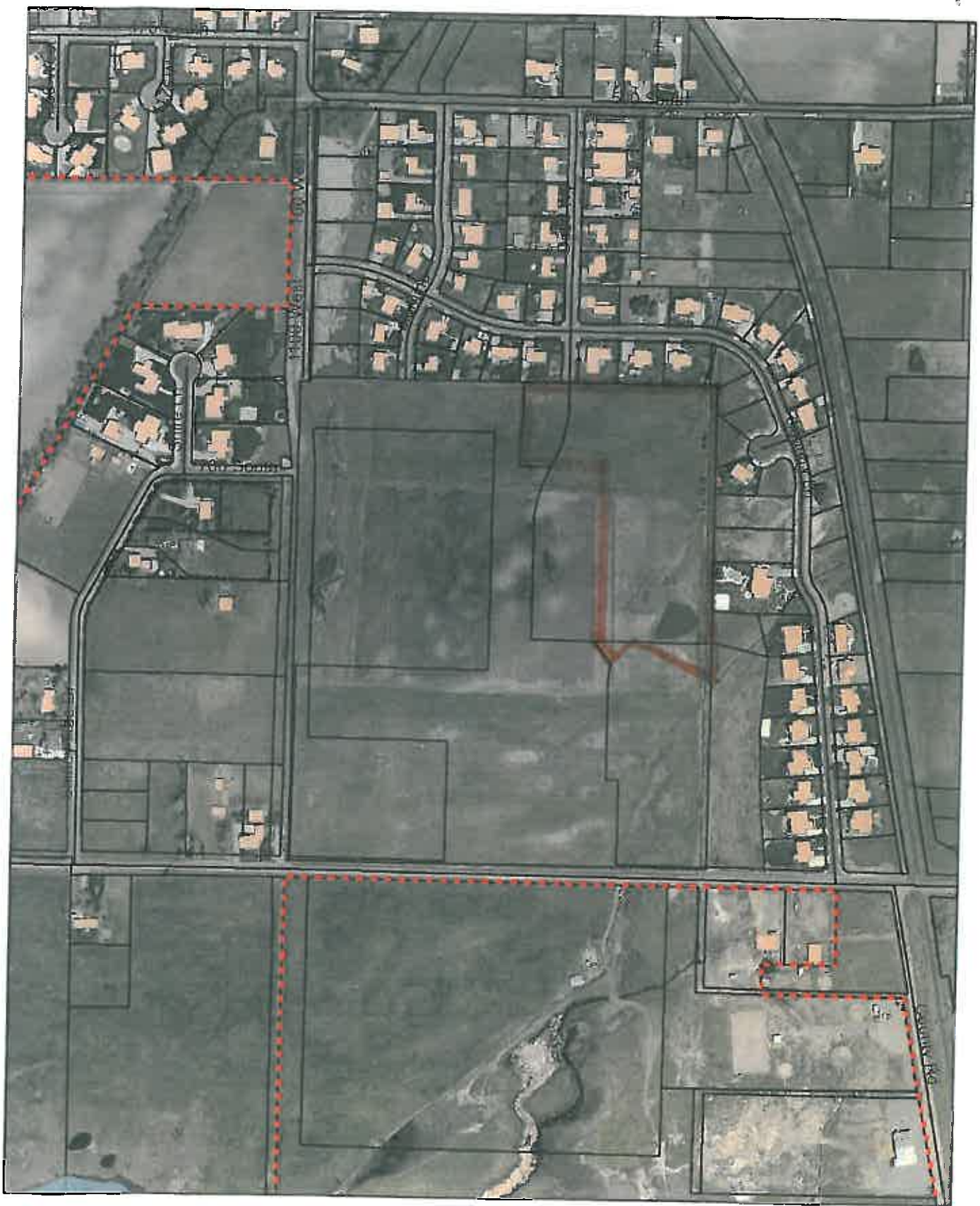
Respectfully Submitted

Eric Anderson
Associate City Planner

Concur

Dave Millheim
City Manager

Farmington City

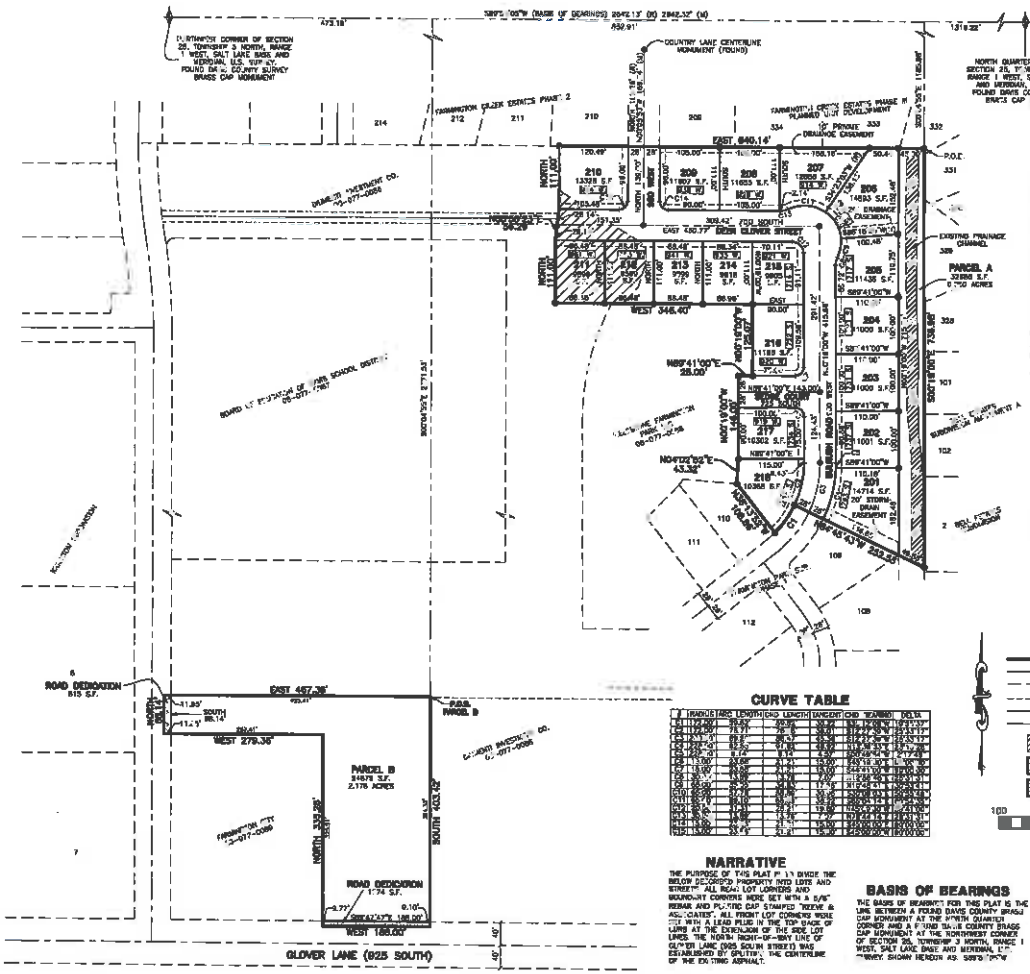


Tuesday, February 24, 2009 10:44:54 AM
M:\Projects\Current\BaseMap.mxd

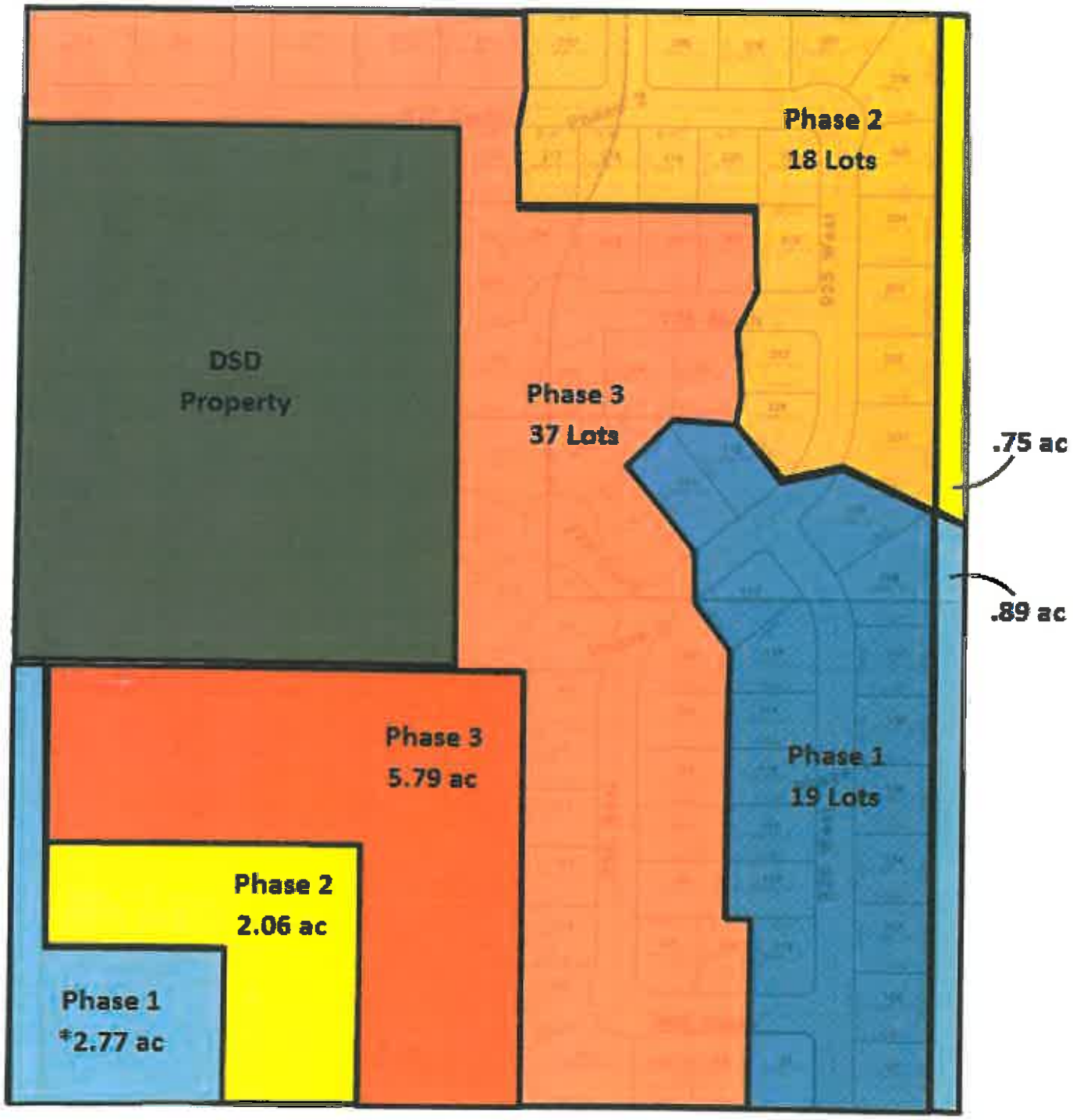
0 187.5 375 750 1,125 Feet

FARMINGTON PARK SUBDIVISION PHASE 2,
A CONSERVATION SUBDIVISION

PART OF THE WEST HALF OF SECTION 25 AND THE EAST HALF OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH


SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND DAVIS COUNTY SURVEY BRASS CAP MONUMENT
COUNTRY LANE CENTERLINE MONUMENT (FOUND)
NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND DAVIS COUNTY SURVEY BRASS CAP MONUMENT
FARMINGTON CREEK ESTATES PHASE 2
FARMINGTON CREEK ESTATES PHASE 1
PARCEL A
32886 S.F.
0.755 ACRES
PARCEL B
94878 S.F.
2.178 ACRES
ROAD DEDICATION
815 S.F.
ROAD DEDICATION
1174 S.F.
EAST 660.14'
WEST 346.40'
EAST 457.36'
WEST 279.36'
SOUTH 400.42'
NORTH 339.36'
WEST 188.00'
GLOVER LANE (925 SOUTH)
P.O.B.
P.O.B.
BEGIN SLOPER STREET
EXISTING DRAINAGE CHANNEL
PROPOSED DRAINAGE EASEMENT
10' PUBLIC UTILITY EASEMENT
BOARD OF EDUCATION OF DAVIS SCHOOL DISTRICT
DUMKE-VERMONT CO. 02-077-0068
DAVIS COUNTY 02-077-0068
FARMINGTON CITY 02-077-0068
N89°41'00"E 355.00'
N0°47'00"E 43.32'
S89°41'00"W 110.20'
S89°41'00"W 115.00'
N89°41'00"E 115.00'
S89°41'00"W 110.20'
S0°47'00"W 43.32'
N89°41'00"E 110.20

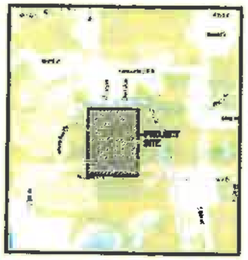
Park Phasing



		% out of 74 Lots	Park Space (10.6 acres)	East Ditch	Open Space (11.5 acres)
Phase 1	19 Lots	25.7%	*2.77 acres	.89 acres	2.96 acres
Phase 2	18 Lots	24.3%	2.06 acres	.75 acres	2.80 acres
Phase 3	37 Lots	50.0%	5.79 acres	N/A	5.79 acres

*The park space of Phase 1 (2.08) includes the .687 acre ROW

Wetland / [illegible]



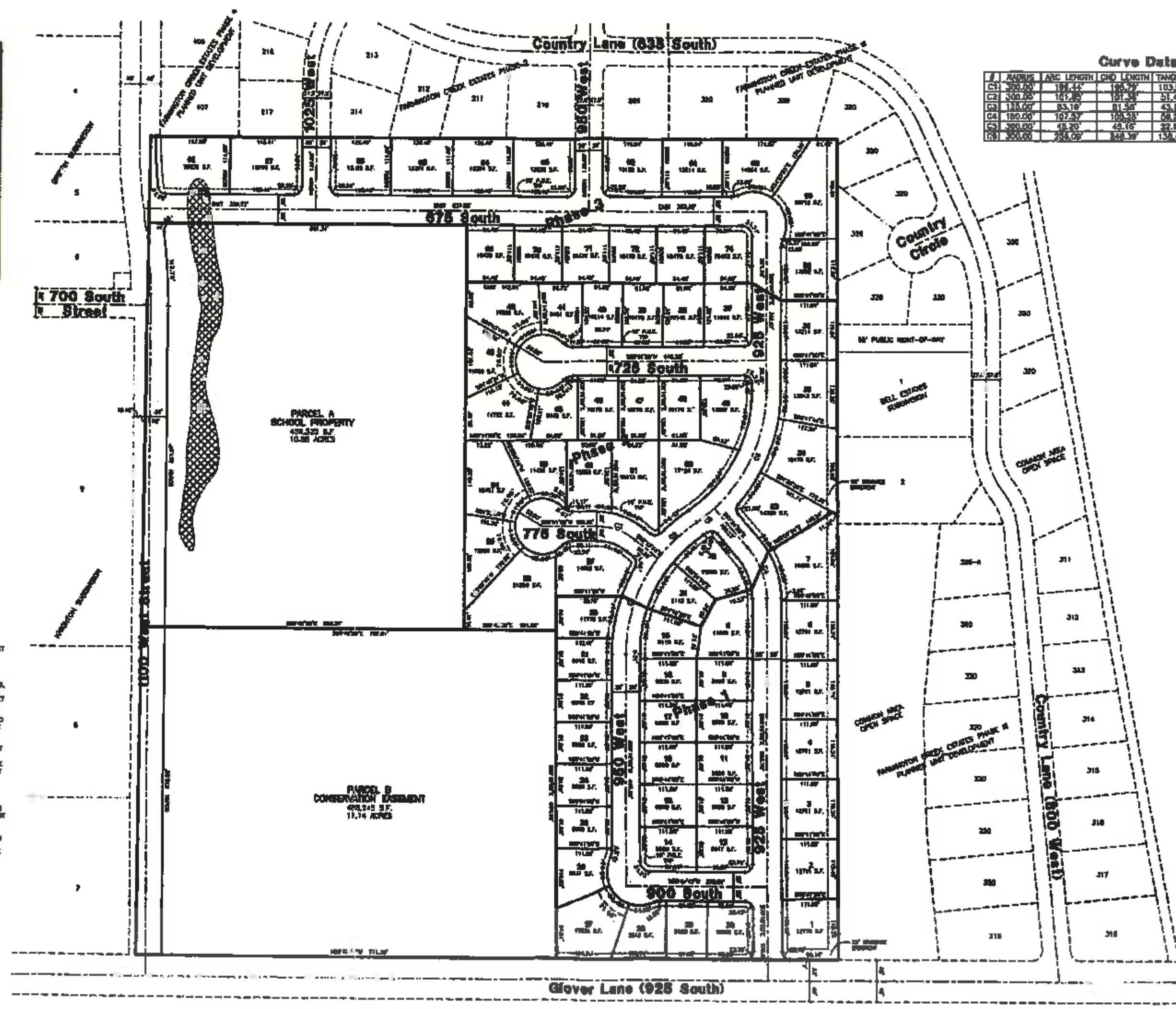
Scale: 1" = 100'

Legal Description

A PART OF THE EAST HALF OF SECTION [illegible], TOWNSHIP 3 NORTH, RANGE 1 WEST, AND THE WEST HALF OF SECTION [illegible] TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

CONTAINS: 1,711,[illegible] SQ. FT., OR [illegible] ACRES, MORE OR LESS, AS DESCRIBED.



Curve Data

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	300.00'	186.44'	183.72'	103.58'	S18°43'43"W	35°36'25"
C2	300.00'	101.85'	101.36'	51.42'	S47°30'09"W	19°27'08"
C3	125.00'	83.18'	81.55'	43.15'	N71°18'17"W	38°07'25"
C4	150.00'	107.57'	105.28'	56.22'	N30°51'43"W	41°05'25"
C5	300.00'	45.20'	45.16'	22.64'	N52°54'35"E	8°38'00"
C6	300.00'	256.09'	248.39'	138.63'	N24°08'17"E	48°55'35"

DESIGN DATA

TOTAL AREA..........50.29 ACRES
SCHOOL PROPERTY..........11.00 ACRES
1100 WEST & GLOVERS LANE DEDICATION..........2.16 ACRES
NET AREA..........37.13 ACRES
OPEN SPACE REQUIRED..........11.14 ACRES (30%)
OPEN SPACE PROPOSED..........11.14 ACRES (30%)
* FEMA FLOOD PLAIN ZONE AE, EFFECTIVE 2-7-14

Developer:
Fieldstone Homes
Jason Harris
12896 South Pony Express Road, Ste. 400
Draper, UT 84020
(801) 880-9061

Farmington Park Conservation Subdivision

Farmington City, Davis County, Utah

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. [illegible]

Reeve & Associates, Inc.
[illegible]

REVISIONS
DATE DESCRIPTION

Farmington Park Conservation Subdivision
PART OF THE NW 1/4 OF SECTION 35, T.3N., R.1W., S.L.B. & M., U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH

Preliminary Plat
"Not to be Recorded"

Project Info.
Engineer: N. Reeve
Designer: C. Cave
Begin Date: April 28, 2014
Name: FARMINGTON PARK CONSERVATION SUBD.
Number: 5117-07

Sheet 1 of 2 Sheets

STORM WATER BOND LOG

DATE	NAME	PERMIT	STORM WATER BOND
6/8	Mike Duford	11786	$1,000.00
6/15	Richard Evans	11842	$1,000.00
6/23	M Square Inc	11849	$1,000.00
6/24	Jerry Preston Construction	11846	$1,000.00
6/25	Hogan & Assoc	11859	$1,000.00
6/30	Matthew & Knighton	11867	$1,000.00
7/7	Mainline Construction	11854	$1,000.00
7/9	Brennon Rasmussen	11875	$1,000.00
7/14	Danny Kettle	11872	$1,000.00
7/14	Premier Remodeling	11883	$1,000.00
7/22	California Pools	11889	$1,000.00
7/29	Kelly Herron	11915	$1,000.00
7/29	Paul Carver Const	11917	$1,000.00

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Walt Hokanson, Public Works director

Date: August 6, 2015

SUBJECT: SURPLUS PROPERTY

RECOMMENDATION

Request that the City Council declare the following vehicle as surplus and allow us to sell it.

BACKGROUND

Unit # 819 2005 Dodge Durango VIN # 1D4HB48N25F611451
This vehicle has a bad engine.

Respectfully Submitted,

Walt Hokanson
Public Works Director

Review and Concur

Keith Johnson
Assistant City Manager

160 S MAIN · P.O. BOX 160 · FARMINGTON, UT 84025
PHONE (801) 451-2383 · FAX (801) 451-2747
www.farmington.utah.gov

FARMINGTON CITY COUNCIL MEETING
August 4, 2015

WORK SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz and Jim Young, City Manager Dave Millheim, City Development Director David Petersen, and Recording Secretary Melanie Monson.

Dave Millheim said item 2 on Summary Action will need to be pulled because it is not complete.

Century Link

Dave Millheim thanked Century Link for being here. There is no specific agenda, but they are here to discuss the options available for upgrading the City's internet options. **Georgie,** Century Link's government affairs manager came. Jeremy said Century Link is doing a massive upgrade in Utah. It is one state in 10 they are working on, and are planning to spend about $100 million here. They are planning to launch a 1 Gig media campaign here this month. They will be rolling it out on a residential and business basis. Burial of the lines costs about $2 per foot. Material and financial value of fiber to home clients- study shows homes with fiber sell for about $5600 more. When it is bundled, the 1 Gig internet service is about $80 per month. A number of startup businesses are locating/relocating in Utah because they can operate for much cheaper (offices, cost of living, cost of fiber internet). Utah has a young population with a high number of students graduating with advanced degrees. These are some reasons they are making such a huge investment.
The Technical Representative talked about the existing infrastructure and the infrastructure that is still needed. They provide fiber redundancy (2 ways in and out of the City). They can up the bandwidth because the nodes are fiber fed. 100 Gig capability is available for several businesses and City offices in Farmington. They are building their fiber network in all new residential developments; builders just have to provide the wiring in the homes and are planning to complete future network changes for existing homes. Challenges to building fiber networks in existing homes are the cost ($1550 per home) for boring and ductwork; they are looking into cost savings mechanisms. They are planning to place new nodes in the Ranches in order to shorten the distance of the line to increase the speeds throughout the area. **Dave Millheim** asked if we are neglecting the rest of the City by focusing on West Farmington. He said he wants to keep this global. **Georgie** said they are going to focus on the whole city. She said they inherited a mess from First Digital that needs to be fixed. **Brigham Mellor** said on the east side there is competition with Comcast, and the West side does not have that competition. Vivant providing wireless service goes out with wind storms. Jeremy said they have tied up about 85% of the local contractors who do this kind of work, which speaks to the enormity of their investment. **Carrie** also provided a cost per dwelling estimate of upgrading the existing homes in West Farmington. **Dave Millhiem** asked what should be said to residents. **Brigham** said projects should be completed by 11/30/15 and that speeds will increase overall. **Jeremy** said there are still 25% of people who do not own smartphones or computers and will not care that they are investing so much money per home. The speeds do

not mean anything until you actually try to use the internet. They see that the sweet zone of internet is 12 mb. The average home has 5-6 devices connected to the internet. Building 1 Gig capability is for 20 years out. They plan to place high speed nodes on the East side, they just need to be budgeted for.

REGULAR SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz and Jim Young, City Manager Dave Millheim, City Development Director David Petersen, and Recording Secretary Melanie Monson.

CALL TO ORDER:

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

The invocation was offered by City Manager **Dave Millheim** and the Pledge of Allegiance was led by Boy Scout **Cameron Murphy** from troop 39.

PRESENTATION OF PETITIONS AND REQUESTS:

Davis School District Bond Information Presentation

Dr. Rulon Homer, 586 West 260 South Farmington, Utah. He came to give a presentation on the bond they are hoping to pass and are asking for the City's support. He also asked the City to pass a formal resolution in support of the bond.

Greg Carter, business administrator for the School District. They are proposing a $290 million bond for this November, $246 million of that to be for the building of new schools, including a new high school in Farmington with a new design. They took money from the 2009 bond to design it, and hope to open it in 2018. They also hope to open a new elementary school in Layton and to rebuild/remodel other schools. The remaining $50 million is for needed upgrades across the district. Based on a $240,000 home, it will be a net $2-4 dollar increase per year ($10-13 total per year). They will retire old debt and then layer on the new debt. The total amount of principal and interest being paid will stay relatively the same. **Brigham Mellor** clarified that this bond is not just for the high school, and if the new high school is contingent upon the votes of other areas. Is each school area beholden to the votes in their areas? **Greg** said it has to pass county wide. There will be 2 numbers on the ballot, impact on what you are currently paying, and what would happen to property taxes because old debt is being retired. But then residents have to deal with overcrowded facilities, etc. The state required them to put the numbers on the ballot. Building a new building is a last resort. He said they have 350 portables on site and have 6 year round schools. **Mayor Talbot** said the District can count on him for support, and he thinks it is something that is critical. **Brigham** said a lesson we learned from the City's bond last year is do not underestimate the opposition. He asked if we as a municipal government can have support rallies. **Dave Millheim** said they can pass a resolution of support, but we cannot spend taxpayer dollars (ads, posters etc.) in a campaign for or against a ballot initiative. **Mayor** asked the Council if they are in favor of

passing a resolution, and each member was. **Dave Millheim** said he will prepare resolution for the school district. **Dr. Homer** said there will be 2600 students at Davis High School this year, and that is too many. The new high school will be a real asset to the community. He appreciated the Mayor's and Council's support.
Mayor said this has been talked about for 20-25 years and it would be nice to have Farmington residents be able to send their kids to a high school in the City. He thanked the School District for coming.

PUBLIC HEARINGS:

East Park Lane Subdivision Schematic Plan

Dave Petersen said the applicant wants to subdivide the property into two lots. **Dave Millheim** said there are multiple property owners on lots 1-3. The developer is trading property from his currently owned property to the proposed lots 2 and 3. This proposal is carving out lots for future use. Lot 1 is for the Mercedes Benz dealership. This is not about zoning, but is just about the first step for subdividing the lots. **Cory Ritz** said his recollection is that this was to determine the direction of the road. **Dave Millheim** said the City has to create the lots before we can apply the zoning.

Mayor Jim Talbot opened the public hearing at 7:37 p.m.

Mayor Jim Talbot closed the public hearing at 7:37 p.m.

Motion:

Jim Young made a motion that the City Council approve the enclosed Schematic Plan for the East Park Lane Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall address all outstanding DRC comments on preliminary/final plat;
2. The applicant shall dedicate 66' of public right-of-way on the east boundary of the proposed subdivision on Final Plat;
3. Preliminary and Final Plat shall be held jointly, or as separate items at the same meeting.

John Bilton seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed subdivision conforms to all of the developmental standards as set forth in the Farmington City Subdivision and Zoning Ordinances.

2. The proposed Schematic Plan begin a needed and planned north-south connection from Park Lane to points north, and conforms to the Master Transportation Plan and that plan's stated purpose of creating connectivity throughout the City.
3. The proposed road alignment will continue Lagoon Drive and will allow for future development of the road without being impeded by the wetland complex.
4. *(Note: this finding is contingent on whether the rezone of the subject property to CMU applies or not.)* The subdivision of this property will allow for future development, and although it is not directly a part of the proposed Mercedes Benz dealership, it will be a continuation of this type of development which fits the CMU zone and is consistent with the master plan for this area.

CONSIDERATION OF ORDINANCES/RESOLUTIONS/AGREEMENTS:

Zoning Oridnance Amendment to Chapter 28 Regarding the Inclusion of Pool Houses Under Section 11-28-060

Dave Petersen said the City received an application from a property owner on the corner of Compton Road. He wanted to build a pool, and combined his lots. He wanted to build a pool house. Some of the corners of his house are already within 15 feet of the sidewalk. He said the purpose of this item is to amend the ordinance to allow private recreational pools to have a 15 foot setback instead of 20 feet.

Mayor Jim Talbot opened the public hearing at 7:47 p.m.

Mayor Jim Talbot closed the public hearing at 7:47 p.m.

Motion:

Brigham Mellor made a motion that the City Council approve the enclosed zone text amendment updating Chapter 28 Regarding the inclusion of pool houses under section 11-28-060.

Doug Anderson seconded the motion which was unanimously approved.

Findings for Approval:

1. Pool house are not separated from accessory buildings, and this zone text amendment does not change that, however, it allows for more flexibility in the setback standard for pool houses where it makes sense and certain design considerations can be used to mitigate potentially negative effects.

2. Limiting this to the side corner further clarifies the zoning ordinance as it relates to the single family residential zones.

Consideration for Adoption of a Resolution of the City Council of Farmington City, Utah, Authorizing the Issuance and Sale of $3,700,000 Aggregate Principal Amount of Sales Tax Revenue Bonds, Series 2015; and Related Matters

Mayor Talbot said this has to do with the RAP tax the City passed. **Dave Millheim** said this resolution needs to be passed to supplement the building of the park and gym.

Motion:

Cory Ritz made a motion that the City Council approve the enclosed Resolution authorizing the issuance and sale of $3.7 million dollar sales tax (RAP tax) bonds.

John Bilton seconded the motion which was unanimously approved.

The Roll Call Vote Was:
Jim Young: Aye
John Bilton: Aye
Cory Ritz: Aye
Doug Anderson: Aye
Brigham Mellor: Aye

SUMMARY ACTION

Minute Motion Approving Summary Action List

Item 2 was withdrawn, and is moved forward to the next Council meeting.

1. Approval of Minutes from City Council held on July 14, 2015
2. Public Improvements Reimbursement Agreement with Davis School District for 1100 West

Motion:

Cory Ritz made a motion to approve the item on the Summary Action List, Approval of Minutes from City Council held on July 14, 2015, as amended.

Jim Young seconded the motion which was unanimously approved.

OLD BUSINESS
Silverwood Subdivision Trail/Jeppson Flag Lot Discussion Item

Dave Petersen said this item was deferred from the June 30th meeting due to the lateness of the hour. There is a trail easement, but no trail, that exists connecting open space in the Silverwood subdivision to the June Drive cul-de-sac. The question is should the City construct the trail with the current easement, or should the City work with Mr. Jeppson to re-route the trail and explore the idea of a flag lot as an incentive. He asked if the Council would entertain the idea of creating the flag lot. The trails committee created a list of 10 reasons to allow the flag lot, while the Planning Commission created a list of reasons not to create a flag lot.

George Chipman 433 South 10 West Farmington, Utah. He said a lot of work has already gone into this trail, it is paved and he would hate to abandon it now. They think a trail easement would be a just compensation for a flag lot.

Chaya Anderson, 1463 Silverwood Lane Farmington Utah. She is worried that they will have to take out enormous pine trees in order to construct the trail. She wondered about the purpose of the trail, since it just goes into the cul-de-sac.

Dave Millheim said the Council already passed a vote denying the flag lot, based on the Planning Commission's recommendation. However that decision was made without the trail information. He said the Council can overturn their previous decision. **Brigham Mellor** asked what happens east of the cul-de-sac? **George** said the expectation is to connect through on a new easement that would tie into the trail on the east side. **Dave Petersen** said there currently is not a connection through this block.

John Bilton said he is not inclined to give the Jeppson's a flag lot. They have not decided what to do with the property. **Jim Young** concurred with John. He also feels there should be a consensus in the neighborhood. **Cory Ritz** said he would be in favor of considering an alternative. He wondered if the City would lose the opportunity for the trail if the Jeppson's decide to do something with their lot that uses the easement. **Doug Anderson** said it is unfortunate that the trail is not maintained more, as it is a beautiful area. But the road is not busy, and has a good sidewalk. He said it seems like a lot of work for a short section of the trail. He does not want to revisit it. **Brigham Mellor** said he agrees with Doug, and wants to focus efforts elsewhere since sidewalks are already in place. **Dave Petersen** said when the City got the easement they should have put the trail in immediately. **Dave Millheim** said regarding just compensation, given the possibility of a $100,000 lot (the flag lot) that does not seem like just compensation for an easement. He thinks the City will see more and more items like this as the City tries to connect all the dots along the trail map. **Mayor Talbot** said the City has taken flag lots very seriously. He does not want to have to play that card to complete a trail. He is hoping it will be an option in the future. The Council took no action on this item and the previous denial stands.

Ratification of Justice Court Agreements with Davis County, Fruit Heights, Kaysville, and West Bountiful

Mayor Talbot thanked Dave Millheim for his tireless efforts on this item. **Dave Millheim** said the County has decided to get out of the Justice Court business. Residents are accustomed to coming here. There are agreements in place with Davis County, Fruit Heights, Kaysville, and West Bountiful. He wants the Council to approve the individual agreements

dependent on the conditions. **Cory** said he thought it was a County complex. **Dave Millheim** said it was turned over to the State about 5 years ago, and the lease will be turned over to the City. **Mayor Talbot** said he has asked Dave multiple times if we are sure if we want to take this on, and Dave has assured him that it is a good situation for the City, and will net the City over $500,000 annually at current case levels. **Jim Young** asked about the agreements, and **Dave Millheim** clarified that there are 4 separate agreements in the packet. The City is locking the County into a 6 year agreement. **Dave** said there are some subtle differences in each contract, but the cost sharing etc., is the same. **John Bilton** clarified that the agreements include all personnel, including judges. **Dave Millheim** said the County will have to fire and then Farmington City hire new employees. They will give preference to existing employees, but there will be no tenure. All employees will be hired based on Farmington City pay schedules.

Motion:

John Bilton made a motion that the City Council approve the four attached interlocal agreements for justice court services with Davis County, Fruit Heights, Kaysville, and West Bountiful and authorize the Mayor to execute the agreements after the following three conditions have been satisfied:

1. Each agreement is approved and executed by the three respective cities and Davis County.
2. A lease for the State Court facility in Farmington has been drafted and executed by both Farmington City and the State of Utah.
3. The City Council has approved a budget amendment for the FY 15/16 budget incorporating the creation of the Farmington Justice Court.

Cory Ritz seconded the motion which was unanimously approved.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

- Executive Summary for Planning Commission Held July 16, 2015

Mayor Jim Talbot

- The Parks and Recreation department puts on the volunteer appreciation BBQ each year, and he asked each Councilmember to RSVP.

Doug Anderson

- He expressed appreciation to the Parks and Recreation department for handling the start of football season.

Cory Ritz

- He said he has a couple of questions for a closed session.

John Bilton

- He asked for a brief report on flooding of any City Facilities with the recent rain. He wonders if the City's detention basins and drains functioned properly. **Mayor Talbot** said the storm drains worked and there was little debris leftover. He gives the City an A grade. There were some homes that were hit with flooding, and they talked to those homeowners. He does not think more water came because of one particular development. He said there was water in his basement. It was just a lot of water from the storm yesterday. The streets were dry today. He said there was minimal flooding on new development sites. He said he thought the City's system handled the storm very well. **Dave Millheim** said a car went through a fence and created a geyser by knocking out a hydrant. There was an accident on the freeway. There were half a dozen houses flooded that they tried to get sandbags to. There will be some minor road repairs. But he said given the seriousness of the storm, they are pleased with how the storm drains handled it. There was not a lot to learn from it. **Mayor Talbot** said when you think of how cooperative the drains are, they owe a lot to the spring cleanup that helped prevent excess debris going into the drains.
- **John** referenced the Evans family and the developer they hired who was present for several meetings. He talked about how population is expected to double along the Wasatch front over the next several years. He thinks the City has accomplished a lot of the goals they had when they arranged a coalition about 10 years ago, and wondered if it is time to consider forming a new coalition to craft goals for the next 10 years. **Mayor Talbot** said that might be an item for the Council to discuss at a retreat.

Council members **Brigham Mellor** and **Jim Young** did not have anything to report at this time.

Ronda Perks said she is representing Congressmen Stewart. He wanted to extend his thanks to the City Councils. He wants to meet with all City Mayors on August 19th. **Mayor Talbot** said he appreciates Congressmen Stewart and is planning to attend.

CLOSED SESSION

Motion:

At 8:49 p.m., **Cory Ritz** made a motion to go into a closed meeting for purpose of discussing potential litigation.

Sworn Statement

I, **Jim Talbot**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was so convened in a closed meeting.

_____

Jim Talbot, Mayor

Motion:

At 9:34 p.m., a motion to reconvene into an open meeting was made by **Cory Ritz**. The motion was seconded by **Doug Anderson** which was unanimously approved.

ADJOURNMENT

Motion:

At 9:34 p.m., **John Bilton** made a motion to adjourn the meeting. **Jim Young** seconded the motion which was unanimously approved.

_____

Holly Gadd, City Recorder
Farmington City Corporation

CITY COUNCIL AGENDA

For Council Meeting:
August 18, 2015

SUBJECT: City Manager Report

1. Executive Summary for Planning Commission held on August 6, 2015
2. Building Activity Report for July
3. Fire Monthly Activity Report for July

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

FARMINGTON CITY

H. James Talbot
Mayor

Doug Anderson
John Bilton
Brigham N. Mellor
Cory R. Ritz
James Young
City Council

Dave Millheim
City Manager

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate City Planner

Date: August 7, 2015

SUBJECT: EXECUTIVE SUMMARY FOR PLANNING COMMISSION HELD AUGUST 6, 2015

RECOMMENDATION

No action required.

BACKGROUND

The following is a summary of Planning Commission review and action on July 16, 2015 [note: five commissioners attended the meeting—Acting Chair Brett Anderson, Alex Leeman, Heather Barnum, Dan Rogers, and Brett Gallacher, excused commissioners were Rebecca Wayment and Kent Hinckley.

3. Micah Peters/Clearwater Homes – Applicant is requesting a recommendation for final plat approval for the Meadow View Phase II Conservation Subdivision consisting of 19 lots on 8.89 acres located at approximately 1725 West Spring Meadow Lane in an AE (Agriculture Estates) zone. (S-10-14)

   Voted to recommend that the City Council approve the final plat as written in the staff report.

   Vote: 5-0

4. Jason Harris/Fieldstone Homes -Applicant is requesting a recommendation for final plat approval for the proposed Farmington Park Conservation Subdivision Phase II consisting of 18 lots on 6.95 acres located at approximately 1100 West and Glover Lane in an AE zone. (S-20-15)

   Voted to recommend that the City Council approve the final plat as written in the staff report.

   Vote: 5-0

5. Jerry Preston/Elite Craft Homes (Public Hearing) – Applicant is requesting conditional use approval for an accessory dwelling in a detached garage on property located at approximately 347 East and 100 North in a LR-F (Large Residential - Foothill) zone. (C-7-15)

Voted to approve the conditional use as written in the staff report, with an amendment to the suggested motion which read: "Move that the Planning Commission approve the conditional use for the accessory dwelling in a detached garage *subject to all applicable codes, development standards and ordinances and..."*

Vote: 5-0

6. Farmington City (Public Hearing) – Applicant is requesting a conditional use approval to expand an existing water pump-house on property located at approximately 140 South Main in the OTR (Original Townsite Residential) zone. (C-8-15)

   Voted to approve the conditional use as written in the staff report.

   Vote: 5-0

7. Farmington City (Public Hearing) – Applicant is requesting a recommendation for zone text amendment approval of Chapters 27 and 28 of the Zoning Ordinance as it relates to allowing the use of transfer of development rights (TDR) and other related open space matters for planned unit developments (PUD). (ZT-10-15)

   Voted to recommend that the City Council approve the zone text amendment as written in the staff report.

   Vote: 5-0

8. Farmington City (Public Hearing) – Applicant is requesting a recommendation regarding an ordinance to designate the Farmington City Conservation, Recreation, Wildlife, and Waterfowl Refuge and Park, and to provide for the continued management thereof, and a management plan related thereto. The park encompasses 400+ acres along the City west corporate limit line between 950 North and Glover's Lane. (M-3-15)

   Voted to continue the public hearing to 9.3.2015 because staff missed one public notice requirement.

   Vote: 5-0

Respectfully Submitted

Eric Anderson
Associate Planner

Review & Concur

Dave Millheim
City Manager

Month of July 2015	BUILDING ACTIVITY REPORT - JULY 2015 THRU JUNE 2016				
RESIDENTIAL	**PERMITS THIS MONTH**	**DWELLING UNITS THIS MONTH**	**VALUATION**	**PERMITS YEAR TO DATE**	**DWELLING UNITS YEAR TO DATE**
NEW CONSTRUCTION **********					
SINGLE FAMILY	12	12	$3,270,000.00	139	139
DUPLEX	0	0	$0.00	0	0
MULTIPLE DWELLING	0	0	$0.00	0	0
OTHER RESIDENTIAL	0	0	$0.00	0	0
SUB-TOTAL	12	12	$3,270,000.00	139	139
REMODELS / ALTERATION / ADDITIONS **********					
BASEMENT FINISH	1		$11,500.00	36	
CARPORT/GARAGE	3		$179,398.00	11	
ADDITIONS/REMODELS	0		$0.00	35	
SWIMMING POOLS/SPAS	1		$38,000.00	13	
OTHER	16		$198,900.00	142	
SUB-TOTAL	21		$427,798.00	237	
NON-RESIDENTIAL - NEW CONSTRUCTION **********					
COMMERCIAL	0		$0.00	6	
PUBLIC/INSTITUTIONAL	0		$0.00	4	
CHURCHES	0		$0.00	0	
OTHERS	0		$0.00	3	
SUB-TOTAL	0		$0.00	13	
REMODELS / ALTERATIONS / ADDITIONS - NON-RESIDENTIAL **********					
COMMERCIAL/INDUSTRIAL	3		$1,501,800.00	34	
OFFICE	3		$402,000.00	5	
PUBLIC/INSTITUTIONAL	0		$0.00	0	
CHURCHES	0		$0.00	0	
OTHER	0		$0.00	1	
SUB-TOTAL	6		$1,903,800.00	40	
MISCELLANEOUS - NON-RESIDENTIAL **********					
SIGNS & COMMERCIAL SOLAR	2		$20,200.00	49	
SUB-TOTAL	2		$20,200.00	49	
TOTALS	41	12	$5,621,798.00	478	139

Farmington City Fire Department

Monthly Activity Report

July 2015

Emergency Services

Fire / Rescue Related Calls: **28**

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

Ambulance Related Calls: **78 / Transported 37 (47%)**

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

Calls Missed / Unable to adequately staff: **7**

Urgent EMS Related Response Times (AVG): **4.3 Minutes** **GOAL 4 minutes or less (+.3 min.)**

Urgent Fire Related Response Times (AVG): **6.0 Minutes** **GOAL 4 minutes or less (+ 2.0min.)**

PT Department Man-Hours (*based on the following 24-day pay period / July 10th and July 24th*)

Part-Time Shift Staffing:	**1,344**	**Budgeted 1,344**	**Variance - 0**
Part-Time Secretary:	**88**	**Budgeted 80**	**Variance + 4**
Part-Time Fire Marshal:	**84**	**Budgeted 80**	**Variance +4**
Full-Time Captains:	**N/A**	**48/96 Hour Schedule**	**Variances / Overtime + 26**
Full-Time Fire Chief:	**N/A**	**Salary Exempt**	
Training & Drills:	**65**		
Emergency Callbacks:	**376**	***FIRE 248 Hrs. / EMS 128 Hrs. (YTD) 1,351**	
***176 of the 248 FIRE Hrs. represent "Hazard Staffing" hours.**			
Special Event Hours:	**11**	**(YTD) 73**	
Total PT Staffing Hours:	**1,968**	**(YTD) 8,737**	

Monthly Revenues & Grant Activity YTD

Ambulance (June):	**Month**	**Calendar Year**	**FY 2015**
Ambulance Services Billed:	$60,377.29	$273,912.16 YTD	$524,534.47
Ambulance Billing Collected:	**$20,197.31**	**$135,246.62 YTD**	**$287,712.40**
Variances:	***-$40,179.98***	***-$138,665.54 YTD***	***-$236,822.07***
Collection Percentages:	33.4%	49.4%	54.9%

Grants / Assistance / Donations

Grants Applied For:

None	*$0*	***$8,720 YTD***

Grants / Funds Received / Awarded:

None	*$0*	***$9,800 YTD***

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

Drill # 1– Officers Monthly Meeting & Training:	15	
Drill #2 – Festival Days / Apparatus Prep	12	Avg. Wednesday Night Drill Att.
Drill #3 – Rope Rescue Part 1	12	FFD Personnel This Month: 10
Drill #4 – EMS – Respiratory Emer. – Dr. Fredrickson	18	
Drill #5 - Rope Rescue Part 2	18	
Total Training / Actual Hours Attended:	**75**	**777 YTD**

Fire Prevention & Inspection Activities	**QTY**	
Business / Construction Inspections:	10	
Fire Plan Reviews & Related:	13	
Consultations & Construction Meetings	15	
Station Tours & Public Education Sessions	13	**74 YTD**

Health, Wellness & Safety Activities	**QTY**	
Reportable Injuries:	0	**2 YTD**
Physical Fitness / Gym Membership Participation %	100%	
Chaplaincy Events:	2	

FFD Committees & Other Internal Group Status

Process Improvement Program (PIP) Submittals:	**0**	**2 YTD**

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

Additional Narrative:

Emergent EMS response times averaged 4.3 minutes and Emergent FIRE response times averaged 6.0 minutes. Seven calls resulted in "no-staffing" or "short-staffing" of apparatus (on-duty crew attending to other calls and/or part-time staffing not available due to availability). 47% of all Ambulance calls resulted in transporting patients to Hospitals (2 critical air lifted to trauma centers during separate automobile incidents). Collections of revenues continue with little predictability due to collection & mandated billing variables. Both the New Ladder Truck and used Brush Truck have proven their value since being placed into service July 1st. FFD Administration is working aggressively to resolve a few discrepancies with Pierce and Bronto – manufactures of the Ladder Truck. Seasonal "Hazard Staffing" coverage during July 1-7 and July 21-27 worked very well and aided in the rapid extinguishment of several brush fires. FFD recalled full-time personnel / utilized overtime hours in an effort to cover staffing on July 4th and July 11th as part-time staff could not commit to working shifts.

To better mitigate interface fires on the south side of Farmington, FFD placed one of its Tactical Tenders in Pretty Valley until the end of the fire season. This arrangement was made in partnership with the residents of Pretty Valley as our tenders take approximately 15 minutes to climb the steep incline of 500 South and Little Valley road. This staging location also enables FFD to rapidly access the south side of Farmington's Firebreak road.

Training throughout the month focused on Leadership Development, Truck Operations (Station Park), Rope Rescue Operations and Medical Respiratory Management.

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

Respectfully,
Guido Smith
Fire Chief

Proud Protectors of Your Life and Property – *Since 1907*

Over 100 Years of Community Pride & Ownership!

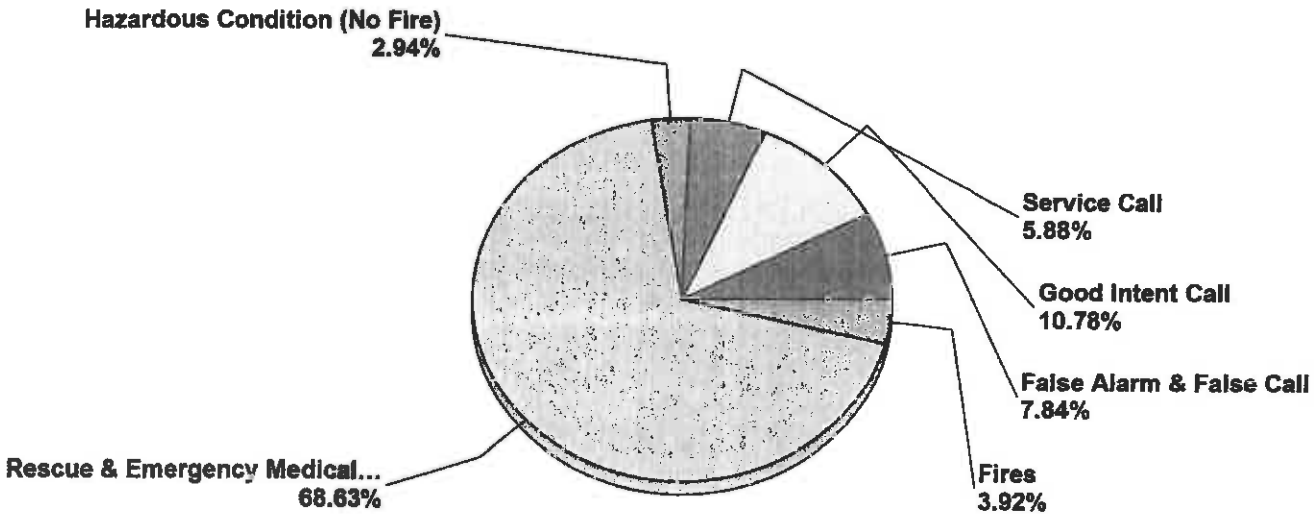
Farmington City Fire Department

Farmington, UT

This report was generated on 8/5/2015 8:21:05 AM

Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 07/01/2015 | End Date: 07/31/2015



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	4	3.92%
Rescue & Emergency Medical Service	70	68.63%
Hazardous Condition (No Fire)	3	2.94%
Service Call	6	5.88%
Good Intent Call	11	10.78%
False Alarm & False Call	8	7.84%
TOTAL	102	100.00%

Only REVIEWED incidents included. Summary results for a major incident type are not displayed if the count is zero.

CITY COUNCIL AGENDA

For Council Meeting:
August 4, 2015

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

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