



Application No. _____
(For City Use Only)

ANNEXATION PETITION

Fee determined according to processing, notification, recording, engineering, surveying, and attorney review.

I (We) the owner(s) of property located at

Petition the Farmington City for Annexation.

DATE: _____

Property Owner: _____ Phone No. _____
(Current property owner must sign application)

Developer/Agent: _____ Phone No.: _____

Email: _____ Fax: _____ Cell No. _____

Mailing Address : _____ Zip Code: _____

LEGAL DESCRIPTION AND PROPERTY OWNER AFFIDAVIT FOR THE SUBJECT PROPERTY MUST ACCOMPANY THIS APPLICATION

Please attach the following information:

1. Total area (acres or square feet).
2. Is the area contiguous to the current Farmington City boundaries?
3. If a new development is being proposed in connection with this annexation petition, describe the development. (Include a schematic plan of the proposed development.)
4. Identify any special districts or Davis County departments (“Annexation Affected Entities List” attached) that are currently providing services to the subject property.
5. Identify any legal or factual barriers that would negatively affect the probability of the property being annexed:
6. Please attach a copy of the “Annexation Plat” showing the proposed annexation area and a current property plat showing the names of all property owners within the annexation area. (Property plats are available from the Davis County Recorder’s Office, 28 East State Street, Farmington, Utah.)



PETITION FOR ANNEXATION INTO THE CORPORATE LIMITS OF FARMINGTON CITY, UTAH

I (we), the undersigned petitioner(s) and person(s) petitioning for annexation to and into the corporate limits of Farmington City, pursuant to U C A Section 10-2-416, hereby certify by the signature(s) below that I (we) am (are) the owner(s) of real property shown on the attached plat or map, which is located within a certain territory which is contiguous to the corporate boundaries of Farmington. The territory is more fully described in the accompanying plat or map and legal description prepared for this annexation and attached and incorporated hereto; and furthermore, I (we) by the signature(s) below so indicate my (our) desire to have said territory, including the real property I (we) own located within said territory, annexed to and into the corporate limits of Farmington City and therefore do hereby submit this petition for annexation with the accompanying plat or map and legal description to Farmington City by the filing of same with the Farmington City Recorder.

Furthermore, I (we) by the signature(s) below certify that I (we), along with the accompanying signature(s) of other landowner(s), certify I (we) am (are) the owner(s) of at least one-third in value of the real property as shown by the last assessment rolls located in the territory being proposed for annexation as described in the accompanying plat or map and legal description and that I (we) am (are) the majority of the owner(s) of the real property located in the territory described in the accompanying plat or map and legal description.

Further, I (we) the petitioner(s), hereby request the Farmington City Council to accept, by resolution or ordinance, this petition for annexation for the purpose of preparing a policy declaration relative to the proposed annexation. Dated this ____ day of _____, 20____ .

Petitioner: _____

Petitioner: _____

STATE OF UTAH)
 : ss
COUNTY OF DAVIS)

I hereby certify that on the ____ day of _____, 20____, personally appeared before me _____, who being first duly sworn, declared that she/he is the person(s) who signed the foregoing petition and/or is the person(s) of said title and office indicated above and she/he by her/his title and office is so authorized to sign this petition.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of _____, 20____.

Notary Public
Residing in _____ County, Utah.

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH)
 : ss
COUNTY OF DAVIS)

I (We), _____, being duly sworn, depose and say that I (We) am (are) the owner(s)* of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

(Property Owner)

(Property Owner)

(Authorized Agent)

Subscribed and sworn to me this _____ day of _____, 20____.

(Notary)

Residing in Davis County, Utah
My commission expires: _____

*Shall be the owner-of-record as listed by the Davis County Recorder's Office or may be the authorized agent of the owner as listed below.

=====

AGENT AUTHORIZATION

I (We), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any City Boards considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Property Owner)

(Property Owner)

Dated this _____ day of _____, 20__, personally appeared before me _____, the signer(s) of the above instrument who duly acknowledged to me that they executed the same.

(Notary)

Residing in Davis County, Utah
My commission expires: _____

ANNEXATION AFFECTED ENTITIES LIST

Central Davis Sewer District
Attention: LeLand Myers
2200 South Sunset Drive
Kaysville, Utah 84037

Davis County Boundary Commission
c/o Davis County Planning Commission
Attention: Wilf Sommerkorn
P.O. Box 618
Farmington, Utah 84025

Davis County School District
45 East State Street
Farmington, Utah 84025

Davis County Solid Waste Management & Energy Recovery Special Service
District
225 South 200 West
Farmington, Utah 84025

Farmington Area Pressurized Irrigation District
Attention: Aaron Richards
485 East Shepard Lane
Kaysville, Utah 84037-8502

Postmaster
Farmington, Utah 84025

Weber Basin Water Conservancy District
Attention: Mark Anderson
2837 East Highway 193
Layton, Utah 84040

Davis County Mosquito Abatement District
85 North 600 West
Kaysville, Utah 84037

HOW TO DO AN ANNEXATION

By David Church
General Council Utah League of Cities and Towns

The Utah State Legislature completely changed the annexation procedures for Utah in the last legislative session. This memo is an attempt to summarize those changes. You should not rely on this memo in doing an annexation. Please also refer to the State law as this memo is true only in so far as the state law has been interpreted correctly.

The significant changes from the previous law include the following:

1. There is no longer any such thing as a required annexation policy declaration.
2. The required petitioners have been changed.
3. There is no required super majority vote of the city's legislative body.
4. Property owners near the proposed annexation area can now protest.
5. The boundary commissions now get involved before the annexation is completed rather than after the vote to annex.
6. You can no longer annex developed property for "profit."
7. The city's one half mile extra territorial control has been repealed.
8. The role of the city recorder or town clerk has been clarified.

Steps to Annexation

The following steps, which are described in more detail below, are the required annexation procedure.

1. A petition is filed with the municipality.
2. The petition must be either accepted or rejected by the municipal legislative body.
3. If accepted, then the city recorder or town clerk certifies the petition.
4. If certified, then the municipality gives public notices of intent to annex.
5. A protest (if any) is submitted to the boundary commission.
6. If no protest is submitted, or if the boundary commission approves the annexation, then the municipal legislative body must hold a public hearing.
7. If approve, an ordinance of annexation is passed.
8. The plat is filed with the county recorder.

What Happens to the Petition?

If no protest is filed

– 7 days notice of public hearing of the municipal legislative body

If ordinance is passed

- Within 30 days of passing the ordinance of annexation, the plat must be filed with the county.

If a protest is filed

- Within 45 days boundary commission chooses a feasibility consultant
- Within 75 days of being hired the consultant must submit findings
- Within 30 days of receipt of study, boundary commission must hold a public hearing
- Within 20 days of decision of boundary commission, appeals can be made to District Court

Suggestions:

The following are suggestions as to how I am approaching annexations under the new law.

Many cities bargain with people who want to annex about fees, development rights, actions, and other matters. I believe the best time to negotiate these agreements is immediately after the petition is filed and before acceptance by the city legislative body. The law does not state a specific time by which the city must accept or reject the petition but once a petition is accepted the clock for the process begins to run. If the agreements are negotiated at the front end there will not be pressure to get an agreement done before a deadline is missed.

I also believe that if the municipality wishes to involve their planning commission in the annexation process this involvement should take place at the front end—after petitions are filed but before the municipal legislative body votes to accept or reject the petitions. Involvement of the planning commission is not required by the State law. If planning commission recommendations are desired by the municipal legislative body these seem to me to be more relevant at the beginning of the process before too much time and money is expended.

One potential problem area is that there is no definition of undeveloped property in the law. Since the procedure for annexing undeveloped property is much easier there may be a temptation to stretch this definition. I advise against this. I believe the intent is to allow annexations of “raw ground” for future development not to allow “the short form” annexation of what we may believe is underdeveloped property or property in need of redevelopment.

The process to annex an unincorporated area to a municipality is begun by filing a petition with the city recorder (or town clerk). A municipality may not annex an unincorporated area unless a petition is filed requesting annexation. The area must be a contiguous area, which is contiguous to the municipality, and will not leave or create an unincorporated island or peninsula. The petition must contain the signatures of the owners of private real property that covers a majority of the private land area within the area proposed for annexation, and is equal in value to at least 1/3 of the value of all private real property within the area proposed. This is a change from the old law which

required more than 50 percent of total owners to sign the petitions without regard as to how much property was represented by the petitions.

The definition of owners has been clarified to take care of the problem of how to count corporate entities, joint ownership, and ownership in estates or trusts. Ownership is now determined from the records of the county recorder and not the assessor's rolls. A parcel of property in multiple ownership is counted for the annexation if the petition is signed by a majority of those owning the parcel.

The petition must be accompanied by a plat or map (prepared by a licensed surveyor) of the area proposed, and show signers of the petition as sponsors (indicating their mailing addresses) one of which will be designated as the contact sponsor. The petition may not propose areas which were included in a previously filed petition, which has not yet been denied or granted, or areas which are being included in any feasibility study. Boundaries of the proposed area should be along already existing special district boundaries for sewer, water, schools, and other services, if practical and feasible. On the date of filing the petition, sponsors must deliver or mail a copy to the clerk of the county in which the proposed area is located.

Acceptance or Rejection

After receiving the petition, the municipality may deny it (if denied, notice is mailed to the sponsors and the county clerk within five days of the denial), or accept it. This is a decision for the municipal legislative body. The state law does not require this to be a vote of more than a majority of the legislative body.

Certification

Within 30 days of acceptance, the city recorder (with the help of the county recorder, surveyor, clerk and city attorney) will determine if the petition complies with the above requirements and will notify the municipality and the contact sponsor. This certification should be fairly formal as it begins the protest periods. If the petition fails the above requirements, then notification will be given to the municipality and the contact sponsor as to the reasons for rejection; and the petition may then be modified and refiled. In such case, it will be treated as a new petition.

Notices

Within 20 days of being notified of certification, the municipality will send written notice to the legislative body of the county, the boards of all special districts, the legislative bodies of all municipalities within ½ mile of the proposed area, and school districts in the proposed area. All of these entities may file a protest to the proposed annexation. The municipality will also publish notice in a newspaper of general circulation (at least once a week for three consecutive weeks not later than 10 days after receipt of the notice of certification) or post notice if there is no newspaper.

These notices must state that a petition has been filed, and include the date of receipt of the certification, describe the area, state that the petition is available for inspection at the city recorder's office, and state that the municipality may grant the petition if no protests are filed with the county boundary commission (with a copy sent to the city recorder.) The notice must state the specific date by which protests must be filed. The published notice will also state that property owners may protest if their property includes 25% of the private land area within ½ mile of the proposed area, and is equal in value to 14% of all real property within ½ mile of the proposed area.

Protest

A protest must state each reason for the protest and be filed with the county boundary commission no later than 60 days after the municipality has received the certification notice (or 30 days if the proposed area is undeveloped and less than 5% of total private real property of the annexing municipality). A copy must also be delivered or mailed to the city recorder on the same day. If property owners within ½ mile of the proposed area are protesting, they must include the name and address of each signer and designate one as the contact person. If a protest is filed, the municipality may deny the annexation petition, in which case notice will be sent within five days, or it may take no further action until receipt of the county commission's decision on the protest. If no protest is filed, the municipality may annex the area after holding a public hearing, for which at least seven days published notice is given.

Boundary Commission Hearing

Within 45 days of receiving a protest of an annexation of already developed property, the county boundary commission will engage a feasibility consultant who will complete a study on the proposed area. The study will be completed within 75 days and will then be presented at a public hearing. The depth of the study may depend on the size of the area, the size of the annexing municipality, development, expected development, and the number and type of protests. The study must include:

Population and density; geography and natural boundaries; whether the annexation would eliminate or create an unincorporated island or peninsula; whether the annexation would hinder a future, more beneficial annexation; the fiscal impact on the other incorporated areas around it; current and five year economic projections (including household size and income, development, and public facilities); projected five year growth; present and five year projections of the cost of governmental services in the proposed area; present and five year projected revenue to the annexing municipality; impact on five year projected property taxes of proposed area and annexing municipality extensions in the past 10 years of nearby municipalities; willingness and probability that another municipality would annex the same area within 5 years if it was not annexed at this time; history, culture and social aspects of the proposed area; how municipal type services have been provided in the past and

whether it would be feasible for the municipality to provide these services in the future; and the effect on any school districts.

A proposed annexation cannot be approved unless the study shows that the average annual amount of projected revenue to the municipality does not exceed the annual amount of projected costs of governmental services by more than 5%. The feasibility consultant may make boundary recommendations to comply with this requirement. If this is the case, a modified annexation petition may be filed with the city recorder within 45 days of the results of the study. On the day of filing, the petition sponsors must deliver or mail a copy of the modified petition to the county clerk. The newly affected entities will be notified and a supplemental study will be done.

Within 30 days of receiving the study results (which must meet the above requirement), the boundary commission will hold a public hearing where the results will be presented. Those present will be able to ask the feasibility consultant questions and speak on the issue. The public will receive notice in the newspaper. Written notice will be sent to the petition contact sponsor, the annexing municipality, and each entity that filed a protest. Within 20 days after the hearing, the boundary commission may approve the annexation (with or without conditions, or minor modifications) or disapprove of the proposed annexation. They will send their written decision to the legislative body of the county, the legislative body of the annexing municipality, the petition contact sponsor, and each protest entity. A review of the commission's decision may be sought in the proper district court within 20 days. They shall affirm the decision unless it is arbitrary or capricious.

If the annexation is of undeveloped property smaller than 5% of the private land area of municipality the boundary commission may not do a feasibility study and the prohibition against annexing property which will generate more than 105% of needed revenue does not apply. The boundary commission's role on these annexations of undeveloped property is to determine if the annexation law has been complied with.

Public Hearing and Decision

After receiving the boundary commission's decision on a protest, or if no protest was filed within the applicable protest period, the municipality may deny the annexation, or (if approved by the commission) grant the petition and annex the area by ordinance. Prior to annexing the area the municipal legislative body must hold a public hearing. Notice of the public hearing must be published at least seven days prior to the public hearing in a newspaper of general circulation. Within 30 days of annexing, the municipality must file a plat or map (by a licensed surveyor) with the county recorder showing the new boundaries. An area shall be conclusively presumed to have been validly annexed if property taxes have been paid to the municipality for more than one year after annexation, and no resident of the area has contested the annexation in court during the year following annexation.

TIME LINE

The time line for annexations of undeveloped property is as follows:

Petition filed with city

--acceptance or denial by the city within no set time period

If denied

--notice to sponsors within five days

--if accepted, 30 days for recorder to certify the petition

If certified then

--within 10 days published notice of intent to annex

--and within 20 days mailed notice of intent to annex

--then 30 day protest period from receipt of notice of certification

If a protest is filed

--boundary commission must hold a public hearing

--within 20 days of decision of boundary commission appeals can be made to
District Court

If no protest is filed

--7 days notice of public hearing of the municipal legislative body

If ordinance is passed

--within 30 days of passing the ordinance of annexation the plat must be filed with
the county

The time line for annexations of developed property is as follows

Petition filed with city

--acceptance or denial within no set time period

If denied

--notice to sponsors within five days

--if accepted 30 days for recorder to certify the petitions

If certified then

--within 10 days published notice of intent to annex

--and within 20 days mailed notice of intent to annex

--then 60 day protest period from receipt of notice of certification

RESOLUTION NO. 2003-56

A RESOLUTION BY THE CITY COUNCIL OF FARMINGTON CITY
REVISING THE CONSOLIDATED FEE SCHEDULE OF FARMINGTON
CITY

WHEREAS, pursuant to state law, Farmington City has adopted a Capital Facilities Plan to guide the orderly development and financing of infrastructure and necessary public improvements within the City; and

WHEREAS, the City Council periodically reviews the Consolidated Fee Schedule of the Capital Facilities Plan of Farmington City and has determined that the same should be amended as provided herein; and

WHEREAS, the Farmington City Council has reviewed the current Consolidated Fee Schedule of the Capital Facilities Plan and has determined to amend the Consolidated Fee Schedule; and

WHEREAS, all required notices have been provided and public hearings have been held in accordance with law in order to amend the Consolidated Fee Schedule of the Capital Facilities Plan;

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

Section 1. Fee Schedule. The Consolidated Fee Schedule of Farmington City is hereby amended to read in its entirety as follows:

CONSOLIDATED FEE SCHEDULE

Application fees shall be payable at the time the application is filed for review with Farmington City. Applications shall not be deemed complete until payment is made. Development Impact Fees or other required fees shall be payable prior to issuance of permits for development or, in the case of subdivisions, prior to recordation of a subdivision plat.

| | | |
|----|-------------------------------------|-----------------|
| 1. | Administrative Determination | \$125.00 |
| * | Minor Conditional Use Amendments | |
| * | Minor Variances | |
| * | Nonconforming Uses | |
| * | Temporary Use | |
| * | Uses Not Listed | |

2. Annexation Application \$400.00 Staff Processing
(Administrative, Planning) plus cost
of notice publication in Davis County
Clipper, recording fees, and
\$1,000 deposit for direct engineering/
survey and City Attorney review costs
with adjustments made prior to plat recordation
3. Board of Adjustment (and Board of Appeals) \$150.00
* Appeals
* Nonconforming Use
* Variances
4. Conditional Use Approval by Planning Commission \$200.00 + \$25.00/acre.
or portion thereof
* Time Extension \$100.00
5. Site Plan Approval by Planning Commission
* Concept Plan \$400.00
Plus: \$500.00 deposit if professional services (engineering and legal) are
required (adjustments shall be made prior to issuance of building
permit according to direct professional service costs incurred)
- * Application Fee \$600.00 for the first acre
Commercial, Industrial and Apartment or portion thereof
Dwelling Group with Site Plan Review \$450.00/acre for each of the next
or Major Site Plan Amendment two to four acres or portion thereof
\$300.00 for each acre thereafter
- Plus:
- * Site Plan Consulting Review Deposit Fee \$1,000.00 for the first five acres
(Developers pay actual cost): \$300.00/acre thereafter (adjustments
made in \$500.00 increments prior to issuance of
building permit according to professional
service costs incurred (engineering and legal))
6. Inspection of Improvements 2% of the City Engineer's estimate
of the cost of public improvements
7. Development Impact Fees (see attached table)

8. Maps and Publications

| | | |
|---|---|---------|
| * | Street Map, General Plan Map and Zoning Map (1" = 400 feet) | |
| | Black and White | \$5.00 |
| | Color | \$15.00 |
| * | Street Map, General Plan Map and Zoning Map (11" x 17") | |
| | Black and White | \$.50 |
| | Color | \$2.50 |
| * | Zoning Ordinance | \$15.00 |
| * | General Plan | \$5.00 |
| * | Subdivision Ordinance | \$5.00 |

9. General Plan Amendment **\$300.00**

10. Single-Family, Two-Family Dwelling, and Other Minor Permitted Uses

| | | | |
|---|---------------------|---|--------|
| * | Site Plan Review | \$25.00 and the applicant shall also pay all review costs incurred by the City Engineer and City Attorney | |
| * | No Site Plan Review | | No Fee |

11. Temporary Use Application (to Planning Commission) **\$100.00**

12. Streets and Easements

| | | |
|---|--|----------|
| * | Street Dedication | \$150.00 |
| * | Street Vacation | \$150.00 |
| * | Street Name Change | \$150.00 |
| * | Easement Vacation | \$100.00 |
| * | Single Lot or Parcel Residential Construction Cleaning Fee | |
| | 0 - 500 square feet | \$50.00 |
| | 501 - 1,000 square feet | \$100.00 |
| | 1,001 - 2,500 square feet | \$150.00 |
| | 2,501 - 4,000 square feet | \$200.00 |
| | Above 4,000 square feet | \$250.00 |

(Square footage shall include main structure, garage and out buildings and fee is due and payable prior to issuance of building permit)

13. Subdivision/Planned Unit Developments (P.U.D.'s)

| | | |
|---|---------------------------------------|--|
| * | Schematic Plan/Subdivision Yield Plan | \$400.00 plus \$500.00 deposit if professional services (engineering and legal) are required (adjustments made prior to application for preliminary plat review according to direct professional service costs incurred) |
|---|---------------------------------------|--|

* Preliminary Development Plan for P.U.D.'s proposed for phased development Half of the preliminary plat and professional service deposit fee referenced below and the remaining half due for each "phased" preliminary plat submitted thereafter

* Preliminary Plat/Development Plan Minor Subdivision Metes and Bounds (with public improvements) \$500.00 + \$20.00/lot or \$30.00/lot in the foothill zone

Plus:

* Subdivision Professional Service Deposit Fee (Developer pays actual cost) \$1,000.00 for the first 10 lots plus \$35.00/lot or \$50.00/lot in foothill zone, thereafter (adjustments made prior to application for final plat review according to direct professional service (engineering and legal) costs incurred)

* Final Plat \$500.00 + \$35.00/lot or \$45.00/lot in the foothill zone

Plus:

* Subdivision Professional Service Deposit Fee (Developer pays actual cost) \$1,000.00 for the first 10 lots plus \$35.00/lot or \$50.00/lot in foothill zone, thereafter (adjustments made prior to application for final plat review according to direct professional service (engineering and legal) costs incurred)

* Subdivision by Metes and Bounds \$200.00 + \$30.00/lot

* Plat Amendment \$150.00 + \$30.00/lot with no streets or \$300.00 + \$30.00/lot with streets

* Recording Fee Actual cost charged by County Recorder

* Condominium Conversion \$150.00 base plus \$50.00 per unit

* Time Extension \$100.00

14. Zoning Amendment \$300.00 (Rezone)
\$200.00 (Text change)

15. **Re-Application** \$50.00 except for Conditional Use
(When notice is pulled from agenda by applicant) which shall be 50% of original fee
16. **Public Hearing Notice Fee** Cost of newspaper publication plus
postage for each individual notice
(charged every time a public
hearing is required)
17. **Water Connection Fees** \$150.00 to cover the City's expense for inspection,
meter installation, overhead, inventory and
account set-up charges, plus actual cost of
meter rounded to the nearest \$5.00 if meter box, lid and
setter or yoke and other pertinent parts are supplied by
developer or contractor, or actual cost of the meter, box
and lid, setter or yoke and other pertinent parts rounded
to the nearest \$5.00 when they are not provided by
contractor or developer
18. **Free Expression Activities Permit Application Fee** \$30.00
19. **Special Truck Routing Permit Application Fee** \$50.00
20. **Drainage Utility Fees**
1. Each Single Family Residential Unit and Residential Duplex shall be charged the following monthly Drainage Utility Fee as the established base rate for one Equivalent Service Unit ("ESU") equaling 3,819 square feet of impervious surface: \$6.00
 2. Each developed multi-family residential parcel, commercial parcel, and other non-residential parcel shall be charged a monthly Drainage Utility Fee as the multiple of the base rate set forth in section 1, based upon the number of ESU's on the property and the measured impervious surface area. The number of ESU's on any particular developed parcel shall be determined by measuring the amount of impervious surface on the parcel (in square feet), and dividing that number by the designated base ESU of 3,819 square feet. The actual monthly Drainage Utility Fee shall be computed by multiplying the total ESU's for the parcel by the monthly rate set forth in section 1. For example, a parcel with 25,000 square feet of impervious surface area shall pay a fee of \$39.28 per month ($25,000 \div 3,819 = 6.546$; then $6.546 \times \$6.00 = \39.28).

NOTE: All deposits are cumulative and adjustments will be made at building permit issuance or plat recordation unless developer withdraws application(s) or approvals expire.

21. Parks and Leisure Services Facilities Use Fees

| | |
|------------------------|--------------------|
| * Park Picnic Boweries | |
| Deposit | \$50.00 |
| Resident | \$25.00 per bowery |
| Nonresident | \$50.00 per bowery |
| Rose Garden and Lawn | \$25.00 per hour |
| Woodland Grass Area | \$20.00 per hour |

Deposits must be paid at the time of reservation. Cancellations shall not be made less than seven days before the reservation date in order to obtain a full refund. Cancellations made with less than seven days advance notice will forfeit all fees paid, with the exception of bad weather or a lightning storm.

| | |
|--|---|
| * Softball/Baseball Field Use (2 hour minimum) | |
| Deposit | \$50.00 |
| Rental Fee | \$25.00 per hour (first two hours) |
| | \$10.00 per hour or part thereof thereafter |
| Lighting Usage Fee | \$25.00 per hour (first two hours) |
| | \$10.00 per hour or part thereof thereafter |

| | |
|--------------------------------------|----------|
| * Swimming Pool | |
| Daily General Admission | \$3.00 |
| Tuesdays | \$1.50 |
| Youth (4 and under) | Free |
| Senior Citizens (60 and older) | \$2.50 |
| Punch Passes | |
| 10 Punches (Resident) | \$28.00 |
| 10 Punches (Nonresident) | \$30.00 |
| 20 Punches (Resident) | \$50.00 |
| 20 Punches (Nonresident) | \$60.00 |
| Season Passes | |
| Resident Individual | \$50.00 |
| Nonresident Individual | \$75.00 |
| Resident Family (up to 5 members) | \$125.00 |
| Nonresident Family (up to 5 members) | \$175.00 |

| | |
|-------------------------|---------|
| Lap Swim/Water Aerobics | |
| Daily Admission | \$2.50 |
| 10 Punches | \$20.00 |
| 20 Punches | \$35.00 |

| | |
|--------------------------------------|----------|
| Pool Rental | |
| Deposit | \$100.00 |
| Resident Fee | \$150.00 |
| Nonresident/Commercial/Church Groups | \$200.00 |

| | |
|---|----------|
| * Community Center | |
| Farmington-based non-profit clubs or organizations (75% of membership mostly Farmington residents) | |
| Deposit | |
| Facility | \$150.00 |
| Kitchen (when used with facility) | \$100.00 |
| Kitchen (used separately) | \$150.00 |

| | |
|--|-------------------|
| Resident (Family Use, Receptions) | \$50.00 per hour |
| Nonresidents or Commercial | \$200.00 per hour |
| Recitals, Nonprofit Clubs or Organizations | \$40.00 per hour |
| Custodial/Security Fee (in addition to all other fees) | \$15.00 per hour |
| A custodian will be required for security reasons during all rental periods. | |

Section 2. Time of Payment. Fees shall be payable at the time the application is filed for review with Farmington City. Use agreements and/or applications shall not be deemed complete until payment is made. Development Impact Fees or other required fees shall be payable prior to issuance of permits for development or, in the case of subdivisions, prior to recordation of the subdivision plat.

Section 3. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 4. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, THIS 19 DAY OF NOVEMBER, 2003.

FARMINGTON CITY

ATTEST:

Margy Lomax
Margy Lomax
City Recorder



By: David M. Connors
David M. Connors
Mayor

Impact Fees

| <u>EAST</u> | | Water System* | Storm Water Facilities** | Parks and Recreation | Trans- portation | Police Facilities | Fire & EMS Facilities | TOTAL |
|------------------------|--|---------------|--------------------------|----------------------|------------------|-------------------|-----------------------|----------|
| <u>Residential</u> | <u>Per Housing Unit</u> | | | | | | | |
| | Single Family Detached | | \$ 563 | \$ 2,097 | \$ 516 | \$ 167 | \$ 133 | \$ 3,476 |
| | All Other Housing | | 306 | 1,371 | 314 | 109 | 87 | 2,187 |
| <u>Nonresidential</u> | <u>Per 1,000 Square Feet of Floor Area</u> | | | | | | | |
| | Com/Shop Ctr 50,000 SF or less | | 355 | | 1,662 | 140 | 184 | 2,341 |
| | Com/Shop Ctr 50,001 - 100,000 SF | | 355 | | 1,465 | 123 | 161 | 2,104 |
| | Com/Shop Ctr 100,001-200,000 SF | | 355 | | 1,276 | 107 | 143 | 1,881 |
| | Com/Shop Ctr over 200,000 SF | | 355 | | 1,103 | 93 | 129 | 1,680 |
| | Office/Inst 25,000 SF or less | | 335 | | 1,725 | 145 | 260 | 2,465 |
| | Office/Inst 25,001- 50,000 SF | | 335 | | 1,090 | 91 | 244 | 1,760 |
| | Office/Inst 50,001- 100,000 SF | | 335 | | 768 | 64 | 230 | 1,397 |
| | Office/Inst over 100,000 SF | | 335 | | 611 | 51 | 216 | 1,213 |
| | Business Park | | 335 | | 518 | 43 | 203 | 1,099 |
| | Light Industrial | | 335 | | 434 | 36 | 149 | 954 |
| | Warehousing | | 335 | | 245 | 20 | 82 | 682 |
| <u>All Development</u> | <u>Per Water Meter Size (inches)</u> | | | | | | | |
| | 0.75 | \$ 2,156 | | | | | | \$ 2,156 |
| | 1.00 | 3,665 | | | | | | 3,665 |
| | 1.50 | 7,114 | | | | | | 7,114 |
| | 2.00 | 11,426 | | | | | | 11,426 |
| | 3.00 | 23,716 | | | | | | 23,716 |
| | 4.00 | 36,652 | | | | | | 36,652 |
| <u>WEST</u> | | Water System* | Storm Water Facilities** | Parks and Recreation | Trans- portation | Police Facilities | Fire & EMS Facilities | TOTAL |
| <u>Residential</u> | <u>Per Housing Unit</u> | | | | | | | |
| | Single Family Detached | | \$ 554 | \$ 2,097 | \$ 516 | \$ 167 | \$ 133 | \$ 3,467 |
| | All Other Housing | | Not Applicable | 1,371 | 314 | 109 | 87 | 1,881 |
| <u>Nonresidential</u> | <u>Per 1,000 Square Feet of Floor Area</u> | | | | | | | |
| | Com/Shop Ctr 50,000 SF or less | | 327 | | 1,662 | 140 | 184 | 2,313 |
| | Com/Shop Ctr 50,001-100,000 SF | | 327 | | 1,465 | 123 | 161 | 2,076 |
| | Com/Shop Ctr 100,001-200,000 SF | | 327 | | 1,276 | 107 | 143 | 1,853 |
| | Com/Shop Ctr over 200,000 SF | | 327 | | 1,103 | 93 | 129 | 1,652 |
| | Office/Inst 25,000 SF or less | | 327 | | 1,725 | 145 | 260 | 2,457 |
| | Office/Inst 25,001-50,000 SF | | 327 | | 1,090 | 91 | 244 | 1,752 |
| | Office/Inst 50,001- 100,000 SF | | 327 | | 768 | 64 | 230 | 1,389 |
| | Office/Inst over 100,000 SF | | 327 | | 611 | 51 | 216 | 1,205 |
| | Business Park | | 327 | | 518 | 43 | 203 | 1,091 |
| | Light Industrial | | 327 | | 434 | 36 | 149 | 946 |
| | Warehousing | | 327 | | 245 | 20 | 82 | 674 |
| <u>All Development</u> | <u>Per Water Meter Size (inches)</u> | | | | | | | |
| | 0.75 | \$2,156 | | | | | | 2,156 |
| | 1.00 | 3,665 | | | | | | 3,665 |
| | 1.50 | 7,114 | | | | | | 7,114 |
| | 2.00 | 11,426 | | | | | | 11,426 |
| | 3.00 | 23,716 | | | | | | 23,716 |
| | 4.00 | 36,652 | | | | | | 36,652 |

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

**For ease of comparison, storm water fees are shown per housing unit and per KSF of nonresidential development. However, Farmington will impose storm water impact fees on a per-acre basis. In east Farmington, the storm water impact fee for single-family detached housing is \$1,692 (Rural/Low Density) \$2,449 (Medium Density); \$3,867 (Commercial/Mixed Use); and \$3,660 (Office/Inst/Bus/Park/Man) per acre. In west Farmington, the storm water impact fee for single family detached housing is \$1,664 (Rural Res/Low Density) and \$3,570 (Mixed Use/Lt. Manufacturing) per acre.