

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 Davis County Commissions will be giving an update on projects/issues within the City and staff will 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, May 6, 2014, 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

REPORTS OF COMITTEES/MUNICIPAL OFFICERS

7:05 Executive Summary for Planning Commission held April 17, 2014

7:10 Presentation regarding Bountiful/Davis Arts Center Summerfest International

7:20 Introduction and Administration of Oath of Office for new Police Officers

PUBLIC HEARINGS:

7:25 Eastridge Estates Schematic Plan

7:40 Brentwood Estates Preliminary Plat (Appeal)

9:00 Pheasant Hollow Schematic Plan

CONSIDERATION OF ORDINANCES/RESOLUTIONS/AGREEMENTS:

9:30 Resolution Adopting the Tentative Budget for Fiscal Year 2015

PRESENTATION OF PETITIONS AND REQUESTS:

9:35 Parade Grand Marshal Nomination for Festival Days

9:40 Approval of Bid for Public Works Expansion and Storage Facilities

SUMMARY ACTION:

9:45 Minute Motion Approving Summary Action List

1. Approval of Minutes from April 15, 2014
2. Resolution Amending Chapter 9 of the Personnel Policies and Procedures
3. Approval of Contractor for the Park Lane and 1100 West Waterline Reconstruction Project
4. Construction of 450 South Sidewalk Improvements
5. Ratification of Approval of Storm Water Bond Log

GOVERNING BODY REPORTS:

9:50 City Manager Report

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

9:55 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

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

DATED this 1st day of May, 2014.

FARMINGTON CITY CORPORATION

By: 
Holly Gadd, City Recorder

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

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

CITY COUNCIL AGENDA

For Council Meeting:
May 6, 2014

SUBJECT: Roll Call (Opening Comments/Invocation) Pledge of Allegiance

It is requested that City Council Member Doug Anderson give the invocation/opening comments to the meeting and it is requested that City Council Member John Bilton 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:
May 6, 2014

S U B J E C T: Executive Summary for Planning Commission held April 17, 2014

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

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 Planner
Date: May 6, 2014
SUBJECT: EXECUTIVE SUMMARY FOR PLANNING COMMISSION ON APRIL 17, 2014

RECOMMENDATION

No action required.

BACKGROUND

The following is a summary of Planning Commission review and action on April 17, 2014 [note: six commissioners attended the meeting— Chairman Brett Anderson, Heather Barnum, Mack McDonald, Rebecca Wayment, Kent Hinckley and Alternate Commissioner Karolyn Lehn; excused commissioners were Michael Nilson and Kris Kaufman]:

Item #3 – James Wheatley/Symphony Homes - Applicant is requesting a recommendation for Schematic Plan approval for the proposed Eastridge Cove Conservation Subdivision consisting of 13 lots on 4.785 acres located at approximately 1470 South and 200 East in an LR Zone. (S-3-14)

Voted to recommend this item for approval as written in the staff report with the added condition (3) which stated "The applicant will meet with Ken Klinker prior to Preliminary Plat approval to determine a viable haul/construction vehicle route that is as safe as possible."

Vote: 5-0

Item #4 - Scott Harwood/The Haws Companies (Public Hearing) – Applicant is requesting a recommendation to rezone 16.19 acres north of Burke Lane and west of the Union Pacific R.R. right-of-way from A (Agriculture) to OMU (Office Mixed Use) (Z-5-13) and to rezone 21.56 acres west of Station Parkway and north Park Lane from A (Agriculture) to GMU (General Mixed Use) (Z-6-13); a recommendation for approval a PMP/development agreement for "Park Lane Commons" (approximately 46 acres in area); and a zone text change to amend the Regulating Plan consistent with the proposed PMP.

Voted as follows:

Motion I--Zone Change

Recommended for approval as written in the Planning Commission staff report subject to a condition that the land along Shepard Creek shall be zoned OS (Open Space) at a width of not less than 50' on each side of the centerline of the Creek and with the Development Agreement to provide a mechanism for the trail to be developed outside of the Open Space Zoning Agreement to be binding on subsequent property owners.

Vote: 6-0

Motion II – PMP Application

Recommended for approval as written in the Planning Commission staff report except conditions 4 and 8 was modified and a new condition was recommended as follows:

4. The developer shall use building depictions for illustrative purposes which are not intended to depict the final location of the buildings and are not binding. Language to this effect should be included as part of the Development Agreement.

8. Text will be added to the Development Agreement stating the intent to allow assisted living facilities and housing for the elderly.

9. Renumber the attachments accordingly.

Vote 6-0

Motion III – Section 114 Alternative Development Standards/Development Agreement

- 1. Signage Package – The developer proposed the following: "In an effort to work with the City and their concern for 100' tower signage internal to the project, we have approached the Tenants who want to be part of Park Lane Commons and have worked hard to put together a signage alternative that will give them the exposure needed and bring them to the project. We are requesting tower signage adjacent to I-15 and 60' above freeway grade at the 3 locations identified in Section 1.4 of the signage package." This portion of Motion III dominated much of the discussion and was continued through a de facto clause in the Planning Commission by-laws that determines if there are two tie votes on two separate motions then the item is automatically continued to the next meeting. The first motion was against the sign package and the second was for. Sensing the impending impasse, the commissioners discussed possible alternative solutions and compromises including reducing three signs to two, reducing the height to include only two signs per pylon, etc. After a long discussion the motion was made and there was a second tie, and therefore the item was tabled to the next meeting.*
- 2. Grand Ave North (the 4 acre site plan around the proposed McDonald's) – Voted to disapprove as written in the staff report on a vote of 4-2 with Bret Anderson and Kent Hinckley voting against.*

3. *Grand Ave South – Voted 6-0 to recommend for approval as written in staff report.*
4. *Regulating Plan Amendments - Voted 6-0 to recommend for approval as written in staff report.*
5. *Parking Density - Voted 6-0 to recommend for approval as written in staff report.*
6. *Drive Up Windows – Voted 6-0 to recommend for approval for 2 drive up windows instead of 5.*
7. *Site Plan Review – Voted 6-0 to recommend for approval as written in the staff report with added conditions, including among others that the Planning Commission chairman may determine that Site Plan(s) should be reviewed by the Planning Commission if they exceed the current standards now in the ordinance requiring them to do so.*
8. *Building Orientation – Voted 6-0 to recommend for approval as written in staff report.*

Motion IV – Regulating Plan Amendment – Zone Text Change

Recommended for approval as written in the Planning Commission staff report.

Item #5 - Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Zoning Ordinance by modifying Chapter 12 regarding Conservation Subdivisions. (ZT-3-14)

The Commission opened and closed the public hearing and then voted to table this item due to time constraints:

Vote: 5-0

Item #6 - Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Subdivision Ordinance by modifying the definition of flag lots. (ZT-4-14)

The Commission opened and closed the public hearing and then voted to table this item due to time constraints:

Vote: 5-0

Respectfully Submitted



Eric Anderson
Associate Planner

Review & Concur



Dave Millheim
City Manager

CITY COUNCIL AGENDA

For Council Meeting:
May 6, 2014

S U B J E C T: Presentation regarding Bountiful/Davis Arts Center Summerfest
International

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

Emma Dugal will be making this presentation.

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:
May 6, 2014

**S U B J E C T: Introduction and Administration of Oath of Office for new
Police Officers**

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

Mayor Talbot will introduce Leif Bybee and Cannon Heslop, the new Police Officers.
Holly Gadd will perform the administration of Oath of Office.

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:
May 6, 2014

PUBLIC HEARING: Eastridge Estates Schematic Plan

ACTION TO BE CONSIDERED:

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

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

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: May 6, 2014
SUBJECT: **Eastridge Estates Schematic Plan Approval**

RECOMMENDATION

1. Hold a Public Hearing;
2. Move that the City Council approve the proposed Schematic Plan for the Eastridge Estates Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions as recommended by the Planning Commission:
 1. The City Manager determines what just compensation is for the waiver of the .478 acres of open space, and the City Council approves the waiver prior to Preliminary Plat;
 2. The City Council approves the waiver of Sections 11-12-100(b) and (e) of the Farmington City Zoning Ordinance by a vote of at least four (4) members;
 3. The applicant will explore the possibility of extending the road to 200 East;
 4. The applicant will meet with Ken Klinker prior to Preliminary Plat approval to determine a haul/construction vehicle route that is as safe as possible.

Findings for Approval:

1. The proposed subdivision conforms to all of the development standards as set forth in Section 11-11-050.
2. Although the proposed Schematic Plan is requesting several waivers, at least two of these waivers will be disappearing when Chapter 12 is amended.
3. The open space requirement is of no value to the City and the open space will be of more value elsewhere in the City.

BACKGROUND

The applicant, Symphony Homes, is requesting Schematic Plan approval for a 13-lot subdivision on property located at approximately 1470 South and 200 East. The subdivision as proposed would consist of thirteen lots on 4.785 acres of property. The underlying zone for this

property is an LR zone, on which Symphony Homes is proposing a conservation subdivision which allows smaller lot sizes with an open space provision.

The applicant has provided a master plan for the entire development, which includes Eastridge Estates Phases 1 and 2. However, the application under review tonight is solely for Phase 1. The master plan provided is to illustrate the planned build out, and is conceptual at this point in time. However, there are delineated wetlands over a significant portion of Phase 2 of the property, but not Phase 1. The yield plan shows that 13 lots can be constructed for Phase 1 and the LR zone requires a minimum lot size of 10,000 s.f. in the yield plan.

In a conservation subdivision option 1 for the L R zone, there is a 10% open space provision. In the proposed subdivision there are no constrained or sensitive lands, so the applicant must provide a provision of open space for .4785 acres or 10% of the total land area. As the applicant is not providing any open space, he is requesting a full waiver of the open space provision. Staff determined that the additional open space that should be provided would not benefit the City as undeveloped open space. It is important to note that on the master plan for this development which includes phases 1 and 2, the applicant will be providing open space, but that is solely for phase 2. The current application under review is for phase 1 alone, and therefore the open space provided on the master plan does not apply to the subdivision application that is under review tonight.

The Developer is also requesting a waiver of Section 11-12-100(b) which states: "Buffer from Road. All new dwellings shall be arranged and located a minimum of eighty (80) feet from all external roads with a functional classification higher than a local street." 200 East is classified as a minor collector, therefore lots 106 and 107 will require this waiver by the City Council. The distance of the buffer as these lots are currently proposed is 30 feet from 200 East.

Additionally, the Developer is also asking for a waiver of Section 11-12-100(e) which creates a design standard whereby half of the lots shall directly abut conservation land or face conservation land across a street; this provision will need to be waived.

Section 11-12-065 allows for a waiver of any provision of this Chapter by a vote of not less than four (4) members of the City Council, which will need to be obtained upon City Council approval. (See full waiver provision in the ordinance.)

The applicant is requesting flexibility on some of the setback requirements, specifically the side setbacks require a 10' minimum, but the applicant is requesting some side setbacks be reduced to 8'. Likewise, the applicant is proposing 15' front setbacks for lots 105-108, which are not allowed in a conservation subdivision for zone LR. However, Section 11-12-090(f) specifies that "exceptions to the minimum setback requirements in a conservation subdivision may be approved by the City, in its sole discretion, during plat approval process when deemed appropriate..." Although the designation of "the City" in this case is unclear, a waiver of the setback requirements is not needed as it is approved through the normal subdivision approval process.

At the Planning Commission meeting on April 17th, some surrounding residents expressed concern over having only one access into the proposed subdivision, until Phase II is completed. Some neighbors suggested that extending the road to 200 East instead of ending it in a cul-de-sac would be preferable. Looking at the contours and the existing 13-14% slope leading to 200 East, it was determined that a connecting road may prove difficult. Further complicating this potential connecting road is that 200 East is a UDOT road and there is already a curb cut at

1470 South about 250 feet away and UDOT may not allow another access road so close to an existing intersection. However, it would be worthwhile to have the applicant pursue this as a possible solution and look into whether a connecting road could work. Likewise, some of the neighbors expressed concerns about construction vehicles using 120 East to access the site and would like the applicant to explore alternative construction/haul routes to and from the work site, so that was included as an additional condition.

SUPPLEMENTAL INFORMATION

1. Vicinity Map
2. Eastridge Estates Schematic Plan
3. Yield Plan
4. Master Plan for Phases I and II with Sensitive Area Designation Plan

Respectively Submitted



Eric Anderson
Associate City Planner

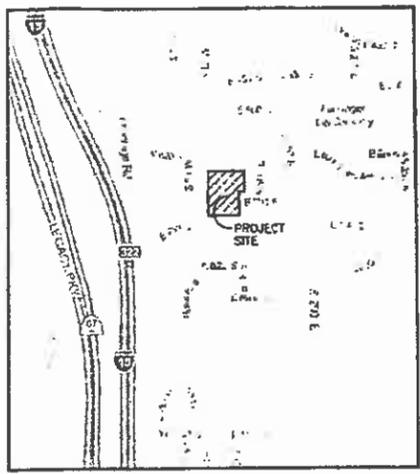
Concur



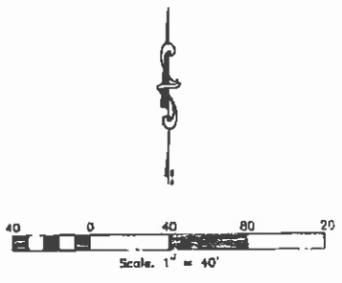
Dave Millheim
City Manager

Farmington City





Vicinity Map



- NOTES:**
- CULINARY AND SECONDARY IS AVAILABLE AT THE 35 EAST AND 120 EAST STUB ROADS. CULINARY AND SECONDARY LINES WILL BE INSTALLED IN THE DEVELOPMENT AND CONNECT TO THE EXISTING LINES IN THE STUB ROADS.
 - THERE IS AN EXISTING 8" SANITARY SEWER LINE STUBBED FROM THE NORTH STUB OF 35 EAST. SANITARY SEWER WILL BE INSTALLED IN THE DEVELOPMENT AND RUN THROUGH AN EASEMENT ACROSS THE PACIFIC AVENUE LLC PROPERTY AND TIE INTO THE 35 EAST STUB CURB AND GUTTER WILL BE INSTALLED IN THE DEVELOPMENT AND CONNECT TO THE 120 EAST STUB ROAD. STORM WATER WILL BE COLLECTED AND OUTLET INTO THE WETLAND PORTION OF THE PACIFIC AVENUE LLC PROPERTY.
 - THERE IS NO FEMA FLOOD PLAIN IMPACTING ON THIS PHASE OF THE DEVELOPMENT.
 - THE PROPERTY IS CURRENTLY ZONED UR AND CONTAINS 4.82 ACRES.
 - YARD DRAINS WILL BE INSTALLED AND TIED INTO THE STORM DRAIN SYSTEM AS NEEDED FOR ADJACENT PROPERTY DRAINAGE.
 - WATER RIGHTS FOR THE SECONDARY WATER TO BE PURCHASED FROM WEBER BASIN CONSERVANCY DISTRICT BASED ON 3 ACRE FEET PER ACRE ON EACH LOT SQUARE FOOTAGE MINUS A STANDARD 2000 S.F. BUILDING FOOTPRINT DEDUCTION.
 - EXISTING DITCHES ON THE PROPERTY WILL BE PIPE AND MITIGATED AS REQUIRED.

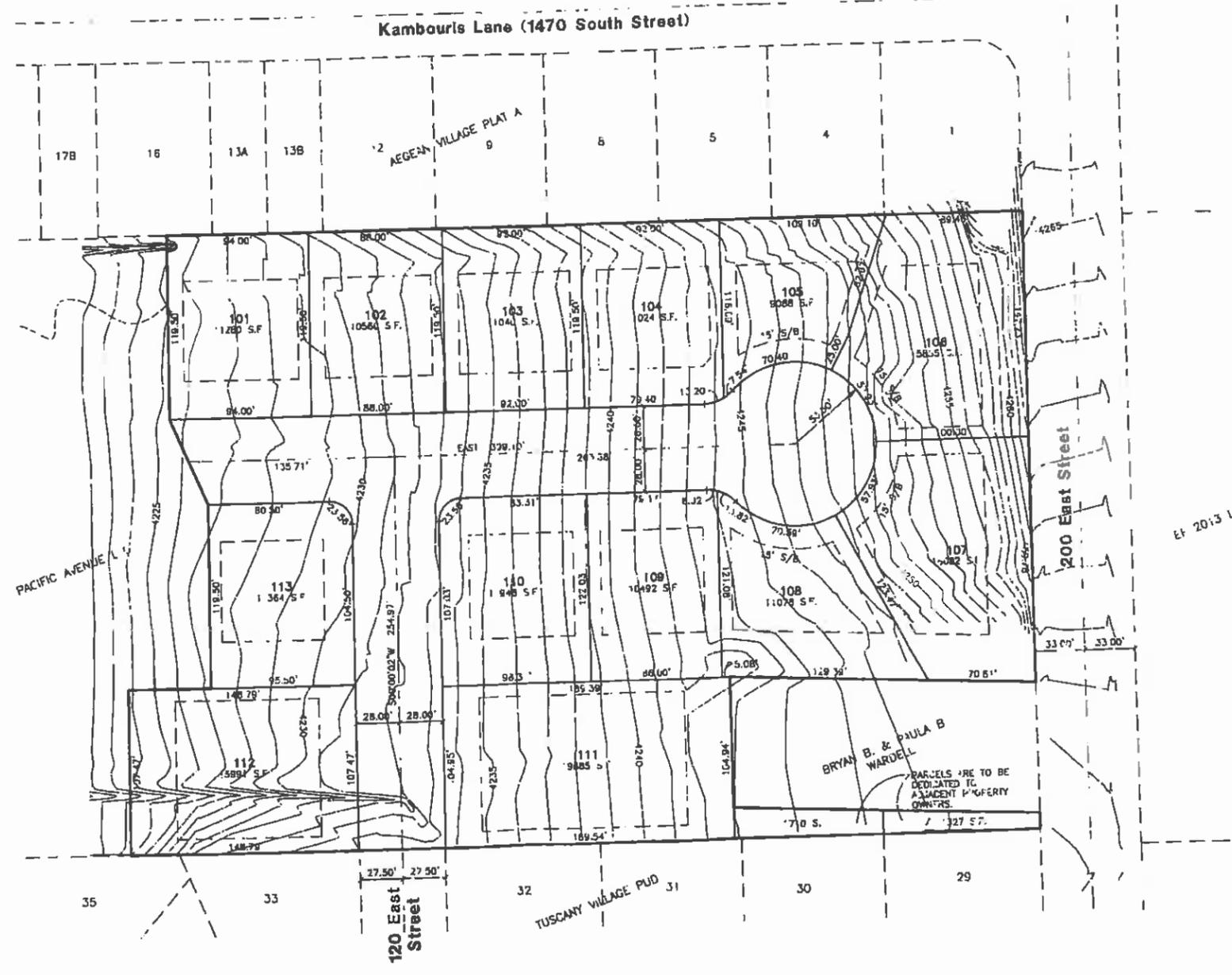
- REQUESTS FOR WAIVER:**
- 10% OPEN SPACE DEVELOPMENT REQUIREMENT.
 - 15' FRONT SETBACK ON LOTS 105-108 AND 25' FRONT SETBACK ON ALL OTHER LOTS.
 - LESS THAN 50% OF THE LOTS ABUT OR FACE CONSERVATION LAND.
 - 30' SETBACK FROM 200 EAST WITH NO ACCESS.

BUILDING SETBACKS
 FRONT 25'
 SIDE 8'-10' (20' STREET SIDE)
 REAR 33'

Legend

- ▭ PRESERVED WETLAND AREA
- - - BUILDING ENVELOPE

CONTOURS ARE SHOWN WITH A 2'-0" FOOT INTERVAL.



Eastridge Estates Conservation Subdivision

Farmington City, Davis County, Utah

Developer:
 Symphony Homes
 James Whentley
 526 North 400 West
 No. Salt Lake City, UT 84054
 (801) 298-8555



REVISIONS	DATE	DESCRIPTION

Eastridge Estates Conservation Subd.
 PART OF THE NW 1/4 OF SECTION 30, T.33 N., R.12 E., S.12 & N. U.S. SURVEY
 FARMINGTON CITY, DAVIS COUNTY, UTAH

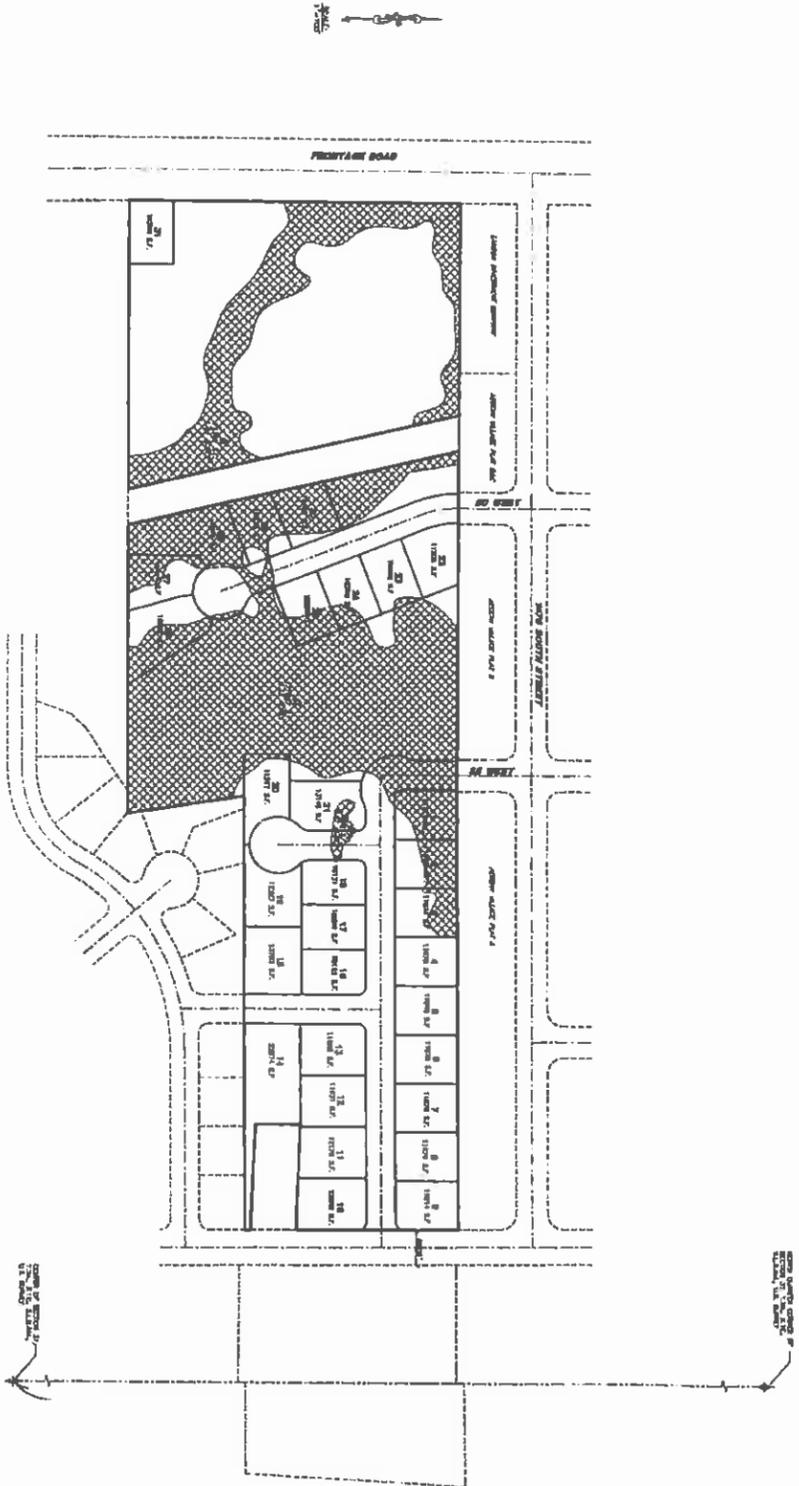
Schematic Plan

Revised: March 5, 2014

Project Info.	
Engineer:	Reeve
Designer:	C. Cane
Begin Date:	FEBRUARY 18, 2008
Name:	PHASANT HOLLOW SUBDIVISION
Number:	1884-79

Sheet	1
1	1

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Eastridge Estates

Farmington City, Davis County, Utah

Developer:
 Symplify Homes
 John Minkley
 520 South Main Street
 Salt Lake City, UT 84143
 (801) 557-7297

Revised: Feb. 11, 2014

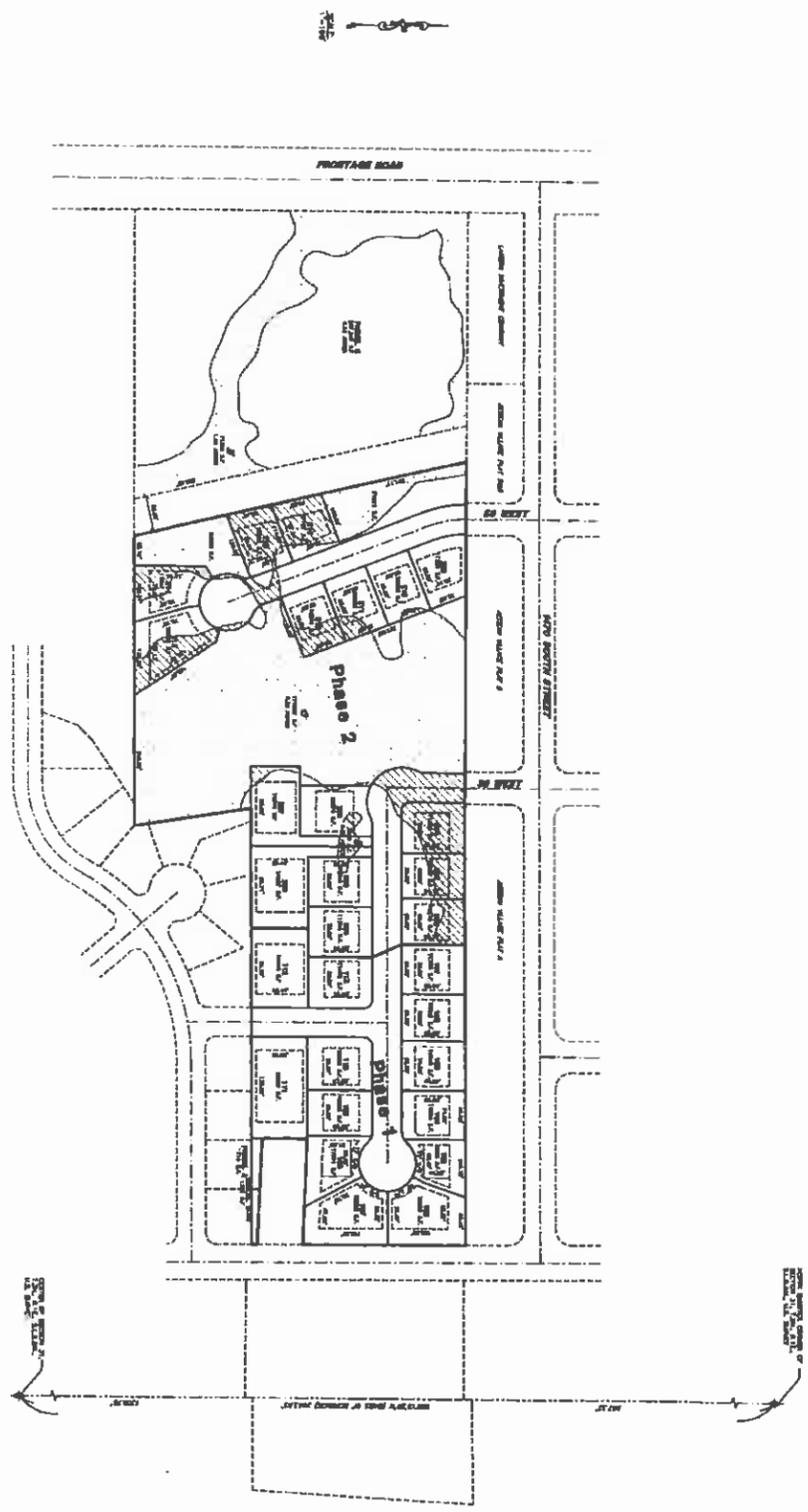
<p>Eastridge Estates FARMINGTON CITY, DAVIS COUNTY, UTAH</p>		<p>Reeve & Associates, Inc. <small>1000 East 1000 South, Salt Lake City, UT 84143 (801) 466-1111 www.reeveandassociates.com</small></p>
<p>Yield Plan</p>		
<p>Sheet: 1 of: 1</p>	<p>Scale: 1" = 100'</p>	<p>DATE: _____ DRAWN BY: _____ CHECKED BY: _____</p>

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Legend

 - SELECTED UTILITY AREA
 - UNSELECTED UTILITY AREA



Eastridge Estates
 Farmington City, Davis County, Utah

PHASE 1 REVISION HISTORY OF THIS PLAN: 1-10-2014 (R)
 PHASE 2 REVISION HISTORY OF THIS PLAN: 1-10-2014 (R)

Revised: Feb. 11, 2014

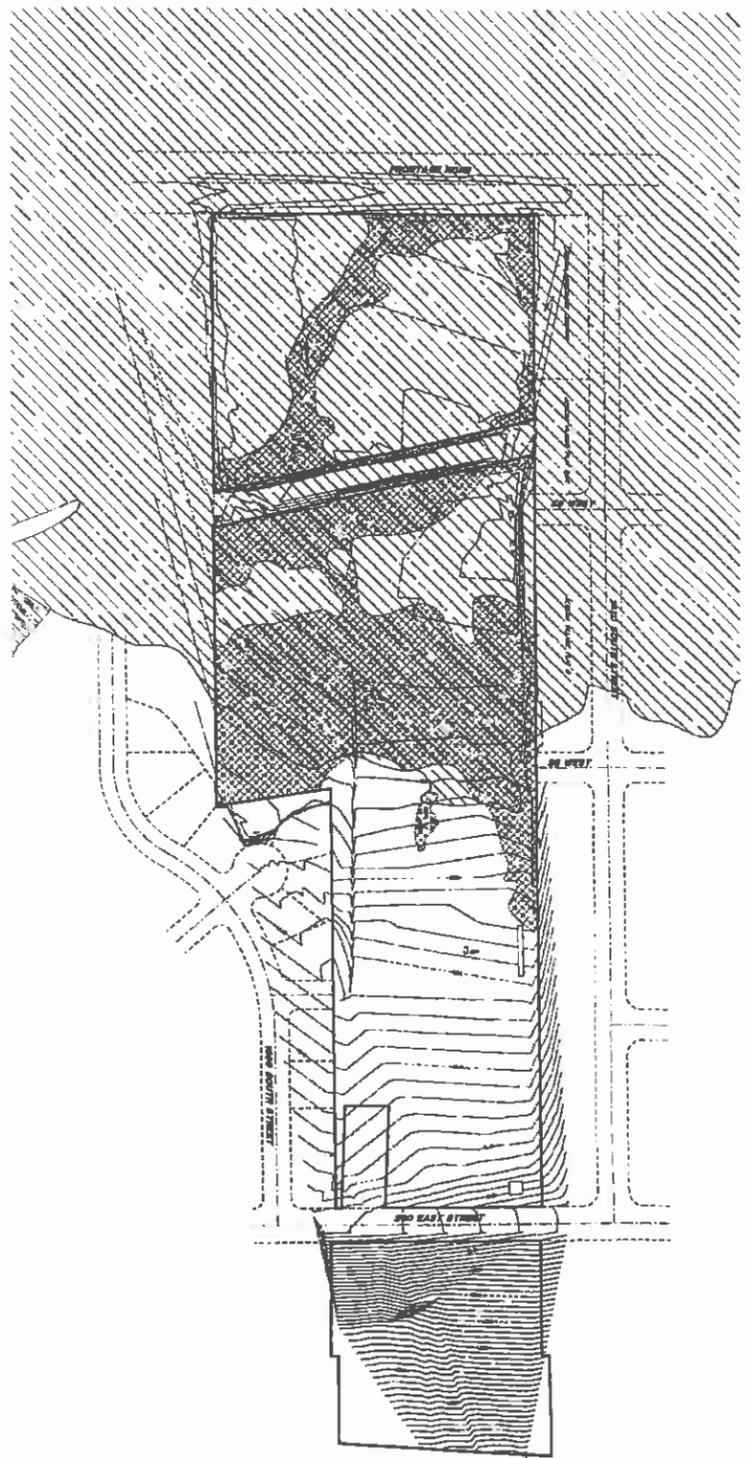
Sheet	1
Scale	1

Project Name	Eastridge Estates
City	Farmington City, Davis County, Utah
Client	Reeve & Associates, Inc.
Design	Reeve & Associates, Inc.
Drawn	Reeve & Associates, Inc.
Checked	Reeve & Associates, Inc.
Date	Feb. 11, 2014

Eastridge Estates
 FARMINGTON CITY, DAVIS COUNTY, UTAH
Schematic Master Plan

NO.	DATE	DESCRIPTION

Reeve & Associates, Inc.
 2000 South 2000 West, Suite 200
 Farmington, UT 84201
 Phone: 801.734.1111
 Fax: 801.734.1112
 www.reeveandassociates.com



-  - OVER 10000 PLANT ZONE 1
-  - OVER 10000 PLANT ZONE 2
-  - WETLAND AREA

Eestridge Estates

Farmington City, Davis County, Utah

THIS MAP AND INFORMATION ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. 800 CHANDLER DRIVE, SUITE 14, FARMINGTON, UTAH 84201. THIS MAP, AND THE INFORMATION, IS BEING PROVIDED AS A SERVICE TO THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. THE CLIENT IS NOT TO BE HELD RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS. THE CLIENT IS NOT TO BE HELD RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS. THE CLIENT IS NOT TO BE HELD RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS.

Project No.	10000
Client	Reeve & Associates, Inc.
Map Date	10/1/01
Map Scale	1" = 100'
Map Author	Reeve & Associates, Inc.
Map Checker	Reeve & Associates, Inc.
Map Approver	Reeve & Associates, Inc.
Map Title	Eestridge Estates Sensitive Area Designation Map

Eestridge Estates
 FARMINGTON CITY, DAVIS COUNTY, UTAH

Sensitive Area Designation Map

REVISIONS	DATE	DESCRIPTION



Reeve & Associates, Inc.
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 435-252-2200 • 435-252-2201 • FAX 435-252-2202
 WWW.REEVE-ASSOCIATES.COM • REEVE-ASSOCIATES.COM

CITY COUNCIL AGENDA

For Council Meeting:
May 6, 2014

PUBLIC HEARING: Brentwood Estates Preliminary Plat (Appeal)

ACTION TO BE CONSIDERED:

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

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

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: May 6, 2014
SUBJECT: **Brentwood Estates Preliminary Plat (Appeal) Approval**

RECOMMENDATION

1. Hold a Public Hearing;
2. Move that the City Council approve the proposed Preliminary Plat for the Brentwood Estates Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:
 1. The applicant completes the foothill development standards 1-8, as described in Section 11-30-105 prior to Final Plat approval as part of the improvement drawings;
 2. The applicant pays the agreed upon open space waiver as determined through negotiations with the City Manager prior to Final Plat;
 3. A truck route be established making all construction trucks use 1300 North to access the site prior to Final Plat approval;
 4. The applicant must continue to work with the Trails Committee to determine the ultimate and final route of the trail connection to North Compton Road prior to Final Plat;
 5. Any outstanding issues raised by the DRC at Preliminary Plat shall be addressed by Final Plat.

Findings for Approval:

1. The proposed Preliminary Plat submittal is consistent with all necessary requirements for a Preliminary Plat as found in Chapter 6 of the City's Subdivision Ordinance.
2. The proposed Preliminary Plat meets all of the standards for a conservation subdivision such as lot size, width and required setbacks.
3. The outstanding issues raised by the DRC are minor revisions and can be addressed by Final Plat.
4. The density of the proposed subdivision matches the surrounding neighborhoods and conforms to the City's General Land Use Plan which designates this parcel as LDR (Low Density Residential) or 4 units per acre. Because the yield plan (attached) used lot sizes greater than 10,000 square feet, the development meets the required threshold as determined by the City's General Land Use Plan.

5. The applicant has negotiated a price of \$10,000 with the City Manager for the open space waiver and other needed public improvements, and has agreed to pay this amount. The City Council approved this amount on April 15.
6. The applicant is providing a detention basin that will service lots in addition to the Brentwood Estates i.e. North Compton Road.
7. The applicant has provided a trail connection from this development east to Compton Road and has worked with the Trails Committee to do so, expanding connectivity for the development.
8. The second access onto 1400 North is needed for safety issues associated with emergency response and slope challenges of neighboring roads.

BACKGROUND

At the Planning Commission meeting on April 3rd, the motion was as follows:

Kris Kaufmann made a motion to grant preliminary plat approval consistent with the Schematic Plan which was presented to the Planning Commission on December 12, 2013 subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. *The applicant completes the foothill development standards 1-8, as described in Section 11-30-105 prior to Final Plat approval as part of the improvement drawings;*
2. *The applicant pays the agreed upon open space waiver as determined through negotiations with the City Manager prior to Final Plat;*
3. *The applicant will establish a truck route and require all construction trucks to use 1300 N to access the site prior to Final Plat approval;*
4. *The applicant must continue to work with the Trails Committee to determine the ultimate and final route of the trail connection to N Compton Road prior to Final Plat;*
5. *Any outstanding issues raised by the DRC at Preliminary Plat shall be addressed prior to Final Plat approval;*
6. *The houses located on 1400 N must face the cul de sac;*
7. *The applicant will provide a pedestrian access to 1400 N.*

Heather Barnum seconded the motion which was approved by Commissioners Anderson, Barnum, Kaufman, Lehn, and McDonald. Commissioner Hinckley did not approve the motion.

The Planning Commission expressed concern at having another access point onto an already dangerous road (1400 North) and adding more traffic onto this street.

Following the approval of a plan that was not under consideration by the Planning Commission, the applicant Nick Mingo of Ivory Homes formally appealed the Commission's decision to the City Council (letter attached in supplementary information). The appeal was based on two primary issues, first that the Planning Commission approved a preliminary plat that was not presented to them and second that the Planning Commission did not act upon the Preliminary Plat that was before them, i.e. they did not approve or deny it.

A second appeal was formally filed by Steve Young, a resident who lives below the proposed subdivision (letter attached in supplementary information). The second appeal had 10 reasons for the appeal, but the predominant issue was that a second point of access is safer and alleviates many of the problems experienced on 1300 North and particularly Cherry Blossom

Drive. Attached to this appeal were a multitude of signatures undersigning the petition for appeal.

Section 11-4-109 of the Zoning Ordinance regarding The Right of Appeal states:

“Any person aggrieved by any decision of the Zoning Administrator or the Planning Commission in the administration of this Ordinance, may appeal such decision in accordance with the provisions of this Section:

...(2) An appeal of an action or decision of the Planning Commission made in the administration of this Ordinance shall be made to the City Council. Such appeals must be taken within fifteen (15) days of the action or decision by filing a written notice with the City Manager, specifying the grounds for appeal. Only those grounds specified in the appeal shall be considered by the City Council.

...(4) The City Council shall schedule a public hearing to hear the appeal. Notice of the hearing shall be given at least fifteen (15) days prior to the hearing. Notice of the hearing shall be made as required by law. The City Council may modify the order, requirement, decision or determination appealed from and may make such determination as ought to be made and to that end shall have all the powers of the Planning Commission. A concurring vote of a simple majority of the total membership of the Council shall be necessary to act on the appeal.”

As placed in the April 3rd Planning Commission Staff Report, the following background information is pertinent to the Preliminary Plat before you:

The applicant, Ivory Homes, is requesting preliminary plat approval for a 25 lot subdivision on property located at approximately 437 West and 1400 North. The subdivision as proposed would consist of 25 lots on 13.82 acres of property. The underlying zone for this property is an LR-F zone, on which Ivory Homes is proposing a conservation subdivision which allows smaller lot sizes with an open space waiver provision.

Much of this property lies in constrained land due to the steep slopes that exceed 30%. To compensate for this slope, the applicant has exceeded the required lot size significantly throughout the proposed subdivision. For instance, the minimum lot size required in the LR-F zone under a conservation subdivision option 1 is 7,500 s.f. with an average lot size of 9,000 s.f. The smallest lot size proposed by the applicant is 10,000 s.f. and the average lot size is 21,000 s.f. Additionally, Chapter 11-12-080 requires all conservation subdivisions to complete a “sensitive area designation plan,” because of the severe slopes and potential fault lines, the applicant has completed a sensitive area designation plan delineating constrained lands.

The proposed development lies in the foothill overlay zone and the applicant shall be required to complete some additional steps such as a drainage and erosion control plan, a grading plan, a geology report, a fire protection plan, etc. Under Section 11-30-105 the Planning Commission shall require that all of these plans be submitted. The ordinance does not specify when they shall be completed, just that they are. Some of these plans were submitted as part of the sensitive area designation plan, and those parts that were not included in that report will be included in the final plat stage of the application as part of the required improvement drawings.

The yield plan shows 24 lots, however, the current plan has 25 lots. Because the LR-F zone yield plan requires a minimum lot size of 10,000 square feet and the applicant provided a yield plan with lot sizes that greatly exceed this amount, staff is very confident that the yield plan

would allow for more than 25 lots. For instance, lots 16 and 17 alone could be reconfigured to meet the LR-F yield plan standards and fit an additional lot therein. Therefore, staff did not make the developer redo his yield plan to show the addition of another lot.

A minimum lot size of 7,500 s.f. is allowed in a conservation subdivision with a set-aside of 10% of the total area for open space. Staff determined that the open space that should be provided would not benefit the City as undeveloped open space. The applicant has negotiated the terms of the open space waiver with the City Manager and has agreed to those terms. The applicant was only required to provide a partial waiver due to the detention basin provided (near Lot 1); this detention basin will service this development as well as several homes along North Compton Drive; as such, it is considered a system improvement and factored heavily into the open space waiver negotiations. The additional costs of the road connection to 1400 North also weighed into the waiver valuation.

At the December 12th Planning Commission meeting, there was concern expressed at having homes backing 1400 North, as it would break the rhythm of the street. All of the homes along the south side of 1400 North to the west of this proposed development have homes fronting the street. Additionally, because a connecting road from this proposed development to either 1400 North or Compton Road was determined to be extremely difficult within City standards (as determined by the City Engineer at the time and Great Basin Engineering) the Planning Commission wanted the developer to add a pedestrian connection to both of these streets from the proposed development. Also, the public expressed concerns over there only being one access point to the development and having all construction vehicles during construction and resident traffic post-construction funneled onto a few small local streets. Because of the concerns of both the public and the commissioners, the Planning Commission added several conditions to address these issues.

However, between the December 12th Planning Commission meeting and the January 21st City Council meeting, some of the surrounding residents hired Scott Balling to design a potential thru-street to 1400 North. The engineered design would use retaining walls to flatten out the landing approaching 1400 North and allow for safe queuing, but there was still some questions regarding the 14% cross-slope where the proposed road would tie into 1400 North. The City Council at that time determined that the applicant, together with staff, needed to further pursue this potential connection to 1400 North.

The applicant revised his schematic plan showing a connection to 1400 North. The proposed access road had a relatively flat landing zone for safe queuing and loading, however, the inside radius of the tie-in (the southwest curve) was proposed at a 16% slope. Upon reviewing the revised schematic plan, the City Engineer determined that lowering the east side of the road where it ties into 1400 North would reduce the cross-slope of the southwest curve and make it more feasible as a connecting road. Under this proposal, a 10' high (or higher) retaining wall would be required to create the flat landing and lower the east side of the road as recommended by the City Engineer.

The current Preliminary Plat has improved upon the design of the road that connects to 1400 North even further, since the plan was submitted to City Council at the Schematic Level. The current landing spot for cars to queue is at a 5-7% slope and is approximately 100 feet long (which would allow for 5-6 cars to safely queue at a time). The cross slope has been reduced to 14%, even on the inside radius of the road. Staff recommends that the proposal before you, with the connection to 1400 North, be approved as it will provide additional access from the development and disperse traffic onto three separate roads (Cherry Blossom, 1300 North and 1400 North). The increased connectivity is preferred over a cul-de-sac and the design of the road connection is far preferable to Cherry Blossom Road and is equivalent to 1300 North.

SUPPLEMENTAL INFORMATION

1. Vicinity Map
2. Brentwood Estates Conservation Subdivision Preliminary Plat
3. Road Profile and Plan Connecting to 1400 North
4. Schematic Plan approved by City Council on 1-21-2014
5. Letter from City Traffic Engineer
6. Letter of Appeal from Ivory Homes/Nick Mingo
7. Letter of Appeal from Steve Young
8. Schematic Plan from the 12-12-2014 Planning Commission Hearing

Respectfully Submitted



Eric Anderson
Associate City Planner

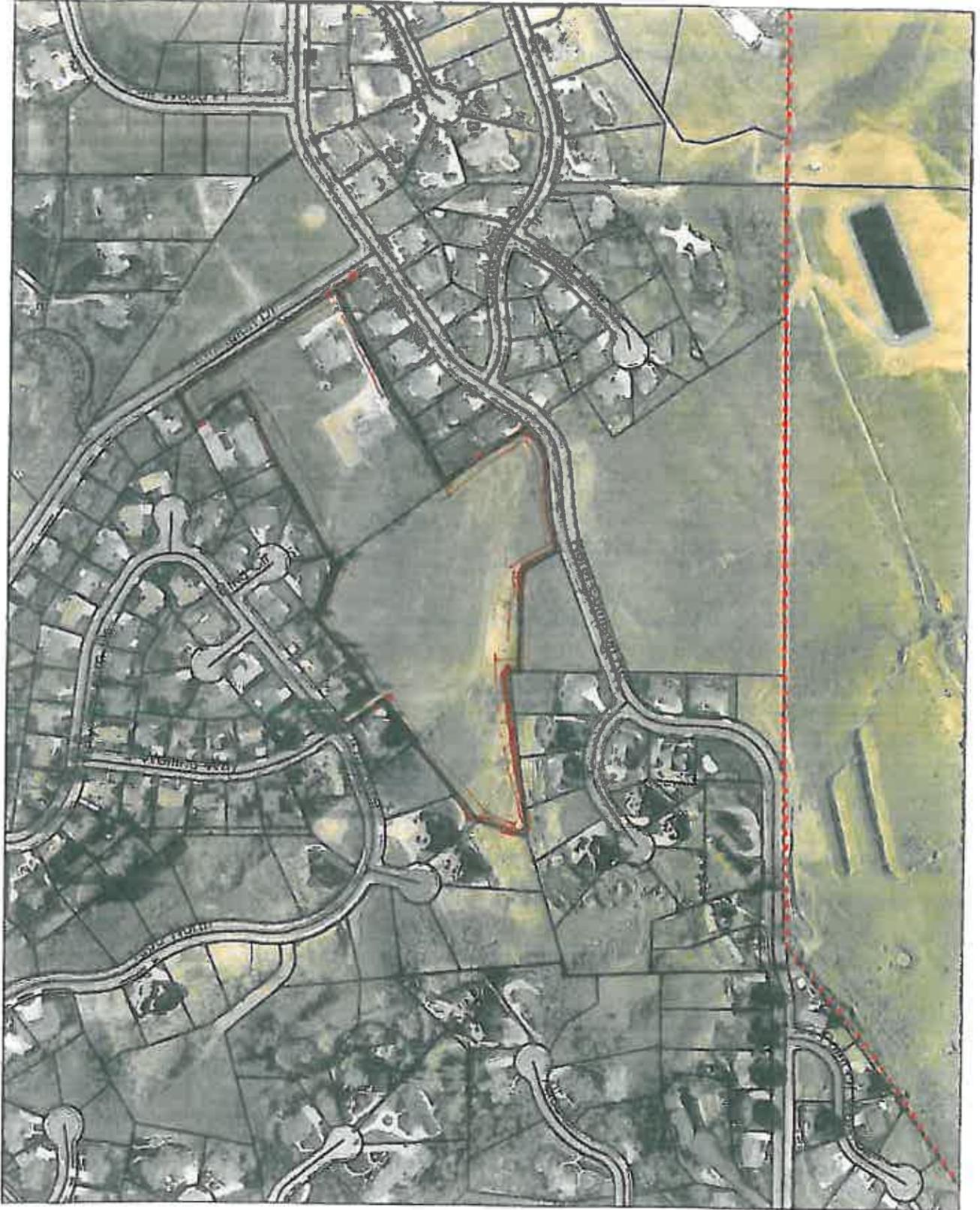
Concur



Dave Millheim
City Manager



Farmington City



Brentwood Estates

A part of the Southwest 1/4 of Section 12, T3N, R1W, SLB&M, U.S. Survey
Farmington City, Davis County, Utah

March 2013

LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 12, Township 3 North, Range 1 West Salt Lake Base & Meridian, U.S. Survey.
Beginning at the most northerly corner of Lot 205, Hidden Meadow Subdivision No. 2, in Farmington City, Davis County, Utah and point is 1181.32 feet North 0°22'37" West along the Section line and 889.03 feet South 85°37'21" West from the Southwest corner of said section and running thence North 50°37'41" East 10.00 feet, thence North 39°22'19" West 135.09 feet, thence South 50°37'41" West 122.00 feet to the East boundary line of Farmington Orchards Subdivision No. 1, in Farmington City, Davis County, Utah, thence three (3) courses along said East boundary line as follows: (1) North 39°22'19" West 50.00 feet, (2) North 30°37'41" East 112.00 feet, and (3) North 39°22'19" West 234.37 feet, thence North 37°00'23" East 187.19 feet to the Southern boundary line of Pinecrest Subdivision in Farmington City, Davis County, Utah, thence six (6) courses along said Southerly boundary line and the Eastern boundary line of said Subdivision as follows: (1) South 54°13'11" West 18.82 feet; (2) North 27°39'32" West 245.01 feet; (3) South 82°19'32" West 7.81 feet; (4) North 29°31'12" West 274.08 feet, South 54°08'26" West 151.14 feet; and (5) North 27°40'28" West 55.34 feet to the Southerly boundary line of the Western boundary line of Shepard Heights a subdivision in Farmington City, Davis County, Utah thence two (2) courses along said boundary as follows: (1) South 29°31'12" East 589.14 feet; and (2) North 54°16'21" East 261.55 feet to the west right of way line of North Compton Road being a point on a non-tangent curve whose center bears North 85°13'54" East, thence four (4) courses along the West right of way line of said North Compton Road as occupied on the ground as follows: (1) Southerly along the arc of a 170.00 foot radius curve to the right a distance of 128.17 feet (Delta Angle equals 43°11'48", Long Chord bears South 28°22'00" East 125.15 feet); (2) South 04°46'01" East 124.41 feet; (3) Southerly along the arc of a 330.00 foot radius curve to the left a distance of 91.21 feet (Delta Angle equals 15°01'10", Long Chord bears South 12°41'12" East 88.82 feet); and (4) South 20°56'17" East 149.41 feet to the Northwest corner of Lot 3, Compton's Point Subdivision in Farmington City, Davis County, Utah, thence three (3) courses along the North and West boundary lines of said Compton's Point Subdivision as follows: (1) North 89°40'57" West 251.14 feet; (2) South 06°26'32" East 440.47 feet; and (3) South 15°39'35" East 0.95 feet to the Eastern boundary line of said Hidden Meadow Subdivision No. 2, thence two (2) courses along said Eastern boundary as follows: (1) North 75°45'23" West 131.78 feet; and (2) North 39°22'19" West 271.66 feet to the point of beginning.
Contains 14,880 acres.

Lot Density Information
24 Single Family Lots
13.816 Acres
1737 Units/Acre

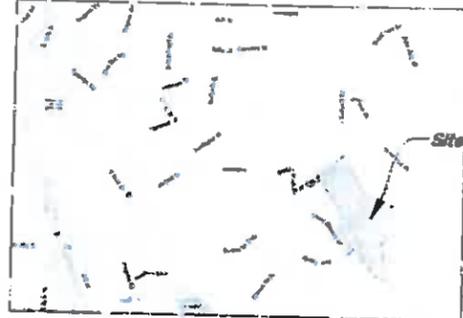
Average Lot Size
519,034 Net Sq. Ft.
/ 25 Lots
20,761 Sq. Ft.

Minimum Lot Size
10,000 Sq. Ft.

Total Property Acreage
13.816 Acres

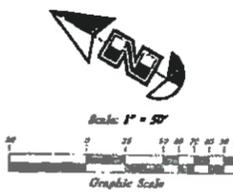
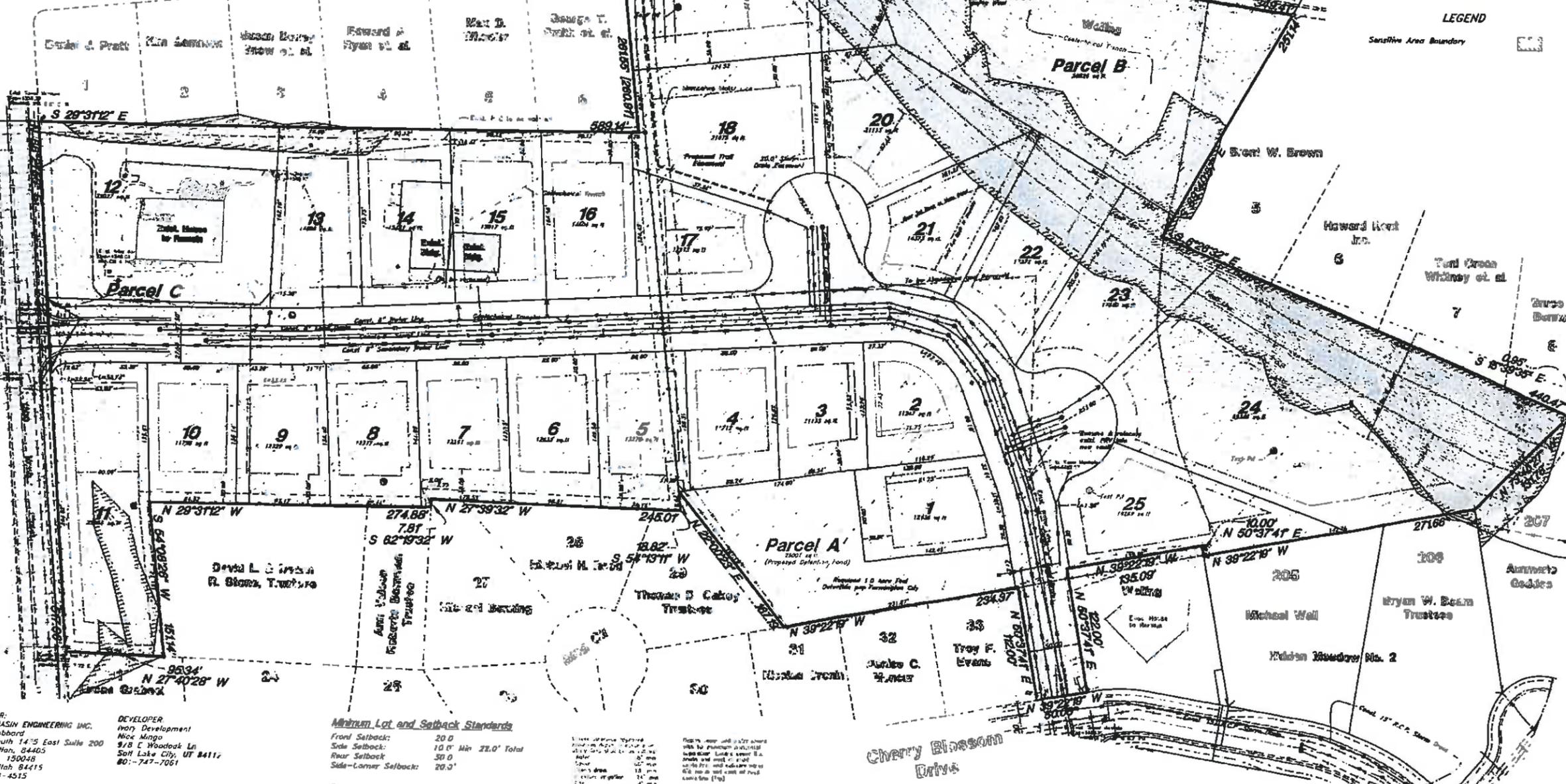
CONTRACT INFORMATION

Property Located in Large Residential
Feeling Overlay Zone (LRZ)



Site Location

FLOOD PLANE INFORMATION:
By Graphic plotting only Property is located in Zone X. Areas of 0.2% annual flood chance, according to FEMA Map #450110024E, with an effective Date of June 18, 2007.



LEGEND

Sensitive Area Boundary

GREAT BASIN ENGINEERING

21 Oct, 2013

C1

Preliminary Plat

Brentwood Estates

437 West 1500 North
Farmington City, Davis County, Utah
A part of Section 12, T3N, R1W, SLB&M, U.S. Survey

Preliminary Plat - Not to be Recorded

ENGINEER:
GREAT BASIN ENGINEERING INC.
Andy Hubbard
5745 South 1475 East Suite 200
Ogden Utah, 84405
P.O. Box 150048
Ogden Utah 84415
801-394-4515

DEVELOPER:
WON Development
Nick Mingo
918 E Woodlark Ln
South Lake City, UT 84114
801-747-7061

Minimum Lot and Setback Standards

Front Setback:	20.0'
Side Setback:	10.0' Min 20.0' Total
Rear Setback:	50.0'
Side-Corner Setback:	20.0'

Benchmark:
The Southeast Corner of Section 12, Township 3 North, Range 1 West
Elevation: 4500.48'

Faults are shown per Applied Geotech's Geotechnical Report It's No. 1130625

Brentwood Estates

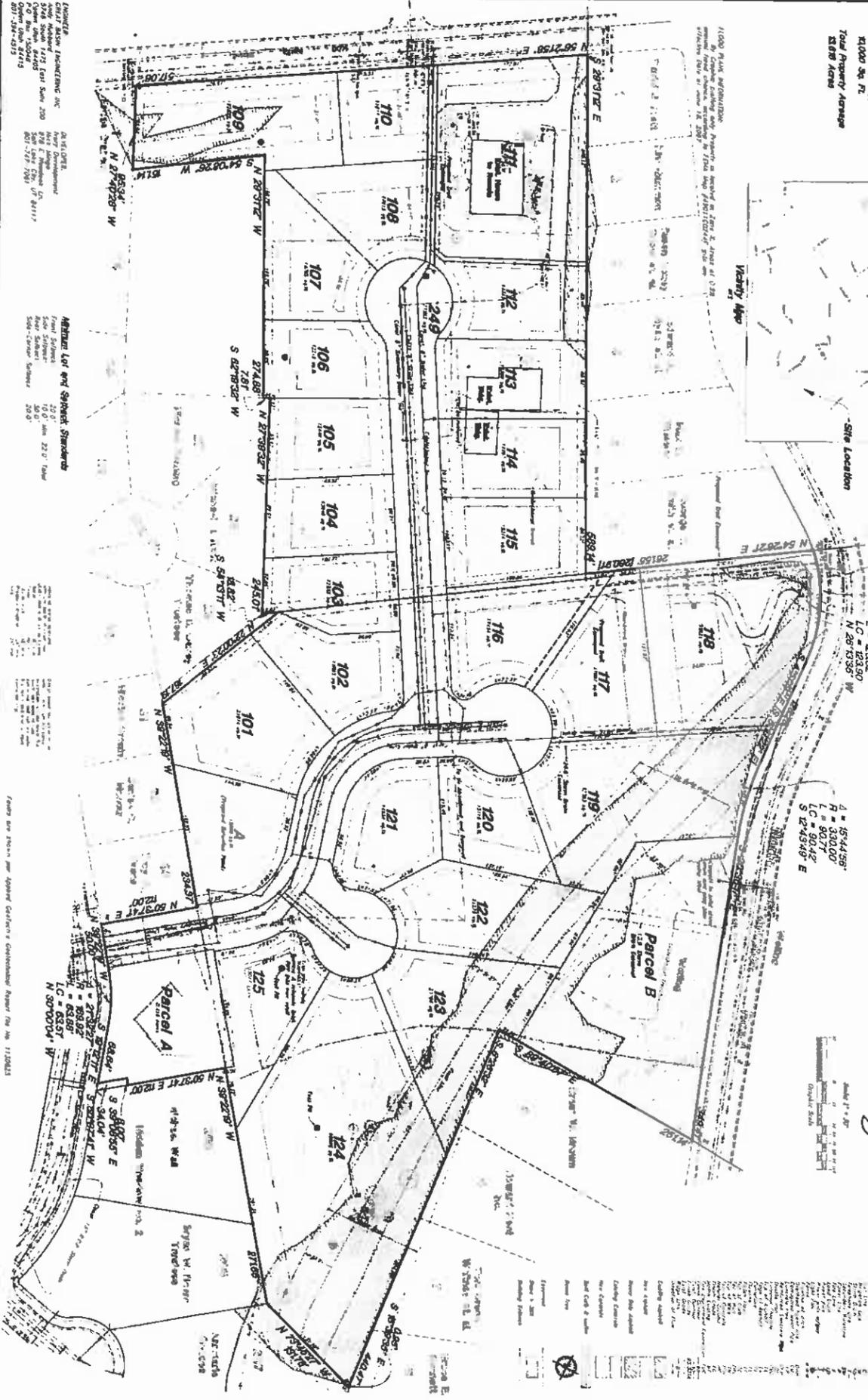
A part of the Southwest 1/4 of Section 12, T3N, R1W, SLB&M, U.S. Survey
Farmington City, Davis County, Utah
November 2013

Lot County Information
 24 single Family Lots
 1377 Uses/Uses

Aviation Lot Size
 658024 Net Sq. Ft.
 17.24 Lots
 21620 Sq. Ft.
 10810 Sq. Ft.

Minimum Lot Size
 10000 Sq. Ft.

Total Property Average
 2389 Acres



PLANNED
 CIVIL ENGINEERING, INC.
 3748 South 1125 East, Suite 200
 Farmington, Utah 84201
 Phone: 407-584-4213
 Fax: 407-584-4213

Minimum Lot and Spacing Standards
 Front Setback: 20.0'
 Side Setback: 10.0'
 Rear Setback: 10.0'
 Minimum Lot Area: 10,000 sq. ft.
 Minimum Lot Width: 30.0'

Legend

- Proposed Lot
- Proposed Road
- Proposed Easement
- Proposed Utility
- Proposed Structure
- Proposed Fence
- Proposed Tree
- Proposed Water
- Proposed Sewer
- Proposed Storm
- Proposed Gas
- Proposed Electric
- Proposed Telephone
- Proposed Cable
- Proposed Fiber Optic
- Proposed Irrigation
- Proposed Drainage
- Proposed Retention
- Proposed Erosion Control
- Proposed Landmark
- Proposed Monument
- Proposed Survey
- Proposed Boundary
- Proposed Right-of-Way
- Proposed Easement
- Proposed Utility
- Proposed Structure
- Proposed Fence
- Proposed Tree
- Proposed Water
- Proposed Sewer
- Proposed Storm
- Proposed Gas
- Proposed Electric
- Proposed Telephone
- Proposed Cable
- Proposed Fiber Optic
- Proposed Irrigation
- Proposed Drainage
- Proposed Retention
- Proposed Erosion Control
- Proposed Landmark
- Proposed Monument
- Proposed Survey
- Proposed Boundary
- Proposed Right-of-Way

Scale
 1" = 100'

North Arrow

Notes

1. All dimensions are in feet and inches.
2. All bearings are in degrees, minutes, and seconds.
3. All areas are in square feet.
4. All distances are in feet.
5. All bearings are in degrees, minutes, and seconds.
6. All areas are in square feet.
7. All distances are in feet.
8. All bearings are in degrees, minutes, and seconds.
9. All areas are in square feet.
10. All distances are in feet.



9980 SOUTH 300 WEST STE. #200
SANDY, UT 84070
PHONE: 801-456-3847
FAX: 801-618-4157

April 3, 2014

David E. Petersen
Community Development Director
160 South Main
Farmington, UT 84025

RE: Brentwood Estates Subdivision Access and Traffic Assessment

Dear Dave:

The purpose of my letter is to discuss the proposed Brentwood Estates Subdivision access to 1400 North between North Compton Road and Cherry Blossom Drive. I have specifically been asked to address the adequacy of sight distance and queuing at the 1400 North access and the traffic impacts to the areas of Cherry Blossom Drive/Welling Way, 1300 North, and 1400 North.

The current preliminary plat for the proposed subdivision includes twenty-five single family residential lots. Twenty-four of the lots share direct access to a proposed roadway that will connect 1400 North to Cherry Blossom Drive/Welling Way/1300 North. One lot will access North Compton Road.

Based on my review of the schematic road design plan dated February 5, 2014, sight distance for northbound exiting vehicles will be sufficient based on the following:

- American Association of State Highway and Transportation Officials (AASHTO) Case B1 – Left-turn from the Minor Road.
- Eye Position is 18' from edge of traveled way.
- 25 mph design speed (posted at 25 mph).
- Grade adjustment factor of 1.1 for downgrade and 0.9 for upgrade.
- Intersection Sight Distance = 305' (downgrade) and 250' (upgrade).
- Clear area must be free of sight obstructions (< 3.5' in height) and will require removal of the existing vinyl fencing parallel to the 1400 North.

The queuing area and associated grades provided on the proposed street approach to 1400 North should be sufficient to accommodate the peak period traffic demand.

The Institute of Transportation Engineers Trip Generation Manual is used to estimate the average number of vehicle trips that may be generated by a specific land use. The average number of trips is calculated for a typical full weekday, the AM peak hour (generally one hour between 7:00 and 9:00 am), and the PM peak hour (generally one hour between 4:00 and 6:00 pm).

Table 1 summarizes the number of vehicle trips that are expected to result from the proposed development based on the trip generation rates for a single family home.

Land Use	Size	Daily	AM Peak Hour			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
Single Family Residential	24 Units	280	7	20	27	19	11	30

The primary vehicular route to/from the proposed subdivision will be 1400 North. Approximately 80% of the trips generated are expected to access the subdivision via 1400 North with the remaining 20% using 1300 North. Very little, if any, of the trips will utilize Cherry Blossom Drive or Welling Way to access the subdivision. Table 2 summarizes the number of vehicle trips by access point.

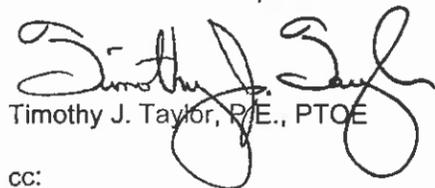
Access Point	Distribution	Daily	AM Peak Hour			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
1400 North	80%	224	6	16	22	15	9	24
1300 North	20%	56	1	4	5	4	2	6

During the *busiest hour* of a typical weekday (AM or PM peak hour), someone standing at the intersection of 1400 North and the proposed access would see either an entering or exiting vehicle only about once every 2½ minutes on average. A resident on 1300 North would see either an entering or exiting vehicle only about once every 10 minutes.

Based on the number of trips that will be generated, the traffic related impact to the existing roadway network will be minimal and the existing and planned roadways will be able to accommodate the additional traffic.

Please let me know if you have questions or would like additional supporting information.

Sincerely,
 WCEC ENGINEERS, Inc



Timothy J. Taylor, P/E., PTOE

cc:
 Project File



978 Woodoak Lane
Salt Lake City, UT 84117

801-747-7440
fax 801-747-7091

April 4, 2014

Dave Millheim
Farmington City Manager
160 South Main
Farmington, Utah 84025

RE: Brentwood Estates – Preliminary Plat Approval

Mr. Millheim,

Please accept this letter as our formal request to appeal the decision of the Farmington City Planning Commission on April 3, 2014 as it relates to the preliminary approval of Brentwood Estates.

Our primary grounds for appeal are twofold. First, the Planning Commission took action on, and granted approval of an application and specifically a preliminary plat that was not presented to them for approval. Second, the Planning Commission did not act upon the application that was presented to them and heard during the public hearing.

It is our belief that the Planning Commission's lack of action on our preliminary plat is actually a denial. We would like to request the City Council to consider this appeal and approve the preliminary plat for Brentwood Estates as presented in the staff report for the April 3, 2014 Planning Commission meeting.

Sincerely,

Ivory Development

Chris Gamvroulas
President

April 11, 2014

VIA ELECTRONIC MAIL & HAND DELIVERY

Dave Millheim
City Manager, Farmington City
160 S. Main Street
Farmington, Utah 84025
dmillheim@farmington.utah.gov

Re: Appeal of April 3, 2014 Planning Commission Decision

Dear Mr. Millheim:

Pursuant to Farmington City Ordinances 11-3-050, 11-4-109 and 11-5-106, the undersigned Farmington City residents hereby appeal to the Farmington City Council the April 3, 2014 decision of the Farmington City Planning Commission (1) failing to approve the double access Brentwood Estates Preliminary Plat that was before the Planning Commission on April 3, and (2) approving a single access Brentwood Estates Preliminary Plat that was not before the Planning Commission on April 3. The undersigned residents respectfully request the City Council to overturn the decision of the Planning Commission approving the single access Brentwood Estates Preliminary Plat, and act as the Planning Commission pursuant to Farmington City Ordinance 11-4-109(4) and approve the double access Brentwood Estates Preliminary Plat.

Background

On December 12, 2013, the Farmington City Planning Commission recommended to the Farmington City Council that the City Council approve a Schematic Plan for Brentwood Estates with a single access point, accessible from 1300 North or Cherry Blossom.

On January 21, 2014, the City Council considered the Planning Commission recommendation for the single access Schematic Plan. Farmington residents expressed safety and other concerns with the single access Schematic Plan, and presented an independent engineering study from Balling Engineering showing that a second access onto 1400 North was feasible and reasonable. Given the concerns raised over the single access, the City Council voted unanimously to table action on the Brentwood Estates Schematic Plan to allow the City Staff to review the engineering data relating to a second access.

On February 18, 2014, having reviewed the engineering data, and finding a second access point feasible, the City Staff and Ivory Homes recommended a revised Schematic Plan with two access points. The City Council voted unanimously to approve the double access Brentwood Estates Schematic Plan.

On April 3, 2014, Ivory Homes presented the double access Schematic Plan to the Planning Commission for approval, and the Planning Commission did not act on the double access Brentwood Estates Schematic Plan before them, but rather voted to approve the single access

Brentwood Estates schematic plan which had been before the Planning Commission on December 12, 2013.

On appeal of an aggrieved party, Farmington City Ordinance 11-4-109(4) grants the City Council authority to modify a decision of the Planning Commission and to “make such decision as ought to be made, and to that end shall have all powers of the Planning Commission.”

Request and Grounds

Pursuant to Ordinance 11-4-109(4), the undersigned residents hereby respectfully request the City Council to (1) overrule the April 3, 2014 decision of the Planning Commission approving the single access Brentwood Estates Preliminary Plat, and (2) acting as the Planning Commission, approve the double access Brentwood Estates Preliminary Plat that was noticed for a public hearing before the Planning Commission on April 3, 2014.

The City Council should overrule the April 3, 2014 decision of the Planning Commission approving the single access Brentwood Estates Preliminary Plat because a single access Preliminary Plat (1) had not been submitted by Ivory Homes, (2) was not noticed for a public hearing, (3) was not before the Planning Commission for review, and (4) the double access Preliminary Plat is preferable for the reasons stated below.

The City Council should also act as the Planning Commission and approve the double access Brentwood Estates Preliminary Plat that was noticed for a public hearing before the Planning Commission on April 3, 2014. The double access Preliminary Plat is preferable to the single access plan for at least the following ten reasons:

1. Prior Consideration. The City Council and City staff already considered the single access and double access options at the January 21 and February 18 City Council meetings after receiving significant public input. After such consideration, the City staff recommended the double access option and the City Council unanimously approved the double access option. The City Council should affirm its prior decision and approve the double access Preliminary Plat.

2. Safety of Double Access. Double access subdivisions are always preferred for safety reasons so residents and emergency vehicles have two alternatives to get into and out of a neighborhood. A single access also creates a “big block” problem for emergency vehicles as going around the “block” for those 25 lots would require a trip all the way up and around North Compton Road.

3. Safety of Children on Cherry Blossom. Cherry Blossom was not designed as a traffic thoroughfare. Sending so many new cars daily down Cherry Blossom creates a safety hazard as the cars are passing numerous homes where children are playing in the yard. Three-way diversification of the traffic flow optimizes safety for all.

4. Safety at Cherry Blossom Intersection. Where Cherry Blossom connects with 1400 North, it is a significant safety hazard. The grade on the west side of the road is much greater than that allowed by City Code. This functionally turns the road into one lane at that point (school busses will not go up the road, and the snow plow will not plow the West side of the road). Cherry Blossom also does not have staging areas as are required by City Code to prevent cars from sliding into traffic on 1400 North. Sending the Brentwood Estates traffic down Cherry Blossom will only exacerbate these problems on Cherry Blossom as traffic backs up at that intersection.

5. Safety on 1300 North. If cars go out 1300 North, that road also exceeds the 15% allowed grade, and several cars could not get up 1300 North in the storms of 2013-2014. Sending so much of the traffic down 1300 North will only exacerbate these problems as traffic backs up on 1300 North. The 1300 North road was also not designed to handle so much additional traffic. Three-way diversification of the traffic flow is the better alternative.

6. Safety at the Single Access. The single access to Cherry Blossom is reportedly supposed to be 55' by City Code, but it was granted an exception at 50' with no sidewalk. Sending all 150 car trips a day through this 50' road will create congestion and safety concerns as this single access will functionally be a one way access road as two cars will not be able to pass safely if there is a parked car on the road. There is also no sidewalk so children and others will have to walk on the same tight road.

7. Reliance. When residents purchased homes in the Cherry Blossom and 1300 North neighborhoods, they did so with the expectation of a second access at Brentwood. These investment decisions were made in reliance on the City Master Plan which has shown a double access on the Brentwood Estates Subdivision since the 1990s. The City should not now pull the rug out from under these residents by running a projected 150 cars a day through the Cherry Blossom and 1300 North neighborhoods.

8. Diversification of Traffic Flow. Residents of 1400 North have raised this same legitimate concern - that they do not want additional traffic by their homes. However, their request is to close off the 1400 North access and send all traffic down Cherry Blossom and 1300 North. The residents of Cherry Blossom and 1300 North could make a similar request and ask that a single access go out to 1400 North, sending all traffic down 1400 North. But these residents are not making this request. The better alternative is to diversify the traffic flow so all three neighborhoods share in the traffic burden. This three-way diversification was in the best interest of the common good when the master plan was prepared and is best interest of the common good today.

9. Staying True to the Community Design. Some who drive on 1400 North have expressed concerns about additional traffic on 1400 North. But 1400 North was built to handle this traffic, and has been designated as such by the Master Plan for many years. The designed 1400 North thoroughfare should be used as a thoroughfare. Cherry Blossom was not designed as a thoroughfare and 1300 North was not designed with a single access contemplated at Brentwood.

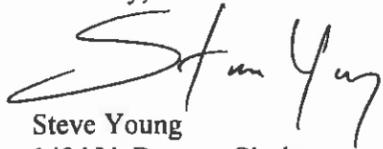
April 11, 2014

Page 4

Safety concerns relating to traffic flowing by additional homes where children play daily should trump concerns of additional traffic on 1400 North. Diversification of traffic flow optimizes the common good.

10. Weighting of Concerns. Some have expressed concerns about the safety of the new access on 1400 North, primarily relating to the slope of the new road and icy conditions. But these icy conditions will exist only 30 or so days a year, and do not justify creating single access safety issues or sending additional traffic by so many additional homes on Cherry Blossom for 365 days a year. Additionally, the same safety concerns that exist on the new 1400 North access already exist at the Cherry Blossom and 1400 North intersection and on 1300 North. Diversification of the traffic flow is the best way to minimize these safety concerns rather than exacerbating the safety concerns on Cherry Blossom and 1300 North.

Sincerely,



Steve Young
1434 N. Bennett Circle

Other Farmington City Residents of Cherry Blossom and 1300 North Neighborhoods (names and addresses attached)

cc: Dave Peterson, Eric Anderson

BRENTWOOD ESTATES PETITION NAMES

- Anthony & Cynthia Wood	1382 N. Main St.
- Martha & Abel Porter	541 W. 1300 N.
- Kathleen Hafen	1525 N. Cherry Blossom Dr.
- Tom & Susan Speer	1409 N. Bennett Circle
- Jon & Jolene Neese	457 Welling Way
- Beth Hunter	457 Welling Way #A
- Michael & Catherine Otterson	1549 N. Honeybee Circle
- David & DeAnn Stone	1596 Cherry Circle
- Aaron & Andi Raty	720 W. 1275 N.
- S. Dale Gordon	1467 N. Cherry Blossom Dr.
- Karina Fuller	1336 N. Main St.
- Pauline Barney	1435 N. Bennett Circle
- Vaughn/Suzanne Belliston	1456 Cherry Blossom Dr.
- Brian & Judith Mann	1512 N. Cherry Blossom Dr.
- Matthew & Melinda Williams	1443 Meadow View Court
- Barbie Young	1434 N. Bennett Circle
- Rebekah & Dan Rich	423 W. 1300 N.
- Michael & Amy Benning	434 Bing Circle
- Mark, Rugan, Tyler & Caitlin Saal	455 Honeybee Circle
- Kevin & Michele Roosendaal	1498 Cherry Blossom Dr.
- Sharon & Lloyd E Richmond	1461 Cherry Blossom Dr.
- Chan Mcinelly	503 W. Welling Way
- Emily & Troy Evans	1510 Cherry Blossom Dr.
- Mark Krantz	413 Welling Way
- Bryan & Janalee Boam	1566 Cherry Blossom Dr.
- Travis & Erin Hendry	1447 Meadow View Ct.
- Randy & Norene Smith	487 Welling Way
- Thomas & Teresa Cronin	452 Welling Way
- Pam & Steve Hendricks	1569 Cherry Blossom Dr.
- Leonora Smith	473 Welling Way
- Thomas & Cynthia Black	1587 Cherry Circle
- Doug & Megan Kimball	1567 N. Cherry Blossom
- David & Rachel Stettler	1451 N. Meadow View Ct.
- Diane Ballstaedt	1482 Cherry Blossom Dr.
- Robert Ward	1440 N. Cherry Blossom Dr.
- John Paul Kennedy	465 Honeybee Circle
- John L. & Becky Wendt	1418 N. Bennett Circle
- Shane & Denise Moncur	1524 Cherry Blossom Dr.
- Paula Alder	1558 Cherry Blossom Dr.
- Adam & Katie Hawkes	1419 Bennett Circle
- Shane & Mary Holst	486 Welling Way
- Richard Kestle	418 Welling Way
- Elizabeth Kestle	418 Welling Way
- Bryan & Janalee Boam	1464 Meadow View Ct.
- David & Lois Mulholland	434 W. Welling Way
- Steve Tumblin	1392 N. Bennett Cir.

CITY COUNCIL AGENDA

For Council Meeting:
May 6, 2014

PUBLIC HEARING: Pheasant Hollow Schematic Plan Pheasant Hollow
Schematic Plan

ACTION TO BE CONSIDERED:

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

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

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: May 6, 2014
SUBJECT: **Pheasant Hollow Schematic Plan Approval**

RECOMMENDATION

1. Hold a Public Hearing;
2. Move that the City Council approve the proposed Schematic Plan for the Pheasant Hollow Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions recommended by the Planning Commission:
 1. The City Manager determines what just compensation is for the waiver of the 36,590 s.f. of open space, and the City Council approves the waiver prior to Preliminary Plat;
 2. The City Council approves the waiver of Sections 11-12-100(e) of the Farmington City Zoning Ordinance;
 3. The applicant must either remove the flag lot (lot 12), adjust the location of the home or agree to fire sprinkle the home;
 4. The applicant must abide by all of the setback and road standards of the underlying R Zone, as outlined in Chapter 11 of the Zoning Ordinance;
 5. An overall geotech report submission is required at Preliminary Plat, and additional soils reports shall be provided on a lot by lot basis in conjunction with any building permit issued for each lot.

Findings for Approval:

1. The proposed subdivision conforms to all of the development standards as set forth in Section 11-11-050.
2. The proposed Schematic Plan creates a needed east-west connection from 200 East to the Frontage Road.
3. The open space requirement is of no value to the City and the open space will be of more value elsewhere in the City.
4. Although there is question as to the quality of the soil on site, requiring an overall geotech report and then a second lot-by-lot geotech report should determine what steps the applicant will need to take to mitigate the issue.

BACKGROUND

The applicant, Symphony Homes, is requesting Schematic Plan approval for a 12-lot subdivision on property located at approximately 700 South and 50 East. The subdivision as proposed would consist of twelve lots on 4.55 acres of property. The underlying zone for this property is an R zone, on which Symphony Homes is proposing a conservation subdivision which allows smaller lot sizes with an open space provision.

Currently, 700 South has an unfinished gap between 200 East and 50 West. The proposed development would bridge this gap and create a local road connector between these two segments. The finished road would add to the connectivity between 200 East and the Frontage Road, particularly, it would alleviate some of the east to west traffic of 620 South.

There are delineated wetlands over a significant portion of the property, and these wetlands are constrained land that will either have to be mitigated or not built on. The yield plan shows that 12 lots can be constructed, in spite of the limitations caused by the wetlands. The R zone requires a minimum lot size of 8,000 s.f. in the yield plan.

In a conservation subdivision option 1 for the R zone, there is a 10% open space provision. In the proposed subdivision, the wetlands comprise .88 acres and therefore constitutes constrained land. The net area used in determining the open space requirement is 3.67 acres and 10% of this is .37 acres. Therefore, the open space requirement for this subdivision is .37 acres summed with .88 acres or 1.25 total acres of open space required. The applicant is providing .41 acres of open space in the forms of preserved wetlands and will therefore need a partial open space waiver of .84 acres or 36,590 s.f. Staff determined that the additional open space that should be provided would not benefit the City as undeveloped open space. However, the applicant will need a partial waiver through a vote of not less than four (4) members of the City Council.

The Developer is also asking for a waiver of Section 11-12-100(e) which creates a design standard whereby half of the lots shall directly abut conservation land or face conservation land across a street; as only five of the required six lots accomplish this provision, it will also need to be waived.

There is also some question as to the necessity for a flag lot (lot 12) in the corner of this property. The subdivision ordinance (12-7-030(10) makes it clear that a flag lot may only be allowed if "due to unusual parcel dimension, configuration, or topographic conditions, traditional lot design is not feasible." With the approval of the schematic plan as is, the flag lot is also approved as part of that. However, the subdivision may be approved with a condition specifying that the flag lot be removed on the preliminary plat, if the council determines that the conditions specified in 12-7-030(10) are not met.

The cul-de-sac in the central portion of the development does not have sidewalks on the road; this is largely so that lots 10 and 11 can fit with the required setbacks in the underlying zone. The applicant is requesting flexibility on some of the setback requirements, specifically the side setbacks require a 10' minimum, but the applicant is requesting some side setbacks be reduced to 8'. Likewise, the applicant is proposing 20' front setbacks, which are allowed in a conservation subdivision for zone R, but the homes cannot have a protruding garage. However, Section 11-12-090(f) specifies that "exceptions to the minimum setback requirements in a conservation subdivision may be approved by the City, in its sole discretion, during plat approval process when deemed appropriate..." Staff is recommending that these setback exceptions *not* be granted, because the average lot size of the proposed subdivision is 13,720

s.f. and the setback and road design standards can realistically be met by the applicant without losing any lots.

At the Planning Commission meeting on April 3, 2014, many neighbors expressed concerns with soils within the development and foundation settling of homes within the Continental Estates Phase I. In response to this concern, the Planning Commission added a condition that in addition to the geotech report that is already required at Preliminary Plat, the applicant must provide individual soils reports on a lot-by-lot basis to more fully address any potential issues related to poor soils in conjunction with the issuance of a building permit for each lot.

Following the Planning Commission meeting, some concerned residents have begun a "Petition to Stop Houses in Mud" (attached in supplemental information). One citizen in particular is pushing to have two additional conditions placed on the motion. The first is that an investigation be made into the failure of the homes built by Symphony Homes in Continental Estates Phase I and the second is that a third-party geotech scientist review all geotech reports. While the first condition may have bearing on the application under review, such an investigation may prove superfluous as the cause of the Continental Estates Phase I failures is well documented and already known as are the steps taken by the City and the applicant to remedy the situation. The second condition is far too onerous and cumbersome for the applicant to complete as we are already requiring a second geotech report for each lot, this condition already goes above and beyond what is required in the normal subdivision process. Additionally, requiring a third party to perform a review of the first overall geotech report and then a review of each of the individual lot-by-lot geotech reports is a burden that is far beyond what is necessary. An overall geotech report of the subdivision and a second geotech report for each individual lot is more than sufficient.

SUPPLEMENTAL INFORMATION

1. Vicinity Map
2. Pheasant Hollow Schematic Plan
3. Yield Plan
4. Sensitive Land Designation Map (i.e. Wetland Delineation)
5. Section 12-7-030(10) – Flag Lots
6. Petition and Letter from Howard Dygert

Respectfully Submitted



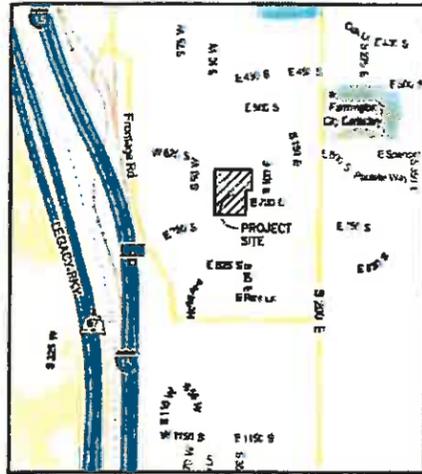
Eric Anderson
Associate City Planner

Concur

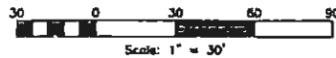
Dave Millheim
City Manager

Farmington City





Vicinity Map



NOTES:

1. CULINARY AND SECONDARY IS AVAILABLE AT THE STUB ROAD TO THE EAST AND WEST IN 700 SOUTH. CULINARY AND SECONDARY LINES WILL BE INSTALLED IN THE DEVELOPMENT AND CONNECT EXISTING LINES IN 700 SOUTH. THE EXISTING SEWER LINE THAT RUNS ACROSS THE PROPERTY WILL BE RE-ROUTED THROUGH RIGHT-OF-WAYS OR EASEMENTS AND TIE BACK INTO THE EXISTING LINE.
2. THERE IS AN EXISTING 8" SANITARY SEWER LINE STUBBED FROM THE EAST STUB OF 700 SOUTH. SANITARY SEWER WILL BE INSTALLED IN THE DEVELOPMENT AND TIE INTO THE 700 SOUTH STUB. CURB AND GUTTER WILL BE INSTALLED IN THE DEVELOPMENT AND TIE INTO EXISTING CITY SYSTEM.
3. THERE IS NO FEMA FLOOD PLAIN IMPACTING THE DEVELOPMENT.
4. THE PROPERTY IS CURRENTLY ZONED R AND CONTAINS 4.55 ACRES.
5. YARD DRAINS WILL BE INSTALLED AND TIED INTO THE STORM DRAIN SYSTEM AS NEEDED FOR ADJACENT PROPERTY DRAINAGE.
6. WETLAND PARCEL WILL BE OWNED AND MAINTAINED BY INDIVIDUAL LOT OWNERS.
7. WATER RIGHTS FOR THE SECONDARY WATER TO BE PURCHASED FROM WEBER BASIN CONSERVANCY DISTRICT BASED ON 3 ACRE FEET PER ACRE ON EACH LOT SQUARE FOOTAGE MINUS A STANDARD 2000 S.F. BUILDING FOOTPRINT DEDUCTION.
8. THE FLAG LOT IS PROPOSED TO ACCESS PROPERTY THAT CANNOT BE ACCESS BY A PUBLIC RIGHT-OF-WAY AND IS ISOLATED BY WETLANDS. IT WILL ALSO OFFER A SECLUDED HOME SITE.

WETLAND DELINEATION
JULY, 2013
USAGE #199750805

WETLAND IMPACT	0.21 ACRES
ROAD CONSTRUCTION	0.26 ACRES
BUILDING LOTS	0.47 ACRES
TOTAL WETLAND IMPACT	0.41 ACRES
WETLAND PRESERVED	0.41 ACRES

REQUESTS FOR BARRIERS:

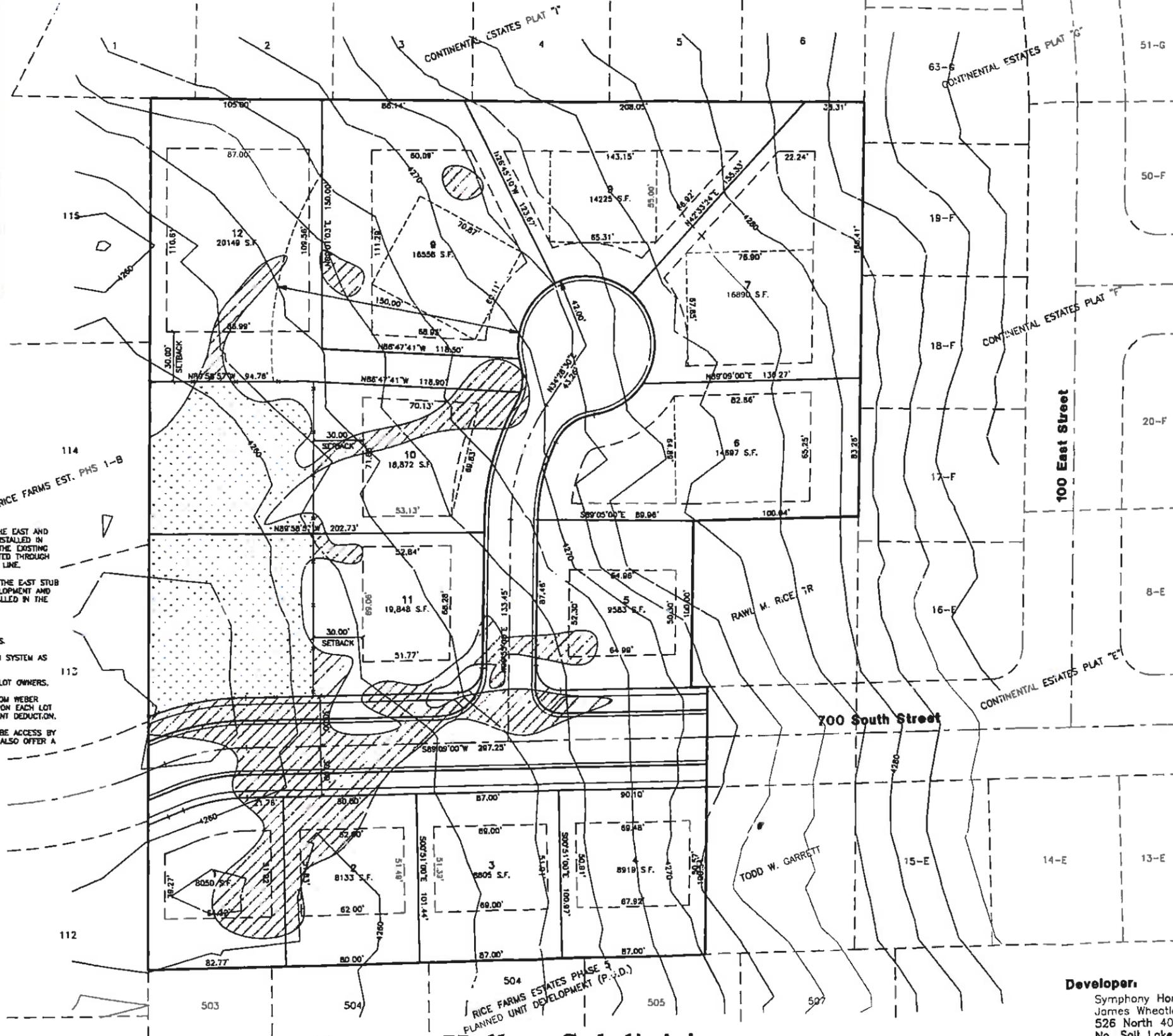
1. 10X OPEN SPACE DEVELOPMENT REQUIREMENT.
2. 20' FRONT SETBACK ON ALL LOTS

BUILDING SETBACKS
FRONT 20'
SIDE 8'-10' (20' STREET SIDE)
REAR 30'
WETLAND 30'

Legend

- IMPACTED WETLAND AREA
- PRESERVED WETLAND AREA
- BUILDING ENVELOPE
- WETLAND PRESERVATION FENCE

CONTOURS ARE SHOWN WITH A 2 FOOT INTERVAL



Pheasant Hollow Subdivision

Farmington City, Davis County, Utah

Developer:
Symphony Homes
James Wheatley
526 North 400 West
No. Salt Lake City, UT 84054
(801) 298-8555



REVISIONS	DATE	DESCRIPTION

Pheasant Hollow Subdivision
PART OF THE NW 1/4 OF SECTION 30, T.3N., R.1E., S.1B. & M. U.S. BUREAU OF LAND MANAGEMENT, DAVIS COUNTY, UTAH

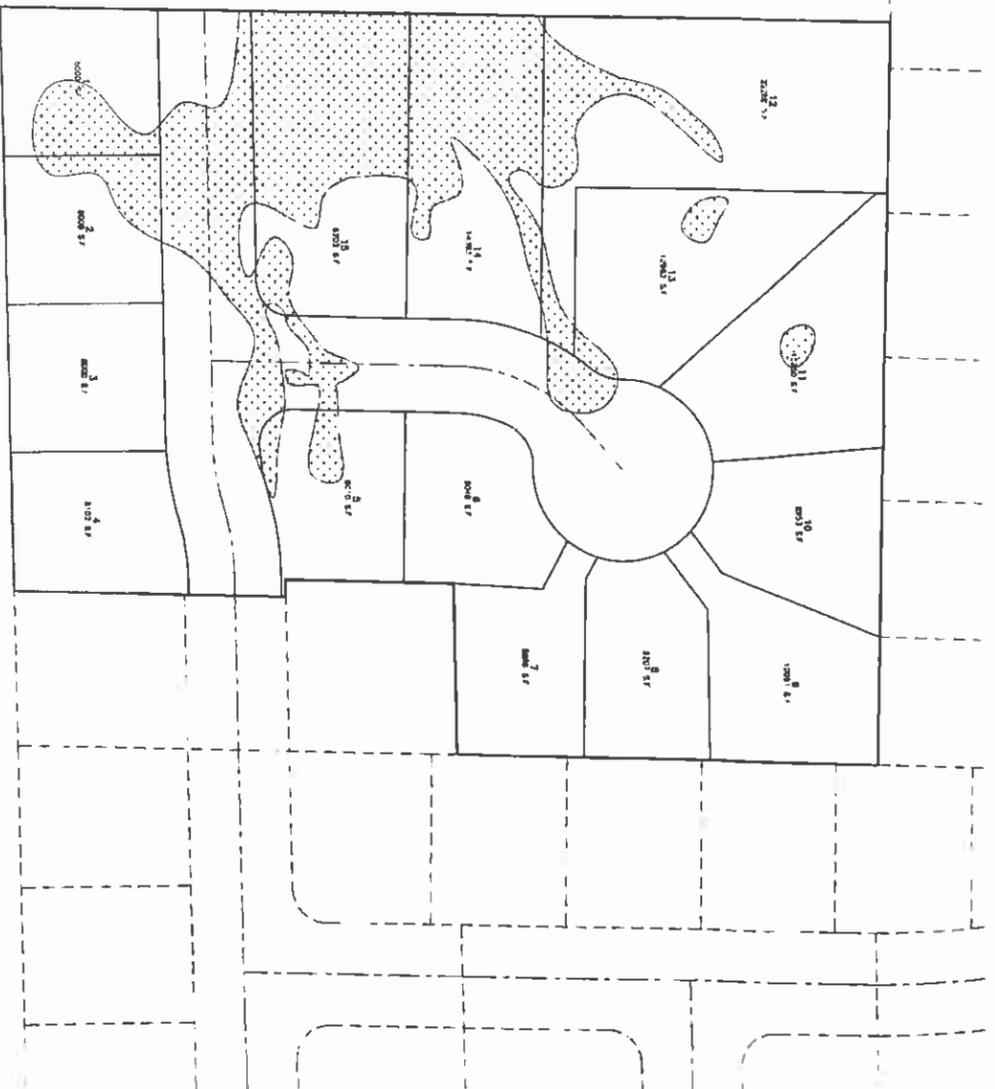
Schematic Plan

Project Info:	Engineer: M. Reeve
Designer: P. Egan	Begin Date: JANUARY 16, 2008
Name: PHEASANT HOLLOW SUBDIVISION	Number: 1894-39

Sheet	1
1	Sheet

Revised: Feb. 11, 2014

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Pheasant Hollow Subdivision

Farmington City, Davis County, Utah

Developer:
Symphony Homes
James Whedley, Manager
528 North 400 West
Farmington, UT 84301
(801) 798-8525

Revised: Jan 24, 2014

Sheet	1
of	1
Scale	As Shown

Project Name	Pheasant Hollow Subdivision
Owner	Symphony Homes
Prepared By	James Whedley
Checked By	James Whedley
Date	1/24/14

Pheasant Hollow Subdivision
 PART OF THE SW 1/4 OF SECTION 35, T30N, R11E, E1/2, 1/4 & SW 1/4 CORNER
 FARMINGTON CITY, DAVIS COUNTY, UTAH

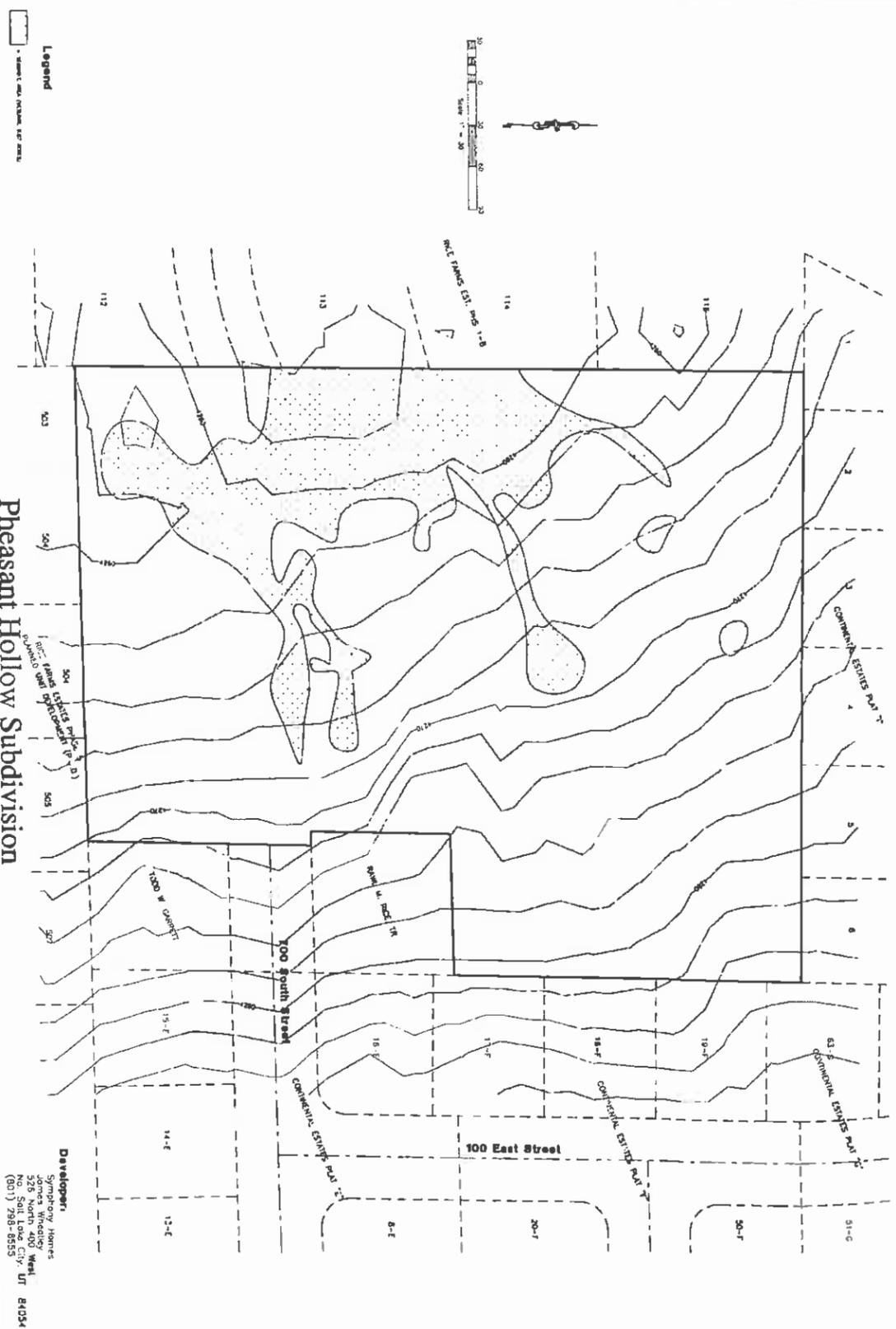
Yield Plan

PREPARED BY	REVIEWED BY
DATE	DATE

Reeve & Associates, Inc.
 1000 West 1000 South
 Salt Lake City, UT 84119
 (801) 466-1000

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Pheasant Hollow Subdivision
Farmington City, Davis County, Utah

Developer:
Symphony Homes
328 South 400 West
Farmington, UT 84303
(801) 798-8555

Sheet	1
Scale	1" = 200'

Project Name	Pheasant Hollow Subdivision
Project Location	Farmington City, Davis County, Utah
Project Status	Final
Project Date	10/1/2011
Project No.	100-111-100

Pheasant Hollow Subdivision
PART OF THE SW 1/4 OF SECTION 36, T34N, R12E, S10 & 11 S, U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH

Sensitive Area Designation Plan

REVISIONS	
NO.	DATE

Reeve & Associates, Inc.

example, phase two would be numbered 201, 202, 203, etc.

(9) Except for group dwellings and planned unit developments, as specifically authorized by this Title and the Zoning Ordinance, not more than one dwelling unit shall occupy any one lot.

(10) Flag lots may be approved by the Planning Commission in any residential zone where, due to unusual parcel dimension, configuration, or topographic conditions, traditional lot design is not feasible. Approval of flag lots shall not be permitted solely on the basis of economic benefit. Such lots shall meet the following criteria:

- (a) The stem of the lot shall be not less than twenty feet (20') in width and shall not exceed one hundred fifty feet (150') in length;
- (b) The stem of the lot shall serve one lot only and shall have direct access to a dedicated and improved street;
- (c) The nearest fire hydrant shall be located no further than one hundred fifty feet (150') from the nearest corner of the proposed building on the lot; and
- (d) The body of the lot shall meet the lot size and dimensional requirements of the applicable zone. The stem area shall not be used in computing lot size. Proposed buildings shall comply with the minimum setbacks required for the zone. Determinations as to which are the front, side, and rear setbacks shall be made by the Zoning Administrator at the time a building permit is requested and shall be based on the orientation of the proposed home on the lot.
- (e) The number of flag lots shall not exceed ten percent (10%) of the total lots in the subdivision unless it is determined by the City that the property could not reasonably be developed otherwise.

(11) On lots with available access only onto a Major Arterial, Minor Arterial or Major Collector Street, a circular drive or some other type of vehicular maneuvering area shall be provided to enable vehicles to enter traffic moving forward rather than backing. The minimum depth of such lots shall be not less than one hundred ten feet (110').

12-7-040 Streets.

(1) All streets shall be designated and constructed with the appropriate street classification requirements specified herein:

STREET CLASSIFICATION

April 22, 2014

Dear Friends and Neighbors,

Our neighborhood faces two serious concerns that you can help resolve. They are:

1. Some homes on Glynhill Court (40 East 629 South) in Farmington have suffered severe damage because of sinking into the ground. The site was developed and most of the homes built by Symphony Homes. Homeowners have exhausted themselves and their financial resources to make repairs and try to recover their losses. Symphony Homes has made no reasonable effort to help solve existing or future problems with the lots they sold or the homes they built. Homeowners tell us the best way they would describe Symphony's reaction to the problems is a "denial of responsibility. They claim to 'feel bad' about it, but they admit no fault nor liability over it."

For those reasons, we are involved in a complete investigation of the conduct of Symphony Homes as it pertains to this property.

2. Symphony Homes is seeking approval of Pheasant Hollow Subdivision between 620 South and 700 South and 10 East and about 60 East. The enclosed petition is to ask Farmington City Council to table this request for approval until the stated conditions are met.

Many people have helped with information, advice, letters, phone calls, emails, etc. Now we need help with the enclosed petition. Please invite as many friends and neighbors as you would like to sign also. Petitions can be returned to the name and address on the Petition, emailed to cherrill676@a.com, delivered to our home, or we can pick them up from you.

As the hearing on this matter is scheduled for May 6, 2014, it would be a big advantage to have the petitions signed and returned by May 1, 2014.

The City Council meeting and hearing is at 7:00 p.m., May 6, 2014 at the City offices at 160 South Main Street in Farmington, It is very persuasive to the Council if we have a lot of people at the hearing in support of our petition. Talk to your friends and encourage as many as possible to be there.

This is an important next step, but there is much to be done and it is important to have your continued support. We will try to keep you informed and we welcome all questions, information, and/or ideas you may want to share.

We appreciate and thank you for your help.

Sincerely,

Howard Dygert
676 South 100 East
Farmington, UT 84025
801-451-2584

Petition to Stop Houses in Mud

TOPIC: Pheasant Hollow Subdivision

We, the undersigned, are concerned citizens who urge the Farmington City Council to table the request by Symphony Homes for approval of the proposed Schematic Plan for the Pheasant Hollow Subdivision, until:

- 1. An investigation is made into the failure of the homes built by Symphony Homes at 40 East 620 South and a report is made to Farmington City Council. That report will be made as soon as possible.**
- 2. Condition #4 in the motion by Farmington City Planning Commission to include not only the Geotech report done within the limits prescribed by Symphony Homes and the lot-by-lot soils report, but also a second Geotech Report done within the limits prescribed by Farmington City Council and appropriate city departments. A third party Geotech Engineer analysis of both Geotech studies must also be made to reconcile discrepancies and omissions. All three reports will be public information.**

**Lead Petitioner: Howard Dygert
676 South 100 East
Farmington, UT 84025
801-451-2584
cherrill676@q.com**



CITY COUNCIL AGENDA

For Council Meeting:
May 6, 2014

SUBJECT: Resolution Adopting the Tentative Budget for Fiscal Year 2015

ACTION TO BE CONSIDERED:

Adopt the enclosed resolution which sets a tentative budget for FY 2015 and sets the public hearing date of June 17, 2014 to adopt the final budget for FY 2015.

GENERAL INFORMATION:

See enclosed staff report prepaid by Keith Johnson.

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



FARMINGTON CITY

City Council Staff Report

H. JAMES TALBOT
MAYOR
DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL
DAVE MILLHEIM
CITY MANAGER

To: Mayor and City Council
From: Keith Johnson, Assistant City Manager
Date: May 1, 2014
Subject: **ADOPT TENTATIVE BUDGET FOR FY 2015.**

RECOMMENDATIONS

Adopt the enclosed resolution which sets a tentative budget for fiscal year 2015 and sets the public hearing date of June 17, 2014 to adopt the final budget for FY 2015.

BACKGROUND

Under state law we have to approve a tentative budget on the first City Council meeting in May. We have met for several hours in a budget work session to review and discuss this budget and will meet again to finish going over the rest of the budgets and to make sure that all of you understand what is in these budgets. Again this is just a tentative budget and there will be changes made to it before it is adopted in June.

For FY 2015, the General Fund balance is projected to end around \$919,000. This is a decrease of close to \$51,000 in the fund balance. This will still have a healthy balance for future years. There is no tax increase in this budget and the overall increase in operational expenditures is 3.48% from FY 2014. This is a small increase in comparison to the last few years that have been higher. The City is adding 1 new position in this budget, which will help in maintaining and enhancing services in the City. The City continues to be in good financial condition to meet the ongoing needs and services of the City.

Respectfully Submitted,


Keith Johnson,
Assistant City Manager

Review and Concur,


Dave Millheim,
City Manager

RESOLUTION NO. 2014-

A RESOLUTION ADOPTING THE FARMINGTON CITY TENTATIVE BUDGET FOR FISCAL YEAR 2014-2015

WHEREAS, pursuant to State law, a tentative budget has been delivered to the Farmington City Council for consideration; and

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

Section 1. Adoption of Tentative Budget. The Farmington City Council hereby adopts the tentative budget for Fiscal Year 2014-2015 which is attached hereto as Exhibit A and incorporated herein by reference.

Section 2. Setting of a public hearing for final adoption. The Farmington City Council hereby directs staff to provide notice of a public hearing for June 17, 2014, after which hearing the City Council will consider adoption of the final budget on said date.

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 3. 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 6th DAY OF MAY, 2014.

ATTEST: FARMINGTON CITY

Holly Gadd
City Recorder

By: _____
Scott C. Harbertson
Mayor

The following are some of the key highlights for the FY 2015 budget:

- No tax increase.
- The General Fund Balance will decrease by around \$51,000. Which still leaves a 12.25% fund balance compared to revenues and leaves a healthy fund balance for future years.
- Management is recommending adding 1 new position. A full time Parks Maintenance employee to start in April of 2015.
- The overall operational expenditures in the General Fund are only going up by roughly 3.48%. Department Heads have kept their budgets about the same as previous years with only personnel costs and some maintenance and supplies going up.
- No major pieces of equipment being purchased out of the General Fund, just the normal purchases that come each year. With Police however, the recommendation is to purchase 3 new vehicles and lease 3 new vehicles for 4 years for patrol only. This is something new and we will see how this works out in just leasing the patrol cars.
- The major projects facing the City are the construction of the gymnasium and the park to start next spring if the G.O. bond and the RAP tax are passed in November with the election. Nothing is put into the budget yet as we will wait until after the election is done to ensure that we can go ahead and start working on these projects. They will mainly fall into the FY 2016 budget year.
- The Water Fund new projects will consist of some new water lines being put in and the building of a new water tank.
- The Storm Drain Fund will have some major projects that will include operational and impact fee monies.
- Benefit costs are rising a little with the state retirement and medical insurance going up by small amounts.
- Salary increases are conservative and around market levels.

With that, the City is seeing positive growth in sales tax and in containing the growth of expenditures. As such the City continues to be in fairly good financial condition to continue to meet the ongoing needs and services of the City.

FARMINGTON CITY CORPORATION BUDGET

GENERAL FUND BALANCE

BUDGET

	Amended Budget	Proposed Amended Budget	Original Budgeted Unrestricted	Restricted Class C	Restricted Liquor Law
Audited Balance		1,423,256	1,423,256	115,928	20,346
Projected Revenue 6-30-2014	0	7,495,556	6,695,984	600,000	20,680
Projected Expenditures 6-30-2014	0	7,947,859	7,185,621	715,000	39,000
Projected Balance 6-30-2014	0	970,953	933,619	928	2,026
	Approved Budget	Recommended Budget	Requested Budget		
Budget Revenue 6-30-2015		7,509,984	7,509,984	600,000	20,000
Budget Expenditures 6-30-2015		7,561,295	7,958,964	578,000	18,000
Budget Balance 6-30-2015	0	919,642	521,973	22,928	4,026

State Required Fund Balance

7,509,984	7,509,984	919,642	12.25%
x 25%	x 05		
1,877,496	375,499		

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
GENERAL FUND			
TAXES			
10-310-000	TAXES	6,310,000	6,490,000
	Total TAXES	6,310,000	6,490,000
LICENSES & PERMITS			
10-320-000	LICENSES & PERMITS	630,000	518,000
	Total LICENSES & PERMITS	630,000	518,000
GRANTS			
10-330-000	GRANTS	629,058	620,000
	Total GRANTS	629,058	620,000
PUBLIC SAFETY			
10-331-000	PUBLIC SAFETY	76,030	75,600
	Total PUBLIC SAFETY	76,030	75,600
CHARGES FOR SERVICES			
10-340-000	CHARGES FOR SERVICES	118,964	80,500
	Total CHARGES FOR SERVICES	118,964	80,500
CEMETERY			
10-341-000	CEMETERY	24,700	24,500
	Total CEMETERY	24,700	24,500
FINES & FORFEITURES			
10-350-000	FINES & FORFEITURES	200,000	200,000
	Total FINES & FORFEITURES	200,000	200,000
INTEREST			
10-360-000	INTEREST	6,900	5,000
	Total INTEREST	6,900	5,000
MISCELLANEOUS REVENUE			
10-361-000	MISCELLANEOUS REVENUE	120,584	116,384
	Total MISCELLANEOUS REVENUE	120,584	116,384
FUND BALANCE APPROPRIATION			
10-399-000	FUND BALANCE APPROPRIATION	00	27,311
	Total FUND BALANCE APPROPRIATION	00	27,311
LEGISLATIVE DEPARTMENT			
110-000	LEGISLATIVE DEPARTMENT	105,950	113,450

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
Total LEGISLATIVE DEPARTMENT		105,950	113,450
ADMINISTRATIVE DEPARTMENT			
10-440-000	ADMINISTRATIVE DEPARTMENT	605,975	631,809
Total ADMINISTRATIVE DEPARTMENT		605,975	631,809
ENGINEERING DEPARTMENT			
10-480-000	ENGINEERING DEPARTMENT	61,000	69,493
Total ENGINEERING DEPARTMENT		61,000	69,493
PLANNING & ZONING DEPARTMENT			
10-500-000	PLANNING & ZONING DEPARTMENT	575,209	574,748
Total PLANNING & ZONING DEPARTMENT		575,209	574,748
LIQUOR LAW DUI POLICE PATROL			
10-510-000	LIQUOR LAW DUI POLICE PATROL	42,000	18,000
Total LIQUOR LAW DUI POLICE PATROL		42,000	18,000
POLICE DEPARTMENT			
10-520-000	POLICE DEPARTMENT	1,990,926	2,080,889
Total POLICE DEPARTMENT		1,990,926	2,080,889
FIRE DEPARTMENT			
10-530-000	FIRE DEPARTMENT	787,900	846,890
Total FIRE DEPARTMENT		787,900	846,890
EMERGENCY PREPAREDNESS DEPT.			
10-540-000	EMERGENCY PREPAREDNESS DEPT	5,500	3,500
Total EMERGENCY PREPAREDNESS DEPT		5,500	3,500
INSPECTION DEPARTMENT			
10-560-000	INSPECTION DEPARTMENT	426,805	411,298
Total INSPECTION DEPARTMENT		426,805	411,298
STREETS DEPARTMENT			
10-600-000	STREETS DEPARTMENT	864,600	845,329
Total STREETS DEPARTMENT		864,600	845,329
GENERAL BUILDINGS DEPARTMENT			
10-610-000	GENERAL BUILDINGS DEPARTMENT	442,663	434,016
Total GENERAL BUILDINGS DEPARTMENT		442,663	434,016
PARKS & CEMETERY DEPARTMENT			
10-640-000	PARKS & CEMETERY DEPARTMENT	712,244	763,602

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
Total PARKS & CEMETERY DEPARTMENT		712,244	763,602
GENERAL RECREATION DEPARTMENT			
10-660-000	GENERAL RECREATION DEPARTMENT	363,387	425,071
Total GENERAL RECREATION DEPARTMENT		363,387	425,071
MISCELLANEOUS			
10-670-000	MISCELLANEOUS	1,717,700	939,200
Total MISCELLANEOUS		1,717,700	939,200
GENERAL FUND Revenue Total		8,116,236	8,157,295
GENERAL FUND Expenditure Total		8,701,859	8,157,295
Net Total GENERAL FUND		585,623	90

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
FARMINGTON RDA FUND			
TAXES			
20-310-000	TAXES	310,000	300,000
	Total TAXES	310,000	300,000
INTEREST			
20-360-000	INTEREST	3,000	3,000
	Total INTEREST	3,000	3,000
FUND BALANCE APPROPRIATION			
20-399-000	FUND BALANCE APPROPRIATION	00	16,100
	Total FUND BALANCE APPROPRIATION	00	16,100
EXPENDITURES			
20-400-000	EXPENDITURES	11,100	11,100
	Total EXPENDITURES	11,100	11,100
NON-ADMINISTRATIVE EXPENSES			
20-401-000	NON-ADMINISTRATIVE EXPENSES	312,660	308,000
	Total NON-ADMINISTRATIVE EXPENSES	312,660	308,000
CAPITAL PROJECTS			
20-470-000	CAPITAL PROJECTS	62,000	00
	Total CAPITAL PROJECTS	62,000	00
FUND BALANCE INCREASE			
20-999-000	FUND BALANCE INCREASE	00	00
	Total FUND BALANCE INCREASE	00	00
	FARMINGTON RDA FUND Revenue Total	313,000	319,100
	FARMINGTON RDA FUND Expenditure Total	385,760	319,100
	Net Total FARMINGTON RDA FUND	72,760-	00

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
FARMINGTON STATION PARK RDA			
TAXES			
22-310-000	TAXES	1,178,000	1,300,000
	Total TAXES	1,178,000	1,300,000
INTEREST			
22-360-000	INTEREST	1,000	1,000
	Total INTEREST	1,000	1,000
EXPENDITURES			
22-400-000	EXPENDITURES	12,800	2,000
	Total EXPENDITURES	12,800	2,000
CAPITAL PROJECTS			
22-470-000	CAPITAL PROJECTS	943,000	1,000,000
	Total CAPITAL PROJECTS	943,000	1,000,000
FUND BALANCE INCREASE			
22-999-000	FUND BALANCE INCREASE	00	299,000
	Total FUND BALANCE INCREASE	00	299,000
	FARMINGTON STATION PARK RDA Revenue Total	1,179,000	1,301,000
	FARMINGTON STATION PARK RDA Expenditure Total	955,800	1,301,000
	Net Total FARMINGTON STATION PARK RDA	223,200	00

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
POLICE SALES TAX BOND 2009			
INTEREST			
31-360-000	INTEREST	600	600
	Total INTEREST	600	600
CONTRIBUTIONS & TRANSFERS			
31-390-000	CONTRIBUTIONS & TRANSFERS	60,000	40,000
	Total CONTRIBUTIONS & TRANSFERS	60,000	40,000
FUND BALANCE APPROPRIATION			
31-399-000	FUND BALANCE APPROPRIATION	00	36,400
	Total FUND BALANCE APPROPRIATION	00	36,400
EXPENDITURES			
31-400-000	EXPENDITURES	76,200	77,000
	Total EXPENDITURES	76,200	77,000
	POLICE SALES TAX BOND 2009 Revenue Total	60,600	77,000
	POLICE SALES TAX BOND 2009 Expenditure Total	76,200	77,000
	Net Total POLICE SALES TAX BOND 2009	15,600-	00

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
SALES TAX REVENUE BOND - 2005			
INTEREST			
32-360-000	INTEREST	100	100
Total INTEREST		100	100
CONTRIBUTIONS & TRANSFERS			
32-390-000	CONTRIBUTIONS & TRANSFERS	111,776	106,776
Total CONTRIBUTIONS & TRANSFERS		111,776	106,776
FUND BALANCE APPROPRIATION			
32-399-000	FUND BALANCE APPROPRIATION	00	3,874
Total FUND BALANCE APPROPRIATION		00	3,874
EXPENDITURES			
32-400-000	EXPENDITURES	110,175	110,750
Total EXPENDITURES		110,175	110,750
SALES TAX REVENUE BOND - 2005 Revenue Total		111,876	110,750
SALES TAX REVENUE BOND - 2005 Expenditure Total		110,175	110,750
Net Total SALES TAX REVENUE BOND - 2005		1,701	00

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
G.O. BOND 2003 PARK/ L.S.			
TAXES			
33-310-000	TAXES	231,700	232,000
	Total TAXES	231,700	232,000
INTEREST			
33-360-000	INTEREST	200	200
	Total INTEREST	200	200
FUND BALANCE APPROPRIATION			
33-399-000	FUND BALANCE APPROPRIATION	00	00
	Total FUND BALANCE APPROPRIATION	00	00
EXPENDITURES			
33-400-000	EXPENDITURES	224,900	232,200
	Total EXPENDITURES	224,900	232,200
	G O BOND 2003 PARK/ L S Revenue Total	231,900	232,200
	G O BOND 2003 PARK/ L S Expenditure Total	224,900	232,200
	Net Total G O BOND 2003 PARK/ L S	7,000	00

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
2007, 2009 BLDGS G.O. BOND			
TAXES			
34-310-000	TAXES	409,000	416,000
	Total TAXES	409,000	416,000
INTEREST			
34-360-000	INTEREST	300	300
	Total INTEREST	300	300
EXPENDITURES			
34-400-000	EXPENDITURES	407,635	416,000
	Total EXPENDITURES	407,635	416,000
FUND BALANCE INCREASE			
34-999-000	FUND BALANCE INCREASE	00	300
	Total FUND BALANCE INCREASE	00	300
	2007, 2009 BLDGS G O BOND Revenue Total	409,300	416,300
	2007, 2009 BLDGS G O BOND Expenditure Total	407,635	416,300
	Net Total 2007, 2009 BLDGS G O BOND	1,665	00

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
GOVT BUILDINGS IMPROV/OTHER			
GRANTS			
37-330-000	GRANTS	00	10,000
	Total GRANTS	00	10,000
IMPACT FEES			
37-351-000	IMPACT FEES	60,000	40,000
	Total IMPACT FEES	60,000	40,000
INTEREST			
37-360-000	INTEREST	400	300
	Total INTEREST	400	300
MISCELLANEOUS REVENUE			
37-361-000	MISCELLANEOUS REVENUE	12,800	00
	Total MISCELLANEOUS REVENUE	12,800	00
CONTRIBUTIONS & TRANSFERS			
37-390-000	CONTRIBUTIONS & TRANSFERS	533,900	20,150
	Total CONTRIBUTIONS & TRANSFERS	533,900	20,150
EXPENDITURES			
37-400-000	EXPENDITURES	60,000	40,000
	Total EXPENDITURES	60,000	40,000
PUBLIC WORKS/SHOP			
37-621-000	PUBLIC WORKS/SHOP	547,000	00
	Total PUBLIC WORKS/SHOP	547,000	00
STUDIES/REPORTS			
37-624-000	STUDIES/REPORTS	3,000	30,000
	Total STUDIES/REPORTS	3,000	30,000
FUND BALANCE INCREASE			
37-999-000	FUND BALANCE INCREASE	00	450
	Total FUND BALANCE INCREASE	00	450
	GOVT BUILDINGS IMPROV/OTHER Revenue Total	607,100	70,450
	GOVT BUILDINGS IMPROV/OTHER Expenditure Total	610,000	70,450
	Net Total GOVT BUILDINGS IMPROV/OTHER	2,900-	00

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
CAPITAL STREET IMPROVEMENTS			
IMPACT FEES			
38-351-000	IMPACT FEES	408,000	207,000
	Total IMPACT FEES	408,000	207,000
INTEREST			
38-360-000	INTEREST	2,500	2,000
	Total INTEREST	2,500	2,000
LOAN & BOND PROCEEDS			
38-380-000	LOAN & BOND PROCEEDS	547,840	00
	Total LOAN & BOND PROCEEDS	547,840	00
CONTRIBUTIONS & TRANSFERS			
38-390-000	CONTRIBUTIONS & TRANSFERS	1,447,000	599,000
	Total CONTRIBUTIONS & TRANSFERS	1,447,000	599,000
EXPENDITURES			
38-400-000	EXPENDITURES	606,476	245,711
	Total EXPENDITURES	606,476	245,711
MAJOR PROJECTS			
38-600-000	MAJOR PROJECTS	595,000	00
	Total MAJOR PROJECTS	595,000	00
RESTRICTED - CLASS C			
38-650-000	RESTRICTED - CLASS C	308,000	410,000
	Total RESTRICTED - CLASS C	308,000	410,000
IMPACT FEE PROJECTS			
38-720-000	IMPACT FEE PROJECTS	255,000	150,000
	Total IMPACT FEE PROJECTS	255,000	150,000
FUND BALANCE INCREASE			
38-999-000	FUND BALANCE INCREASE	.00	2,289
	Total FUND BALANCE INCREASE	00	2,289
	CAPITAL STREET IMPROVEMENTS Revenue Total	2,405,340	808,000
	CAPITAL STREET IMPROVEMENTS Expenditure Total	1,764,476	808,000
	Net Total CAPITAL STREET IMPROVEMENTS	640,864	00

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
CAPITAL EQUIPMENT FUND			
GRANTS			
39-330-000	GRANTS	14,000	00
	Total GRANTS	14,000	00
INTEREST			
39-360-000	INTEREST	100	100
	Total INTEREST	100	100
CONTRIBUTIONS & TRANSFERS			
39-390-000	CONTRIBUTIONS & TRANSFERS	319,000	236,000
	Total CONTRIBUTIONS & TRANSFERS	319,000	236,000
ADMINISTRATIVE EXPENDITURES			
39-661-000	ADMINISTRATIVE EXPENDITURES	58,000	00
	Total ADMINISTRATIVE EXPENDITURES	58,000	00
POLICE EXPENDITURES			
39-662-000	POLICE EXPENDITURES	102,350	130,200
	Total POLICE EXPENDITURES	102,350	130,200
FIRE EXPENDITURES			
39-664-000	FIRE EXPENDITURES	70,000	39,000
	Total FIRE EXPENDITURES	70,000	39,000
PUBLIC WORKS EXPENDITURES			
39-665-000	PUBLIC WORKS EXPENDITURES	91,000	53,500
	Total PUBLIC WORKS EXPENDITURES	91,000	53,500
FUND BALANCE INCREASE			
39-999-000	FUND BALANCE INCREASE	00	13,400
	Total FUND BALANCE INCREASE	00	13,400
	CAPITAL EQUIPMENT FUND Revenue Total	333,100	236,100
	CAPITAL EQUIPMENT FUND Expenditure Total	321,350	236,100
	Net Total CAPITAL EQUIPMENT FUND	11,750	00

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
PARK IMPROVEMENT FUND			
IMPACT FEES			
42-351-000	IMPACT FEES	231,000	539,700
	Total IMPACT FEES	231,000	539,700
INTEREST			
42-360-000	INTEREST	6,000	4,000
	Total INTEREST	6,000	4,000
MISCELLANEOUS REVENUE			
42-361-000	MISCELLANEOUS REVENUE	753,745	9,000
	Total MISCELLANEOUS REVENUE	753,745	9,000
LOAN & BOND PROCEEDS			
42-380-000	LOAN & BOND PROCEEDS	1,217,000	00
	Total LOAN & BOND PROCEEDS	1,217,000	00
CONTRIBUTIONS & TRANSFERS			
42-390-000	CONTRIBUTIONS & TRANSFERS	35,000	67,000
	Total CONTRIBUTIONS & TRANSFERS	35,000	67,000
EXPENDITURES			
42-400-000	EXPENDITURES	22,000	00
	Total EXPENDITURES	22,000	00
LOANS & TRANSFERS			
42-405-000	LOANS & TRANSFERS	510,000	189,216
	Total LOANS & TRANSFERS	510,000	189,216
FESTIVAL BOARD ENHANCEMENTS			
42-710-000	FESTIVAL BOARD ENHANCEMENTS	2,100	2,100
	Total FESTIVAL BOARD ENHANCEMENTS	2,100	2,100
CHERRY HILL NEIGHBORHOOD PARK			
42-890-000	CHERRY HILL NEIGHBORHOOD PARK	2,000	2,000
	Total CHERRY HILL NEIGHBORHOOD PARK	2,000	2,000
MISCELLANEOUS TRAILS			
42-896-000	MISCELLANEOUS TRAILS	23,000	65,000
	Total MISCELLANEOUS TRAILS	23,000	65,000
SHEPARD PARK			
900-000	SHEPARD PARK	00	00

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
Total SHEPARD PARK		00	00
FORBUSH PARK			
42-920-000	FORBUSH PARK	00	3,000
Total FORBUSH PARK		00	3,000
MOON NEIGHBORHOOD PARK			
42-930-000	MOON NEIGHBORHOOD PARK	00	00
Total MOON NEIGHBORHOOD PARK		00	00
SOUTH FARMINGTON PARK			
42-960-000	SOUTH FARMINGTON PARK	00	6,000
Total SOUTH FARMINGTON PARK		00	6,000
WEST FARMINGTON PARK			
42-980-000	WEST FARMINGTON PARK	3,015,000	20,000
Total WEST FARMINGTON PARK		3,015,000	20,000
FUND BALANCE INCREASE			
42-999-000	FUND BALANCE INCREASE	00	332,384
Total FUND BALANCE INCREASE		00	332,384
PARK IMPROVEMENT FUND Revenue Total		2,242,745	619,700
PARK IMPROVEMENT FUND Expenditure Total		3,574,100	619,700
Net Total PARK IMPROVEMENT FUND		1,331,355-	00

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
CAPITAL FIRE FUND			
IMPACT FEES			
43-351-000	IMPACT FEES	96,000	26,680
	Total IMPACT FEES	96,000	26,680
INTEREST			
43-360-000	INTEREST	3,500	3,500
	Total INTEREST	3,500	3,500
FUND BALANCE INCREASE			
43-999-000	FUND BALANCE INCREASE	75,816	30,180
	Total FUND BALANCE INCREASE	75,816	30,180
	CAPITAL FIRE FUND Revenue Total	99,500	30,180
	CAPITAL FIRE FUND Expenditure Total	75,816	30,180
	Net Total CAPITAL FIRE FUND	23,684	00

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
CEMETERY PERPETUAL FUND			
REVENUE			
48-305-000	REVENUE	9,000	9,000
Total REVENUE		9,000	9,000
INTEREST			
48-360-000	INTEREST	1,200	1,000
Total INTEREST		1,200	1,000
EXPENDITURES			
48-400-000	EXPENDITURES	1,200	1,000
Total EXPENDITURES		1,200	1,000
FUND BALANCE INCREASE			
48-999-000	FUND BALANCE INCREASE	9,000	9,000
Total FUND BALANCE INCREASE		9,000	9,000
CEMETERY PERPETUAL FUND Revenue Total		10,200	10,000
CEMETERY PERPETUAL FUND Expenditure Total		10,200	10,000
Net Total CEMETERY PERPETUAL FUND		00	00

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
WATER FUND			
IMPACT FEES			
51-351-000	IMPACT FEES	236,744	386,425
	Total IMPACT FEES	236,744	386,425
INTEREST			
51-360-000	INTEREST	10,500	10,000
	Total INTEREST	10,500	10,000
MISCELLANEOUS REVENUE			
51-361-000	MISCELLANEOUS REVENUE	16,000	16,000
	Total MISCELLANEOUS REVENUE	16,000	16,000
ENTERPRISE REVENUE			
51-370-000	ENTERPRISE REVENUE	1,815,000	1,840,000
	Total ENTERPRISE REVENUE	1,815,000	1,840,000
EXPENDITURES			
51-400-000	EXPENDITURES	1,768,424	1,826,001
	Total EXPENDITURES	1,768,424	1,826,001
NON-OPERATING EXPENDITURES			
51-402-000	NON-OPERATING EXPENDITURES	201,125	331,250
	Total NON-OPERATING EXPENDITURES	201,125	331,250
LOANS & TRANSFERS			
51-405-000	LOANS & TRANSFERS	50,000	10,000
	Total LOANS & TRANSFERS	50,000	10,000
MISC. OPERATION CAPITAL PROJ.			
51-700-000	MISC OPERATION CAPITAL PROJ	716,000	459,000
	Total MISC OPERATION CAPITAL PROJ	716,000	459,000
WELL IMPROVEMENTS			
51-760-000	WELL IMPROVEMENTS	100,000	300,000
	Total WELL IMPROVEMENTS	100,000	300,000
RESERVOIRS			
51-770-000	RESERVOIRS	10,000	1,200,000
	Total RESERVOIRS	10,000	1,200,000
	WATER FUND Revenue Total	2,078,244	2,252,425
	WATER FUND Expenditure Total	2,845,549	4,126,251

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
Net Total WATER FUND		767,305-	1,873,826-

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
SEWER FUND			
C.D.S.D. FEES			
52-352-000	C D S D FEES	00	00
Total C D S D FEES		00	00
INTEREST			
52-360-000	INTEREST	2,500	2,000
Total INTEREST		2,500	2,000
ENTERPRISE REVENUE			
52-370-000	ENTERPRISE REVENUE	1,435,000	1,455,000
Total ENTERPRISE REVENUE		1,435,000	1,455,000
EXPENDITURES			
52-400-000	EXPENDITURES	1,403,632	1,422,574
Total EXPENDITURES		1,403,632	1,422,574
NON-OPERATING EXPENDITURES			
52-402-000	NON-OPERATING EXPENDITURES	50,000	50,000
Total NON-OPERATING EXPENDITURES		50,000	50,000
SEWER FUND Revenue Total		1,437,500	1,457,000
SEWER FUND Expenditure Total		1,453,632	1,472,574
Net Total SEWER FUND		16,132-	15,574-

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
GARBAGE FUND			
INTEREST			
53-360-000	INTEREST	2,000	2,000
	Total INTEREST:	2,000	2,000
ENTERPRISE REVENUE			
53-370-000	ENTERPRISE REVENUE	1,165,000	1,185,000
	Total ENTERPRISE REVENUE	1,165,000	1,185,000
EXPENDITURES			
53-400-000	EXPENDITURES	1,138,752	1,157,848
	Total EXPENDITURES:	1,138,752	1,157,848
NON-OPERATING EXPENDITURES			
53-402-000	NON-OPERATING EXPENDITURES	161,300	133,800
	Total NON-OPERATING EXPENDITURES	161,300	133,800
	GARBAGE FUND Revenue Total	1,167,000	1,187,000
	GARBAGE FUND Expenditure Total	1,300,052	1,291,648
	Net Total GARBAGE FUND	133,052-	104,648-

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
STORM WATER UTILITY FUND			
IMPACT FEES			
54-351-000	IMPACT FEES	151,911	204,929
	Total IMPACT FEES	151,911	204,929
INTEREST			
54-360-000	INTEREST	9,200	8,000
	Total INTEREST	9,200	8,000
MISCELLANEOUS REVENUE			
54-361-000	MISCELLANEOUS REVENUE	00	68,000
	Total MISCELLANEOUS REVENUE	00	68,000
ENTERPRISE REVENUE			
54-370-000	ENTERPRISE REVENUE	690,000	705,000
	Total ENTERPRISE REVENUE	690,000	705,000
LOAN & BOND PROCEEDS			
54-380-000	LOAN & BOND PROCEEDS	00	145,000
	Total LOAN & BOND PROCEEDS	00	145,000
CONTRIBUTIONS & TRANSFERS			
54-390-000	CONTRIBUTIONS & TRANSFERS	76,000	00
	Total CONTRIBUTIONS & TRANSFERS	76,000	00
EXPENDITURES			
54-400-000	EXPENDITURES	655,302	696,840
	Total EXPENDITURES	655,302	696,840
NON-OPERATING EXPENDITURES			
54-402-000	NON-OPERATING EXPENDITURES	617,700	568,500
	Total NON-OPERATING EXPENDITURES	617,700	568,500
LOANS & TRANSFERS			
54-405-000	LOANS & TRANSFERS	50,000	50,000
	Total LOANS & TRANSFERS	50,000	50,000
IMPACT FEE PROJECTS			
54-701-000	IMPACT FEE PROJECTS	00	500,000
	Total IMPACT FEE PROJECTS	00	500,000
	STORM WATER UTILITY FUND Revenue Total	927,111	1,130,929
	STORM WATER UTILITY FUND Expenditure Total	1,323,002	1,815,340

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
Net Total STORM WATER UTILITY FUND		395,891-	684,411-

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
AMBULANCE SERVICE			
GRANTS			
55-330-000	GRANTS	2,000	2,000
	Total GRANTS	2,000	2,000
INTEREST			
55-360-000	INTEREST	1,500	1,500
	Total INTEREST	1,500	1,500
MISCELLANEOUS REVENUE			
55-361-000	MISCELLANEOUS REVENUE	300	00
	Total MISCELLANEOUS REVENUE	300	00
ENTERPRISE REVENUE			
55-370-000	ENTERPRISE REVENUE	434,000	434,000
	Total ENTERPRISE REVENUE	434,000	434,000
MISCELLANEOUS REVENUE			
55-375-000	MISCELLANEOUS REVENUE	158,000-	158,000-
	Total MISCELLANEOUS REVENUE	158,000-	158,000-
EXPENDITURES			
55-400-000	EXPENDITURES	341,500	361,814
	Total EXPENDITURES	341,500	361,814
NON-OPERATING EXPENDITURES			
55-402-000	NON-OPERATING EXPENDITURES	18,000	18,000
	Total NON-OPERATING EXPENDITURES	18,000	18,000
	AMBULANCE SERVICE Revenue Total	279,800	279,500
	AMBULANCE SERVICE Expenditure Total	359,500	379,814
	Net Total AMBULANCE SERVICE	79,700-	100,314-

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
RECREATION FUND			
GENERAL ADMINISTRATION REVENUE			
60-362-000	GENERAL ADMINISTRATION REVENUE	358,287	424,671
	Total GENERAL ADMINISTRATION REVENUE	358,287	424,671
SOCCER REVENUE			
60-363-000	SOCCER REVENUE	77,500	77,500
	Total SOCCER REVENUE	77,500	77,500
LITTLE LEAGUE FOOTBALL REVENUE			
60-365-000	LITTLE LEAGUE FOOTBALL REVENUE	30,700	30,700
	Total LITTLE LEAGUE FOOTBALL REVENUE	30,700	30,700
YOUTH BASKETBALL REVENUE			
60-366-000	YOUTH BASKETBALL REVENUE	57,000	55,500
	Total YOUTH BASKETBALL REVENUE	57,000	55,500
MISCELLANEOUS PROGRAMS REVENUE			
60-367-000	MISCELLANEOUS PROGRAMS REVENUE	39,145	34,700
	Total MISCELLANEOUS PROGRAMS REVENUE	39,145	34,700
TENNIS REVENUE			
60-368-000	TENNIS REVENUE	17,500	17,500
	Total TENNIS REVENUE	17,500	17,500
SWIMMING POOL REVENUE			
60-389-000	SWIMMING POOL REVENUE	238,200	242,200
	Total SWIMMING POOL REVENUE	238,200	242,200
GENERAL ADMIN. EXPENDITURES			
60-810-000	GENERAL ADMIN EXPENDITURES	364,487	423,171
	Total GENERAL ADMIN EXPENDITURES	364,487	423,171
SOCCER EXPENDITURES			
60-820-000	SOCCER EXPENDITURES	78,000	80,350
	Total SOCCER EXPENDITURES	78,000	80,350
FOOTBALL EXPENDITURES			
60-860-000	FOOTBALL EXPENDITURES	24,110	24,700
	Total FOOTBALL EXPENDITURES	24,110	24,700
YOUTH BASKETBALL EXPENDITURES			
60-870-000	YOUTH BASKETBALL EXPENDITURES	59,714	59,100

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
	Total YOUTH BASKETBALL EXPENDITURES	59,714	59,100
MISC. PROGRAMS EXPENDITURES			
60-880-000	MISC. PROGRAMS EXPENDITURES	36,000	33,200
	Total MISC. PROGRAMS EXPENDITURES	36,000	33,200
TENNIS EXPENDITURES			
60-890-000	TENNIS EXPENDITURES	15,100	15,500
	Total TENNIS EXPENDITURES	15,100	15,500
SWIMMING POOL EXPENDITURES			
60-894-000	SWIMMING POOL EXPENDITURES	247,450	253,400
	Total SWIMMING POOL EXPENDITURES	247,450	253,400
	RECREATION FUND Revenue Total	818,332	882,771
	RECREATION FUND Expenditure Total	824,861	889,421
	Net Total RECREATION FUND	6,529	6,550

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
SPECIAL EVENTS FUND			
INTEREST			
67-360-000	INTEREST	300	00
Total INTEREST		300	00
FESTIVAL DAYS REVENUES			
67-371-000	FESTIVAL DAYS REVENUES	46,450	45,650
Total FESTIVAL DAYS REVENUES		46,450	45,650
SCHOLARSHIP PAGEANT REVENUES			
67-373-000	SCHOLARSHIP PAGEANT REVENUES	16,400	8,800
Total SCHOLARSHIP PAGEANT REVENUES		16,400	8,800
PERFORMING ARTS REVENUES			
67-374-000	PERFORMING ARTS REVENUES	33,600	25,200
Total PERFORMING ARTS REVENUES		33,600	25,200
FESTIVAL DAYS EXPENDITURES			
67-450-000	FESTIVAL DAYS EXPENDITURES	45,700	45,250
Total FESTIVAL DAYS EXPENDITURES		45,700	45,250
SCHOLARSHIP PAGEANT EXPEND.			
67-453-000	SCHOLARSHIP PAGEANT EXPEND	9,150	9,010
Total SCHOLARSHIP PAGEANT EXPEND		9,150	9,010
PERFORMING ARTS EXPENDITURES			
67-454-000	PERFORMING ARTS EXPENDITURES	27,100	26,100
Total PERFORMING ARTS EXPENDITURES		27,100	26,100
SPECIAL EVENTS FUND Revenue Total		96,750	79,650
SPECIAL EVENTS FUND Expenditure Total		81,950	80,360
Net Total SPECIAL EVENTS FUND		14,800	710

Account Number	Account Title	2013-14 Modified Budget	2014-15 Recommend Budget
SPECIAL IMPROVE DIST 2003-1			
INTEREST			
83-360-000	INTEREST	300	300
Total INTEREST		300	300
SID REVENUE			
83-381-000	SID REVENUE	18,500	12,000
Total SID REVENUE		18,500	12,000
FUND BALANCE APPROPRIATION			
83-399-000	FUND BALANCE APPROPRIATION	00	27,300
Total FUND BALANCE APPROPRIATION		00	27,300
EXPENDITURES			
83-400-000	EXPENDITURES	40,000	39,600
Total EXPENDITURES		40,000	39,600
SPECIAL IMPROVE DIST 2003-1 Revenue Total		18,800	39,600
SPECIAL IMPROVE DIST 2003-1 Expenditure Total		40,000	39,600
Net Total SPECIAL IMPROVE DIST 2003-1		21,200-	00

CITY COUNCIL AGENDA

For Council Meeting:
May 6, 2014

S U B J E C T: Parade Grand Marshal Nomination for Festival Days

ACTION TO BE CONSIDERED:

Select a Grand Marshal for Festival Days 2014.

GENERAL INFORMATION:

See enclosed nomination forms for suggestions.

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

Farmington Festival Days 2013

Parade Grand Marshal Nomination Form

Grand Marshall provides an opportunity to recognize individuals that have made a significant contribution to community spirit, service and quality of life, and have demonstrated outstanding leadership, innovation and success as a role model. The nomination may be for an individual or a couple.

Your Contact Information

Name: Joshua Christensen
Phone Number: 801-491-8582 Contact Email: josh@advancedhealthclinic.com

Nominee Information

Name(s): Martha Bray
Address: 630 W. Shepard Lane or 998 W. Prestwick Circle
Phone Number: 801-447-8680 Contact Email: Martha@advancedhealthclinic.com
May we use your name as the person who nominated this individual/couple? 801-390-0045 Yes

Please explain why you feel this individual/couple should be selected as Grand Marshal. If needed please continue on the back of this form or a separate piece of paper.

Martha is a kind, wonderful, loving, giving person. She had the vision to build the advanced health clinic (Main St. & Shepard Ln.) which is not only a beautiful building, but serves people from the entire country in addition to Farmington. People from all over the U.S. (and some foreign countries too) travel to Farmington to receive world-class health care. Martha has made our community so much better economically and through health. She is a Farmington resident and a Farmington business owner.

Please return form to:

Farmington Parks & Rec: 720 West 100 North, Farmington, UT 84025.
If you have questions please contact Farmington Parks & Rec 801-451-0953

JAMES MASON

Farmington Festival Days 2014

Parade Grand Marshall Nomination Form

The Grand Marshall provides an opportunity to recognize individuals that have made a significant contribution to community spirit, service and quality of life, and have demonstrated outstanding leadership, innovation and success as a role model. The nomination may be for an individual or a couple.

Your Contact Information

Name: James Mason *nominee*

Phone Number: 801-451-5934 Contact Email: James.Mason.30@gmail.com

Nominee Information

Name(s): James Young City Council member knows

Address: him well. He should receive the nomination.

Phone Number: _____ Contact Email: _____

May we use your name as the person who nominated this individual/couple? _____

Please explain why you feel this individual/couple should be selected as Grand Marshal. If needed please continue on the back of this form or a separate piece of paper.

Former CDC Center for Disease Control Director
Former LDS General Authority
Farmington Resident
Physician

Please return form to:
Farmington Parks & Rec: 720 West 100 North, Farmington, UT 84025.
If you have questions please contact Farmington Parks & Rec 801-451-0953
Nomination forms will be due by Friday March 28, 2014

Farmington Festival Days 2013

Parade Grand Marshall Nomination Form

The Grand Marshall provides an opportunity to recognize individuals that have made a significant contribution to community spirit, service and quality of life, and have demonstrated outstanding leadership, innovation and success as a role model. The nomination may be for an individual or a couple.

Your Contact Information

Name: Ron Robinson

Phone Number: 801.916.7491 Contact Email: ron@mywse.com

Nominee Information

Name(s): George Chipman

Address: _____

Phone Number: 801.451.6945 Contact Email: gchipman1@msn.com

May we use your name as the person who nominated this individual/couple? yes

Please explain why you feel this individual/couple should be selected as Grand Marshal. If needed please continue on the back of this form or a separate piece of paper.

George has served our Farmington Community in one aspect or another for the last 2 decades. His unselfish dedication has been an inspiration to many, including myself. I don't believe any individual in our community has done more to increase our trail system for the health and beautification of our community. In conjunction with the release of the trail maps in our news letter in June, I believe it would be fitting to appoint George "the Goat" Chipman as our Grand Marshall this year.

Please return form to:

Farmington Parks & Rec: 720 West 100 North, Farmington, UT 84025.

If you have questions please contact Farmington Parks & Rec 801-451-0953

Nomination forms will be due by Friday March 15, 2013

Farmington Festival Days 2013

Parade Grand Marshal Nomination Form

The Grand Marshal provides an opportunity to recognize individuals that have made a significant contribution to community spirit, service and quality of life, and have demonstrated outstanding leadership, innovation and success as a role model. The nomination may be for an individual or a couple.

Your Contact Information

Name: ROYAL KENNARD

Phone Number: 801-447-3714 Contact Email: ROYAL-ASPENVALLEY@HOTMAIL.COM

Nominee Information

Name(s): LARRY & ROSALIE WOOD

Address: 302 PEACH LANE BOUNTIFUL, UT 84010

Phone Number: 801-298-2482 Contact Email: _____

May we use your name as the person who nominated this individual/couple? YES

Please explain why you feel this individual/couple should be selected as Grand Marshal. If needed please continue on the back of this form or a separate piece of paper.

FOR MANY YEARS LARRY & ROSALIE OWNED AND OPERATED THE GROCERY STORE IN FARMINGTON ON THE CORNER OF STATE STREET & 100 EAST. THEY PROVIDED HUNDREDS OF LOCAL RESIDENTS - ESPECIALLY THE YOUTH - WITH GOOD JOBS. A GREAT OPPORTUNITY TO LEARN HOW TO WORK, SAVE AND PREPARE FOR LIFE. AFTER 70 YEARS SINCE MY HIGH SCHOOL DAYS WORKING AT "WOOLLY'S", I STILL REMEMBER MANY GREAT LESSONS AND GOOD TIMES WITH THE WOODS.

AFTER MANY YEARS OF BATTLE WITH PERSONAL DEMONS, THEY HAD TO SELL THE STORE IN THE EARLY '80'S TO FOCUS ON OTHER ISSUES - THEY CONTINUE TO BE A GREAT EXAMPLE TO ME AND MANY OTHERS AS THEY DEFEAT THOSE DEMONS AND LIVE EXEMPLARY LIVES - THEY ARE TRUE FRIENDS!

LARRY JUST TURNED 81 ON 2/18/13
HAPPY BIRTHDAY LARRY -

Please return form to:

Farmington Parks & Rec: 720 West 100 North, Farmington, UT 84025.

If you have questions please contact Farmington Parks & Rec 801-451-0953

Nomination forms will be due by Friday March 15, 2013

CITY COUNCIL AGENDA

For Council Meeting:
May 6, 2014

S U B J E C T: Approval of Bid for Public Works Expansion and Storage Facilities

ACTION TO BE CONSIDERED:

Accept the bid from contractor for the expansion of the City shop facility and a new storage building.

GENERAL INFORMATION:

See enclosed staff report prepared by Keith Johnson.

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: Keith Johnson, Assistant City Manager

Date: May 1, 2014

Subject: **ACCEPT THE BID FROM CONTRACTOR FOR THE EXPANSION OF CITY SHOP AND STORAGE FACILITIES.**

RECOMMENDATIONS

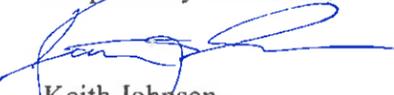
Accept the bid from contractor for the expansion of the City Shop facility and a new storage building.

BACKGROUND

The Bids for the construction of the City shop building expansion and storage area close at 3 PM on Friday May 2nd. We will furnish to you on Tuesday the bid totals and who the City recommends that should be awarded the project. Once the bid is accepted we will have the contract approved on the May 20th City Council meeting.

The City reserves the right to reject any and all bids if we feel that they are not acceptable, but we feel that we will receive some good bids to work with. Again thank you for your approval of this project as the Public Works and Parks Departments are in need of this expansion and storage.

Respectfully Submitted,


Keith Johnson,
Assistant City Manager

Review and Concur,

Dave Millheim,
City Manager

CITY COUNCIL AGENDA

For Council Meeting:
May 6, 2014

SUBJECT: Minute Motion Approving Summary Action List

1. Approval of Minutes from April 15, 2014
2. Resolution Amending Chapter 9 of the Personnel Policies and Procedures
3. Approval of Contractor for the Park Lane and 1100 West Waterline Reconstruction Project
4. Construction of 450 South Sidewalk Improvements
5. Ratification of Approval of Storm Water Bond Log

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

FARMINGTON CITY COUNCIL MEETING

Tuesday, April 15, 2014

Tour of City Projects

At 4:00 p.m. Mayor **Jim Talbot** and Council Members **Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz** and **Jim Young**, joined City staff **Dave Millheim, David Petersen, Eric Anderson, Chad Boshell, Holly Gadd**, and **Louise Shaw** from the Davis County Clipper for a tour of various City projects.

WORK SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz and Jim Young, City Manager Dave Millheim, Community Development Director David Petersen, Associate Planner Eric Anderson, Parks & Recreation Director Neil Miller, City Engineer Chad Boshell, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey

Mayor **Talbot** began the meeting at 6:15 p.m. and welcomed residents **Howard Dygert** and **Jared Bryson**. He thanked staff for making arrangements for the tour.

Recognition of Rich Taylor for his work with the Junior Jazz

Nate Martinez from the Utah Jazz will present the award.

Presentation of the Theme, Logo and Grand Marshal Nominees for Festival Days

Sid Young will make the presentation regarding Festival Days.

Funding Plan for Park and Gym on 650 W Street

John Bilton is not 100% comfortable with the phasing, funding and construction of the park and gym and asked if the City should consider taking a bigger bite of the apple now. **Mayor Talbot** said the City wants to remain conservative and pay off the current bond. **Dave Millheim** said the City has \$1 million in place, and the RAP tax will add \$2 million. The majority of the impact fees were used to obtain the property, and the City lacks the funding to do more. **Neil Miller** said the cost will be between \$7 and \$8 million, and they should have figures and time frames for the various phases within the next few days. **John Bilton** pointed out that funding prospects such as the Old Farm property and possible benefactors have not been discussed.

Transfer of \$350,000 for 650 West Street Improvements

Jim Young asked why the City would not be planning to use Kapp Construction whose bid was \$30,000 lower than Skinner Excavation's bid. **Chad Boshell** replied that because Skinner is doing the work for Ascent Academy, they have a better knowledge of the area, and the risk for failure is lower when only one contractor is involved.

REGULAR SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz and Jim Young, City Manager Dave Millheim, Community Development Director David Petersen, Associate Planner Eric Anderson, Parks & Recreation Director Neil Miller, City Engineer Chad Boshell, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey

CALL TO ORDER:

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

The invocation was offered by **Jim Young** and the Pledge of Allegiance was led by **Brigham Mellor**.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:

Executive Summary for Planning Commission meeting held April 3, 2014

Eric Anderson reported that the Commission recommended approval of the following:

- Final Plat for the Farmington Bungalows;
- Preliminary Plat for the Silverleaf Subdivision;
- Final Plat for the Westwood Cove Conservation Subdivision;
- Schematic Plan for the Pheasant Hollow Conservation Subdivision; and
- Schematic Plan for the Farmington Park Conservation Subdivision.

The Commission approved Ivory Home's original schematic plan for Brentwood Estates rather than the plan that was presented (with a connecting road onto 1400 North). The amendments to the Zoning Ordinance were continued due to time constraints.

Recognition of Rich Taylor for his work with the Junior Jazz

Nate Martinez, Youth Programs Coordinator for the Junior Jazz, thanked Farmington for supporting the program. The Utah Junior Jazz program is the largest and best youth program in the NBA. He presented the Junior Jazz Director of the Year award to **Rich Taylor** who is always looking for ways to make the program better.

Presentation of the Theme, Logo and Grand Marshal Nominees for Festival Days

Sid Young said **Stephanie Gallagher** and **Neil Miller** are the backbone of this event which will include a family bike race at Station Park, a concert featuring the band "No Limits", and new guidelines for increased safety during the parade. The theme is "Building on Traditions—Getting Better and Better", and he asked for assistance in choosing a Grand Marshal.

NEW BUSINESS:

Resolution Declaring Certain Land as Conservation, Recreation, Wildlife and Waterfowl Refuge and Park

Dave Millheim said the City has four conservation easements—approximately 300 acres of land west of the 4218 line (or the high water mark) of the Great Salt Lake. The process began with the General Plan in 1991, and the Resolution documents what the easements are and why they exist. A copy will be sent to UDOT, and the information will be included on the City's website. **John Bilton** commented that it is beneficial to have it together in one document, and **Doug Anderson** said it important because it is good record keeping.

Motion:

Doug Anderson made a motion to approve the Resolution declaring the City's desire and intent to designate the Buffalo Ranches, Farmington Ranches, Farmington Meadows, and Hunter's Creek Conservation Easements as the Farmington City Conservation, Recreation, Wildlife and Waterfowl Refuge and Park, pending amendments to the City General Plan, Zoning Ordinance and Subdivision Ordinance regarding the same. **Brigham Mellor** seconded the motion which was unanimously approved.

Funding Plan for Park and Gym on 650 West Street

Dave Millheim said a general obligation bond in the amount of \$3.5 million will be on the ballot in the fall of 2014, and the funds will be used to build a gym or a 50-acre park west of 650 West. Another source of funding includes a RAP (Recreation, Arts and Parks) tax which will allow the City to add 1/10th of 1% to the sales tax rate and will also be on the ballot in fall 2014. Farmington leads the state in sales tax growth, and 70% of the money from Station Park is coming from outside the City. Taxpayer dollars cannot be used to promote a "yes" vote, but the public can promote a "yes" vote.

Motion:

Cory Ritz made a motion to authorize staff to move forward with the funding plan for the park and gym, pursuing a general obligation bond in the amount of \$3.5 million for an extension of an existing bond level and a RAP tax in the amount of \$2 million (the two will not be tied together), and to evaluate the park impact fees for possible update. **John Bilton** seconded the motion which was unanimously approved.

Transfer of \$350,000 for 650 West Street Improvements

City Engineer **Chad Boshell** explained that when the Ascent Academy purchased this property from the City, they agreed to construct a dual-use parking lot, and the City agreed to improve the frontage area and widen the sidewalk. \$250,000 will be used to widen the parking lot and move two light poles, and \$100,000 will be used to install a traffic signal.

Motion:

Jim Young made a motion to approve the transfer of \$350,000 from the general fund balance to the City's portion of the 650 West Street improvements, to award the bid to Skinner Excavation, and to award the bid to install a traffic signal at the intersection of 650 West and State Street to Cache Valley Electric. **Cory Ritz** seconded the motion which was unanimously approved.

Marketing Feasibility Study for the Office Park

Eric Anderson said they submitted a grant proposal to the Wasatch Front Regional Council for a marketing/feasibility study of the proposed Office Park. The announcement was supposed to be made on April 9th but because of the high number of applications it has been delayed. **Dave Millheim** said the study is crucial as the City determines the action steps that should be taken. **Brigham Mellor** agreed and said a market study is essential.

Motion:

John Bilton made a motion to table further discussion on the study until the City has more information regarding the grant. The motion was seconded by **Doug Anderson** and unanimously approved.

PUBLIC HEARINGS:

Local Consent forms and approval of a "Temporary Beer" liquor license for the SteelFist Fight Night to be held on July 19, 2014 at the Davis County Fairgrounds

Public Hearing:

The public hearing opened at 8:10 p.m.

John Shurtliff, 891 Country Lane, said he would rather not have alcohol consumed at a venue located close to his home.

Jim Young referred to an email from resident **Wendy Rasmussen** who expressed concern about allowing alcohol so close to a neighborhood.

The public hearing closed at 8:12 p.m.

Brigham Mellor pointed out that beer is sold during the Davis County Fair, and there has not been an increase of problems. If beer is not allowed at this type of event, the door is opened for people to bring their own alcohol (which would typically be stronger than beer). **John Bilton** said the applicant meets the technical requirements, and while he is opposed to it on a personal, moral level, it is a larger issue that needs to be addressed. When asked if Davis County could use their permit to allow beer if the City denies the request, the City Manager said possibly, but they may not want to get in the habit of doing it. **Jim Young** asked when the City should take a stand

and draw a line for community standards, and **Cory Ritz** said the time to draw a line is now. **Doug Anderson** agreed and said the City should maintain its strong standards.

Motion:

Jim Young made a motion to deny the request. **Cory Ritz** seconded the motion which was approved by **Doug Anderson**, **Jim Young**, and **Cory Ritz**. **John Bilton** and **Brigham Mellor** did not approve the motion, and it passed by a 3-2 vote.

Schematic Plan approval for the Farmington Park Conservation Subdivision

Eric Anderson presented background information regarding this Subdivision and said the real question is whether or not the City Council wants to approve the TDR.

Jason Harris, 12896 Pony Express Road, Draper, Fieldstone Homes, said the land swap with DSD made sense because there will be two roads for dropping off and picking up students, and the park (and a potential gym) could be shared. The consolidated open space is meant to benefit the City as a whole. Five lots on Glover Lane and one lot on 1100 W will be affected by the 80-foot buffer waiver. The plan with the TDR would have 74 lots and the plan without the TDR would have 83 lots.

Public Hearing:

The public hearing opened at 8:10 p.m.

Chase Rogers, DSD's Operational Planner, said they purchased a site that was not ideal, and when Fieldstone suggested the proposal the soils test showed that the soil is better to the west, and the exchange improves the DSD's position.

Joe Wilcox, 140 East 100 South, owns property across the street from this development and was told that UDOT plans to use this area for the Legacy Highway.

John Shurtliff, 891 Country Lane, asked why the map including the TDR was being shown rather than the map without the TDR. He opposes the TDR because it will lower his property value. They do not want higher density and are worried that the WDC will take the park. The 80-foot easement will make the overpass on 1100 West easier. Potential buyers of these lots should be made aware of the sewer line issues and of the WDC plan.

Dan Stanford, 82 Country Lane, pointed out the size difference between a lot near his home and one of these Fieldstone lots which is much smaller. He asked the Council not to approve the TDR because it is not right for a developer to pay money to the City's parks to obtain additional lots.

Wendy Rasmussen, 1233 West 175 South, likes the land swap with the DSD with the ability to share the park and parking lot. She opposes the TDR because it is not fair to the existing residents—this needs to remain a conservation area.

Nate Nixon, 917 W. Country Lane, has been very invested on this project, and the TDR does not smell right. He is not happy about the density. He would like the City to have a contingency plan and to do a study on whether this could be a 4(f) property.

Julie Beard, 652 South 1100 West, said their home is 70% built and is the only house on 1100 W. They are happy about the location of the school, but they do not want the TDR and higher density. 1100 West dead ends in front of their home, and they do not want a bridge built there.

The public hearing closed at 9:10 p.m.

Mayor Talbot said it is difficult to satisfy everyone, and the City has spent a great deal of time and money in opposition to the Glover Lane alignment. **Dave Millheim** advised the Council to consider the overall needs of the City. The developer came to the City to address concerns and was told about the transfer of TDR rights as a possibility. Whether or not this will qualify as 4(f) property remains to be seen, and the amount of money has not yet been determined. **Cory Ritz** said his home was the first one in this entire area, and he prefers the second alternative with buffering, larger lots against existing lots, and 1.99 units per acre (the TDR option is 2.23 units per acre). The TDR was to be used primarily in cases where the open space is constrained, difficult to maintain, or is of zero value to the City. The TDR is not appropriate in this case, and he does not want to set a precedent. **Jim Young** agreed and said the residents raised doubt in his mind.

Motion:

Cory Ritz made a motion to approve the Schematic Plan for the Farmington Park Conservation Subdivision without the TDR and in compliance with the Planning Commission recommendation with two additional conditions: (a) to have larger lots against the Blakewood Subdivision; and (b) to require the developer to work with the City to eliminate the drainage ditch along the south edge of Farmington Creek Estates and to delete Finding #2. **Brigham Mellor** seconded the motion which was unanimously approved.

PRESENTATION OF PETITIONS AND REQUESTS:

Facility Use Agreement with Farmington Area Baseball League (FABL)

John Wendt thanked the City for supporting FABL in this youth program.

Motion:

John Bilton made a motion to approve the changes made by **John Wendt** and to move forward with the execution of the agreement between the City and FABL. **Doug Anderson** seconded the motion which was unanimously approved.

Final Plat approval for the Farmington Bungalows Subdivision

Eric Anderson reported that most of the outstanding issues have been resolved. The applicant has received approval from UDOT to use the frontage road to for storm water, and if in the future the applicant chooses to demolish the existing home, he will need to obtain a “Certificate of Historic Appropriateness” to do so.

The applicant, **Chris Ensign**, 4468 Zarahemla Drive, Salt Lake City, said they are pleased with how the project came together and are ready to begin.

Motion:

John Bilton made a motion to approve the Final Plat for the Farmington Bungalows Subdivision subject to all applicable Farmington City ordinances and development standards and the conditions and findings recommended by the Planning Commission. **Jim Young** seconded the motion which was unanimously approved.

Approval of Waiver for Brentwood Estates - Road, Storm Drain and Trail Improvements

Dave Millheim said the amount of open space is small but the lots will be very expensive lots and the road connection the City desires will be expensive.

Nick Mingo, 978 East Wood Oak Lane, said he has never had to appeal a Planning Commission decision that had previously approved the project. There will be significant expense to build a safe road, and they feel that this is a fair compensation for the waived open space.

The **Mayor** said he is grateful for the second access in his subdivision, and **John Bilton** said it is important to have a second access in this area for multiple reasons. He agreed with a comment made by a resident in an earlier meeting: the queueing on Main Street will only be a problem 15 days out of the year, and this plan will provide flexibility for the residents.

Motion:

John Bilton made a motion to approve the waiver for the Brentwood Estates Subdivision which will include a \$10,000 payment, a new through-road connection to 1400 North, storm drain and trail improvements. The motion was seconded by **Jim Young** and unanimously approved.

Open Space Waiver Valuation for the Cottages at Rigby Road

Dave Millheim included a memo from the developer in the staff report to help the Council understand how the valuation was made.

Motion:

Brigham Mellor made a motion to approve the waiver for open space valuation of \$24,200 of which \$10,000 still needs to be paid to the City by the developer. The motion was seconded by **Doug Anderson** and approved by **Doug Anderson**, **John Bilton**, and **Brigham Mellor**. **Cory Ritz** and **Jim Young** did not approve the motion which died for lack of a super

majority. **Cory Ritz** and **Jim Young** felt that the City was giving away too much, and **Dave Millheim** said that although the City may have been too loose with open space waivers in the past, he tried to qualify this and make it fair. **David Petersen** pointed out that this was not required in a conventional subdivision or a PUD and while the developer is getting more lots, he is not getting a density bonus. With the new information, those having just voted wanted to reconsider their vote.

Motion:

Brigham Mellor made a motion to approve the open space waiver valuation in which the City will receive \$10,000 in additional credits for a total of \$24,200. **John Bilton** seconded the motion which was unanimously approved.

Posting of Signs on Property for Public Hearings

David Petersen said this Resolution will require posting notice of public hearings on the property. If there are multiple public hearings, the sign will only be posted once.

Motion:

Cory Ritz made a motion to approve the Resolution requiring the posting of notice on property with a sign for public hearings where third party notice is required by ordinance. **Brigham Mellor** seconded the motion which was unanimously approved.

SUMMARY ACTION

Summary Action List

1. Approval of Minutes from March 1, 2014
2. Approval of Minutes from March 4, 2014
3. Approval of Minutes from March 19, 2014
4. Tanner Annexation
5. Powder Coat Signal Poles at 200 East and State Street
6. Final Plat Approval for the Westwood Cove Conservation Subdivision
7. Improvements Agreement for Phase 3 of the Chestnut Farms Subdivision

Motion:

Jim Young made a motion to approve the Summary Action List. **Brigham Mellor** seconded the motion which was unanimously approved.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

- There will be a budget work session on April 29th at 5:00 p.m.

- An additional budget work session is scheduled for May 13th at 5:00 p.m.
- URRMA is offering a specialized course, “Ethics for elected and appointed officials” on May 21st from 7-9 p.m. in Park City, and he encouraged Council Members to attend.

Mayor – Jim Talbot

- He suggested **Lorraine Thatcher** as Mother of the Year.
- An important meeting with UDOT is schedule for May 5th. He asked that two City Council members attend.
- He received an email from resident **Mitch Stevens** who asked why no sound walls are planned for this section of the I-15 project.
- He thanked those who attended the ULCT Conference in St. George and said it was beneficial.
- Parks Superintendent **Colby Thackeray**’s mother passed away recently.
- The annual Easter Egg Hunt will be held Saturday, April 19th at 9:30 a.m. and he asked the Council to attend.

ADJOURNMENT

Motion:

John Bilton made a motion to adjourn the meeting. The motion was seconded by **Brigham Mellor** and unanimously approved, and the meeting was adjourned at 11:00 p.m.

Holly Gadd, City Recorder
Farmington City Corporation



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: Holly Gadd
Date: April 25, 2014
SUBJECT: **RESOLUTION AMENDING CHAPTER 9 OF THE PERSONNEL POLICIES RELATING TO ANNUAL LEAVE AND SICK LEAVE FOR FULL TIME FIRE FIGHTERS**

RECOMMENDATION

Approve the attached Resolution amending Chapter 9 of the Personnel Policies and Procedures.

BACKGROUND

In May 2013, there was an amendment to the City's Personnel Policies and Procedures to reflect the necessary changes for a 24-hour firefighter shift. In figuring the unused annual leave for each employee at the end of the year, we discovered that tables were not added to reflect the allowable maximum of unused annual leave and sick leave to be carried over for the 24-hour firefighter shift.

Respectfully Submitted

Holly Gadd
City Recorder

Review & Concur

Dave Millheim
City Manager

RESOLUTION NO. _____

**A RESOLUTION OF THE FARMINGTON CITY COUNCIL AMENDING
CHAPTER 9 OF THE FARMINGTON CITY PERSONNEL POLICIES AND
PROCEDURES RELATING TO ANNUAL LEAVE AND SICK LEAVE FOR
FULL TIME FIRE FIGHTERS (24-HOUR SHIFTS)**

WHEREAS, the City Council has previously adopted the Farmington City Personnel Policies and Procedures; and

WHEREAS, the City Council desires to amend the provisions of Chapter 9 regarding annual leave and sick leave benefits for full time firefighters working 24-hour shifts as more particularly provided herein.

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

Section 1. Amendment. Chapter 9 of the Farmington City Personnel Policies and Procedures is hereby amended to read in its entirety as more particularly set forth in **Exhibit A**, attached hereto and incorporated herein by reference.

Section 2. 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 3. 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 6TH DAY OF MAY, 2014.**

FARMINGTON CITY

ATTEST:

Holly Gadd, City Recorder

By: _____
Mayor H. James Talbot

EXHIBIT "A"
PERSONNEL POLICIES AND PROCEDURES
CHAPTER 9
COMPENSATION, BENEFITS AND LEAVE

**FARMINGTON CITY
PERSONNEL POLICIES AND PROCEDURES**

Each full-time firefighter working 24 hour shifts, who has been in the City service for a continuous period of one month, accrues annual leave according to the schedule below:

<u>Years in Service</u>	<u>Accrual Rate Hrs per Month</u>	<u>Accrual Rate Hrs per Year</u>
0 - 1	5.6 hrs	67.2 hrs
1 - 5	11.2 hrs	134.4 hrs
6 - 10	14.0 hrs	168.2 hrs
11 - 15	16.8 hrs	201.8 hrs
16 or more	19.6 hrs	235.0 hrs

Accumulated earned annual leave time is paid for by the employing department when an employee is being separated from City service.

A maximum of 336 hours of unused annual leave may be carried over to the following year. A maximum of 56 hours of unused annual leave accrued over 336 hours may be paid as cash-in-lieu of the accrued credit. This payment is to be calculated and paid at the end of the calendar year. AllAny unused annual leave in excess of 336 hours as of the end of the first pay period in January of each year will be forfeited.

9.040 Sick Leave.

(a) Sick leave is a privilege and not a right of employment. Ownership of all time accrued to the credit of an employee for use as sick leave belongs to the City. Holidays falling on a regular working day within a period when sick leave is being taken is credited as a holiday and not as a day of sick leave. Sick leave accrues to an available maximum of three hundred twenty (320) working hours (40 days), for regular employees and (448) working hours for full-time Fire Department 24-hour shift personnel.

(b) Sick leave is available to full-time and part-time employees, excluding school crossing guards, firefighters, and temporary employees.

(c) Full-time employees may accrue eight (8) hours of sick leave for each month of employment with the City, beginning at the date of hire. Eligible part-time employees may accrue sick leave as follows: (1) regular part-time employees working twenty (20) hours per week or more, but less than thirty (30) hours per week, shall accrue four (4) hours of sick leave per month, beginning at the date of hire; and (2) regular part-time employees working thirty (30) hours per week or more, shall accrue six (6) hours of sick leave per month, beginning at the date of hire.

(d) Full-time Firefighters working twenty-four (24) hour shifts shall accumulate sick leave at the rate of 11.2 hours for each calendar month of service. The basis for sick leave accrual for firefighters working 24-hour shifts shall be consistent with how accrual occurs in the rest of the City, and is determined by comparing the total number of hours scheduled in a year for a firefighter to that of a regular 40-hour per week employee. Firefighters are scheduled to work 2920 hours (*Effective April 2013 – 365 days/24 day work periods = 15,2083 work periods per year x 192 hrs per work period*) while regular employees are scheduled for 2080 hours (40 hrs x 52 weeks). By dividing 2080 into 2920 a conversion ratio of 1.4 is derived. So, for every 8 hours of sick leave accrued by a regular employee, a firefighter should accrue 8 hrs x 1.4, or 11.2 hours.

(e) Department heads are to use discretion in approving sick leave. Employees abusing sick leave are subject to disciplinary action, up to and including termination. Evidence of illness by a doctor's diagnosis may be required if sick leave abuse is suspected.

(f) Employees qualifying for workers' compensation benefits may select leave and compensation options for such absence in accordance with the provisions of Section 9.150 regarding Workers' Compensation.

**FARMINGTON CITY
PERSONNEL POLICIES AND PROCEDURES**

(g) Employees qualifying for short-term or long-term disability benefits may select one of the following leave and compensation options:

(1) **Leave Without Pay.** The employee may receive and retain compensation from the short-term or long-term disability benefits and take leave without pay for the period of the disability absence, to the extent permitted by these policies; or

(2) **Sick Leave.** The employee may utilize and receive compensation from the City for accrued sick leave for the absence, provided, the employee submits the full amount of the compensation received by the employee for short-term or long-term disability benefits to the City.

(h) Employees receiving short-term or long-term disability benefits and leave must provide a medical release from their doctor in order to return to full employment status with the City.

(i) Sick leave for eligible employees is allowed only after it is accrued. Sick leave shall be accrued and available for use at the completion of each calendar month.

(j) Employees requesting qualified sick leave must notify the department head prior to or within one-half hour after his or her scheduled reporting time.

(k) For those employees whose circumstances allow them to avoid the use of sick leave, and thereby contribute to increased productivity and effectiveness in the delivery of City services and administrative support, the City will provide the following bonus:

**Sick Days Used Per Year
Bonus Formula**

0	32 hours x hourly pay rate
1	24 hours x hourly pay rate
2	16 hours x hourly pay rate
3	8 hours x hourly pay rate
4 or more	No Bonus Given

**Sick Days Used Per Year
Bonus Formula for Full-time Firefighters work 24-hour Shifts**

0	44.80 hours x hourly pay rate
1	33.60 hours x hourly pay rate
2	22.40 hours x hourly pay rate
3	11.20 hours x hourly pay rate
4 or more	No Bonus Given

(l) The productivity bonus shall be based upon the employee's general rate of pay. Any productivity bonus earned by an employee may be taken: (1) as a cash payment; (2) as equivalent hours of annual leave; or (3) as compensation under a qualified I.R.C. § 401(k) or § 457 deferred compensation



FARMINGTON CITY

City Council Staff Report

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

To: Honorable Mayor and City Council
From: Chad Boshell, City Engineer
Date: May 6, 2014
SUBJECT: **CONSIDER APPROVAL TO CONSTRUCT THE PARK LANE WATERLINE RECONSTRUCTION PROJECT**

RECOMMENDATION

Approve the bid from Granite for the construction of a new waterline improvements in 1100 West and Park Lane in the amount of \$120,530 to be paid from the water fund.

BACKGROUND

The Park Lane Realignment Project has been bid and will begin construction in 3 to 4 weeks. Granite was the low bid for the road. In order to complete the land swap for the new realignment the existing waterline needs to be relocated at the same time as the road. City staff recommends awarding Granite the waterline project which will require less coordination and minimize the risk of delay of both projects.

SUPPLEMENTAL INFORMATION

Granite's Bid

Respectively Submitted

Chad Boshell
City Engineer

Concur

Dave Millheim
City Manager

GRANITE™

May 1, 2014

Subject: Park Lane Waterline
 RE: Bid Pricing

GRANITE CONSTRUCTION COMPANY of Utah is pleased to submit the following quote for the above referenced project. Granite assumes that mutually agreeable commercial and legal terms and conditions will be reached.

1. Description and Location of Work. Contractor agrees to perform the following work:

Item	Description	Quantity	UM	\$/Unit	Total \$
1	Mobilization	1	LS @	\$5,100.00	\$5,100.00
2	12" PVC C900 DR 14	1315	LF @	\$51.00	\$67,065.00
3	Locate and connect to Existing 12"	1	EA @	\$3,000.00	\$3,000.00
4	Cap Existing 12" Waterline	1	EA @	\$550.00	\$550.00
5	Temp Reconnection to Existing 12"	1	EA @	\$1,300.00	\$1,300.00
6	12"x12"x12" Tee	2	EA @	\$1,430.00	\$2,860.00
7	12" Gate Valve	0	EA @	\$2,300.00	\$13,800.00
8	12" 22.5 degree bend	1	EA @	\$935.00	\$935.00
9	Concrete collar on valve	7	EA @	\$1,200.00	\$8,400.00
10	Asphalt removal and disposal	1	LS @	\$2,000.00	\$2,000.00
11	12" Adaptor	2	EA @	\$610.00	\$1,220.00
12	12" Gate Valve	1	EA @	\$2,503.00	\$2,503.00
13	Locate and connect to Existing 12"	1	EA @	\$1,815.00	\$1,815.00
14	12" MJ Plug with thrust block	2	EA @	\$495.00	\$990.00
15	8" PVC C900 DR 14 Waterline	80	LF @	\$48.40	\$3,872.00
16	Pressure Test 8" and 12"	1	LS @	\$770.00	\$770.00
17	Disinfect 12" Waterline	1	LS @	\$770.00	\$770.00
18	12" MJ Plug with thrust block	3	EA @	\$660.00	\$1,980.00
19	Temp Berm/Cover in Phase one roadway	200	LF @	\$8.00	\$1,600.00
				TOTAL >>	\$120,530.00

General Exclusions & Special Conditions

- The quantities listed above are for bidding purposes. Actual field quantities will be measured and calculated in the field and will be billed at the quoted rates listed above.
- Excludes erosion controls.
- Excludes weed removal, weed abatement, herbicide and prime coat.

Sincerely,
 GRANITE CONSTRUCTION COMPANY

Clayton Monaghan
 801 526 6052



FARMINGTON CITY

City Council Staff Report

H. JAMES TALBOT
MAYOR
DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL
DAVE MILLHEIM
CITY MANAGER

To: Honorable Mayor and City Council
From: Chad Boshell, City Engineer
Date: May 6, 2014
SUBJECT: **CONSIDER APPROVAL TO CONSTRUCT 450 SOUTH SIDEWALK IMPROVEMENTS**

RECOMMENDATION

Approve the proposal from Campbell's Concrete and Kilgore for the construction of sidewalk improvements on 450 south in the amount of \$35,000 to be paid from the fund balance.

BACKGROUND

Kestrel Bay Estates Subdivision will begin construction soon which will cause an increase in pedestrian traffic. The subdivision connects to both the frontage road and 450 south. Both the north and south side of 450 south has curb, gutter, and sidewalk except a 250' section of sidewalk on the south side of the road west of Main Street. The City Council directed staff to meet with the property owner to come up with a design to complete this missing piece of sidewalk. We have now done so and are ready to move forward with the property owner's approval. It is estimated that the work will be completed by July 6th.

SUPPLEMENTAL INFORMATION

1. Cost Estimate
2. Map

Respectively Submitted

Chad Boshell
City Engineer

Concur

Dave Millheim
City Manager

450 South Sidewalk
 Estimate
 Revised 4-4-2014

Road Improvements						
Item	Quantity	Unit	Unit Cost	Amount	Developer	System
Grading and Prep Work	1	LS	\$ 3,700.00	\$ 3,700		
Curb and Gutter	230	LF	\$ 20.00	\$ 4,600		
Sidewalk	984	SF	\$ 7.50	\$ 7,380		
Retaining Wall	120	LF	\$ 45.00	\$ 5,400		
Fence	1	LS	\$ 2,500.00	\$ 2,500		
Trimming	1	LS	\$ 500.00	\$ 500		
Driveway Concrete	64	SF	\$ 15.00	\$ 960		
Driveway Asphalt and Prep	1	LS	\$ 4,500.00	\$ 4,500		
Subtotal				\$ 29,540		
20% Contingency				\$ 5,908		
Total				\$ 35,448		



Farmington City 450 South Sidewalk Improvement Project

N
1 inch = 96 feet



STORM WATER BOND LOG

DATE	NAME	PERMIT	STORM WATER BOND
2/14	Steven Spilman	11204	\$1,000.00
2/24	Bell Built Homes	11216	\$1,000.00
2/25	Candlelight	11155	\$1,000.00
2/28	Cook Builders	11230	\$1,000.00
3/5	Prime 3 Construction	11147	\$1,000.00
3/6	Associated Construction	11237	\$1,000.00
3/17	Best Pools	11248	\$1,000.00
3/17	Jerry Preston Construction	11221	\$1,000.00
3/17	Old Timers Construction	11249	\$1,000.00
3/20	John MacFarlane	11266	\$1,000.00
3/24	Broderick Construction	11250	\$1,000.00
3/28	Aren Zamani	11280	\$1,000.00
3/31	Solum Construction	11278	\$1,000.00
4/1	Jerry Preston Construction	11284	\$1,000.00
4/2	Wright Shed	11273	\$1,000.00
4/9	Jerry Preston Construction	11269	\$1,000.00
4/18	Haskell Construction	11314	\$1,000.00
4/18	DMLP	11316	\$1,000.00
4/23	Larry's Pool	11281	\$1,000.00

CITY COUNCIL AGENDA

For Council Meeting:
May 6, 2014

SUBJECT: City Manager Report

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

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



Farmington City Fire Department



Monthly Activity Report

March 2014



Emergency Services

Fire / Rescue Related Calls: 17
All Fires, Rescues, Haz-Mats, Vehicle Accidents, CO Calls, False Alarms, Brush Fires, EMS Support, etc...

Ambulance Related Calls: 56 / Transported 35 (61%)
Medicals, Traumatic Incidents, Transfers, CO Calls w/ Symptomatic Patients, etc...

Calls Missed / Unable to adequately staff: 4

Urgent EMS Related Response Times (AVG): 4.7 Minutes GOAL 4 minutes or less (+.7min.)

Urgent Fire Related Response Times (AVG): 7.8 Minutes GOAL 4 minutes or less (+ 3.8min.)

PT Department Man-Hours (based on the following 28-day pay periods March 7th and March 21st)

Part-Time Shift Staffing:	1,325	Budgeted 1,344	Variance -19
Part-Time Secretary:	40	Budgeted 40	Variance - 0
Part-Time Fire Marshal:	40	Budgeted 40	Variance - 0
Full-Time Captains:	N/A	48/96 Hour Schedule	Variances / Overtime + 28
Full-Time Fire Chief:	N/A	Salary Exempt	
Training & Drills:	307		
Emergency Callbacks:	144.5	FIRE 33.5 Hrs / EMS 111 Hrs	
Special Event Hours:	31		(YTD:) 127
Total PT Staffing Hours:	1,887.5		(YTD:) 5,282.5

Monthly Revenues & Grant Activity YTD

Ambulance:	Prev. Month	Calendar Year	FY 2014
Ambulance Services Billed (previous month):	\$ 33,628.17	\$69,689.61 YTD	\$325,723.58
Ambulance Billing Collected (previous month):	\$ 29,032.80	\$52,958.84 YTD	\$210,760.39
Variances:	-\$4,595.37	-\$16,730.77 YTD	-\$114,963.19

Grants / Assistance / Donations:

Grants Applied For:

DNR / Fuel Mitigation.	\$ 50,000	
UFRA Live Fire Training & Command Training Center	\$ 5,000	\$85,000 YTD

Grants / Funds Received:

Fuel Mitigation Phase 1	\$ 11,000	\$11,200 YTD
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Scheduled Department Training (To Include Wednesday Evening Drills) & Man Hours

Drill # 1– Officers Monthly Meeting & Training:	21	
Drill #2– FIRE – Extrication / Update	36	Avg. Wednesday Night Drill Att.
Drill #3– ADO – HAV training / Evolutions	36	by FFD Personnel This Month: 11
Drill #4– EMS – Stroke / CVA – Lakeview Hosp.	36	

Other: OSHA / Respiratory Tester / Coordinator	16	
New Hire In-Service Training	170	
Extrication Presentation / Station 61	8	

Total Training / Actual Attended: 323 **991 YTD**

Fire Prevention & Inspection Activities

	QTY	
Business Inspections:	12	
Fire Plan Reviews & Related:	8	
Station Tours & Public Ed Sessions:	11	

Health, Wellness & Safety Activities

	QTY	
Reportable Injuries:	0	0 YTD
Physical Fitness / Gym Membership Participation %	100%	
Chaplaincy Events:	2	

FFD Committees & Other Internal Group Status

Process Improvement Program (PIP) Submittals:	1	2 YTD
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Active FFD Committees: Emergency Medical Services (EMS), Apparatus & Equipment, Fire 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:

Call volumes (and call-types) followed typical seasonal trends with delivery of emergency services (emergency response times) still improving compared to last year's statistics. Emergent EMS response times averaged 4.7 minutes and Emergent FIRE response times averaged 7.8 minutes. Four 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). Ambulance transport percentages came in at 61%. Collections of revenues continue with little predictability due to collection & mandated billing variables. FFD exceeded typical training hours based on training new-hires. Fulltime hours reflect an additional 28-hours due to OSHA Compliant Respiratory Training / Certification completions. FFD fell short staffing all shift hours for the same reason identified in last month's report – Affordable Care Act (ACA) rules and regulations prohibit our most active participants from working shifts due to new restrictions. These new restrictions prohibit any of our PT personnel from

working above 1560 hours within a twelve-month period without providing health and retirement benefits. This rule will continue to negatively impact our department's ability to staff call-backs, shiftwork and training sessions until June 1st. This month's training focused on Leadership Development, Extrication - Technology & Operations Updates, ADO/ Engineer Hydrant Assist Valve (HAV) practical evolutions for extended water flow operations, Stroke & STEMI care (hosted by Lakeview Medical Center). One Shift Captain completed a 16-hour OSHA Respiratory Protection Certification course for in-house Self Contained Breathing Apparatus (SCBA) fit testing – to be completed by all operations personnel annually. New hires completed much of the 45-hour required in-service training with their respective shifts. FFD was contacted by the Department of Natural Resources and advised we have been allotted \$11,000 towards additional fuel mitigation work. FFD has identified the Farmington Canyon entrance as the next area for fuel reduction work, thus aiding in the access and egress of traffic during fires situations. FFD also received notification it will NOT receive reimbursement for services provided during the "Spine" fire last year due to technical requirements not being met. We are in the process of identifying these technical requirements to help avoid future failures. Peirce fire truck manufacturer presented an articulating platform truck (Bronto) for the apparatus committee to view and study. This ladder truck is one of several being evaluated for designs, mandates, capabilities and costs.

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

Month of March 2014	BUILDING ACTIVITY REPORT - JULY 2013 THRU JUNE 2014				
RESIDENTIAL	PERMITS THIS MONTH	DWELLING UNITS THIS MONTH	VALUATION	PERMITS YEAR TO DATE	DWELLING UNITS YEAR TO DATE
NEW CONSTRUCTION *****					
SINGLE FAMILY	14	14	\$4,544,000.00	293	293
DUPLEX	0	0	\$0.00	2	2
MULTIPLE DWELLING	0	0	\$0.00	3	3
OTHER RESIDENTIAL	0	0	\$0.00	65	65
SUB-TOTAL	14	14	\$4,544,000.00	363	363
REMODELS / ALTERATION / ADDITIONS *****					
BASEMENT FINISH	4		\$17,200.00	40	
CARPORT/GARAGE	0		\$0.00	15	
ADDITIONS/REMODELS	0		\$50,000.00	50	
SWIMMING POOLS/SPAS	1		\$35,000.00	7	
OTHER (waterheater,solar,sewer lateral)	10		\$73,600.00	159	
SUB-TOTAL	15		\$175,800.00	271	
NON-RESIDENTIAL - NEW CONSTRUCTION *****					
COMMERCIAL	0		\$0.00	11	
PUBLIC/INSTITUTIONAL	0		\$0.00	0	
CHURCHES	0		\$0.00	0	
OTHERS	0		\$0.00	9	
SUB-TOTAL	0		\$0.00	20	
REMODELS / ALTERATIONS / ADDITIONS - NON-RESIDENTIAL *****					
COMMERCIAL/INDUSTRIAL	2		\$2,384,000.00	90	
OFFICE	0		\$0.00	5	
PUBLIC/INSTITUTIONAL	0		\$0.00	2	
CHURCHES	0		\$0.00	0	
OTHER	0		\$0.00	2	
SUB-TOTAL	2		\$2,384,000.00	99	
MISCELLANEOUS - NON-RESIDENTIAL *****					
Signs & Awnings	2		\$6,200.00	84	
SUB-TOTAL	2		\$6,200.00	84	
TOTALS	33	14	\$7,110,000.00	837	363

CITY COUNCIL AGENDA

For Council Meeting:
May 6, 2014

SUBJECT: 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.