

**WORK SESSION:** A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to discuss a future large community park, recreation center options, and to answer 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, March 20, 2012, 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 COMMITTEES/MUNICIPAL OFFICERS**

7:05 Executive Summary for Planning Commission Meeting held March 1, 2012

7:10 Presentation by the American Legion to donate \$1000 for the Veteran's Memorial and Introduction of Taylor Greenwell

7:20 Presentation by the Trails Committee to give a Progress Report and go over 2012 Priority List

### **PUBLIC HEARINGS:**

7:40 Zone Change for Chestnut Farms PUD Subdivision Phase 2

7:50 Schematic Plan for Chestnut Farms PUD Subdivision Phase 2

### **PRESENTATION OF PETITIONS AND REQUESTS:**

8:00 Street Master Plan for the Chestnut Farms PUD Subdivision

8:05 Environmental Work on Extension of Park Lane

**SUMMARY ACTION:**

8:10 Minute Motion Approving Summary Action List

1. Ordinance Amending, Renumbering and Recodifying Title 2 of the Municipal Code
2. Approval of Minutes from February 25, 2012.
3. Ratification of Approvals of Storm Water Bond Logs
4. Approval of Disbursement Lists for February 2012
5. Agreement with UTA regarding Lagoon Shuttle
6. Surplus Vehicles
7. Miller Meadows Subdivision, Amendment #2

**GOVERNING BODY REPORTS:**

8:15 City Manager Report

1. Upcoming Agenda Items
2. To Do Lists
3. Davis County Fire Chief's Pride and Ownership Seminar

8:25 Mayor Harbertson & City Council Reports

**ADJOURN**

**CLOSED SESSION**

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

DATED this 15th day of March, 2012.

**FARMINGTON CITY CORPORATION**

By: DeAnn Carlile  
DeAnn Carlile, Deputy City Recorder

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

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

CITY COUNCIL AGENDA

For Council Meeting:  
March 20, 2012

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

It is requested that Council Member Jim Young give the invocation/opening comments to the meeting and it is requested that Council Member Cory Ritz 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:  
March 20, 2012

**S U B J E C T: Executive Summary for Planning Commission held March 1, 2012**

**ACTION TO BE CONSIDERED:**

None

**GENERAL INFORMATION:**

See enclosed staff report prepared by Christy Alexander.

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



# FARMINGTON CITY

SCOTT C. HARBERTSON  
MAYOR

JOHN BILTON  
NELSEN MICHAELSON  
CORY R. RITZ  
JIM TALBOT  
JAMES YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council  
From: Christy Alexander, Associate City Planner  
Date: March 9, 2012  
SUBJECT: EXECUTIVE SUMMARY FOR PLANNING COMMISSION ON MARCH 1, 2012

### RECOMMENDATION

No action required.

### BACKGROUND

The following is a summary of Planning Commission review and action on March 1, 2012 [note: eight commissioners attended the meeting—Chair Michael Nilson, Michael Wagstaff, Rick Draper, Kris Kaufman, Brigham Mellor, Bob Murri, Mack McDonald, and Brad Dutson]:

1. Candland Olsen – Applicant is requesting Schematic Plan approval for the Farmington Creek Estates Subdivision Phase 3 A encompassing 3.38 acres and consisting of one lot located at approximately 800 West Glover Lane in an AE zone. (S-2-12)

*Voted to NOT recommend approval, Vote: 5 – 2.*

The reasons for denial are stated in the staff report for City Council.

2. Symphony Homes – Applicant is requesting a recommendation for Schematic Plan approval for the Chestnut Farms PUD Subdivision Phase 2 encompassing 19.71 acres and consisting of 31 lots located at approximately 300 South 1350 West in an A zone and a Master Street Plan approval for subsequent phases. (S-16-11)

*Voted to recommend schematic plan approval, Vote: 7 – 0.*

*Voted to approve sub-motion one on the Master Street Plan, Vote: 7 – 0.*

*Voted to approve sub-motion two on the Master Street Plan, Vote: 7 – 0.*

*Voted to approve sub-motion three on the Master Street Plan, Vote: 7 – 0.*

*Voted to approve main motion on the Master Street Plan, Vote: 7 – 0.*

3. Craig Holmes – (Public Hearing) – Applicant is requesting approval of a conditional use permit for a neighborhood U-haul Rental Dealership as part of its current Windshield Repair business in a BR zone. (C-1-12)

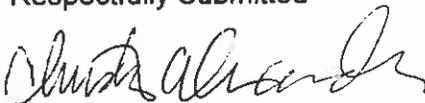
Voted to table for further review, Vote: 7 – 0.

*U-Haul dealerships are not listed under Conditional Uses in the BR zone, therefore Mr. Holmes will need to apply for a zone text change in order to make it a listed use. Our Historic Commission is very much against this use along historic Main Street and the Commissioners also expressed their concerns with this type of business. We held the public hearing on this to see if the public had any comments but no one showed up. There will be a public hearing at the zone text change but no mailings to surrounding neighbors.*

4. Elite Craft Homes – (Public Hearing) – Applicant is requesting approval of a conditional use permit to change the location of one property sign and add two more directional(property) signs to be placed in the Rice Farms Estates Subdivision in an LR PUD zone. (C-2-12)

Voted to approve, Vote: 7 – 0 for all signage.

Respectfully Submitted



Christy J. Alexander  
Associate City Planner

Review & Concur



Dave Millheim  
City Manager

CITY COUNCIL AGENDA

For Council Meeting:  
March 20, 2012

**S U B J E C T: Presentation by the American Legion to donate \$1000 for the Veteran's Memorial and Introduction of Taylor Greenwell**

**ACTION TO BE CONSIDERED:**

None

**GENERAL INFORMATION:**

See subject above

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:  
March 20, 2012

**S U B J E C T: Annual Farmington Trails Committee Progress Report**

**ACTION TO BE CONSIDERED:**

None

**GENERAL INFORMATION:**

See attached information

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

# Annual FTC Progress Report – 2011

**File:** Progress\_Report\_2011.docx **Date:** February 1, 2012

## SUMMARY

The By-Laws of the Farmington Trails Committee (FTC) require an annual progress report be made to our Governing Body of our activities. This report is for the calendar year of 2011.

## TRAILS

1. **Legacy Trail Extension:** An additional one-third mile of the Legacy Trail was paved which now provides an easy access under Park Lane to the future residents of Park Lane Village.
2. **Rails-to-Trails Trail Ribbon-Cutting:** The new trail on the old D&RGW railroad right-of-way was completed from Kaysville to the Davis County Fairgrounds. Farmington hosted a ribbon-cutting ceremony on National Trails Day. 12 miles are now complete from Farmington to Roy, Utah.
3. **BST Access:** A connector trail was complete in Fruit Heights by an Eagle Scout candidate living there. The new trail connects the Farmington trail at Shepard Creek to the USFS land just north of Fruit Heights.
4. **Steed Creek Re-route:** A section of the Steed Creek Trail at Hornet Creek was successfully re-routed to avoid a section of trail that had become unsafe due to erosion undercutting the trail.
5. **Bonneville Shoreline Trail Re-route:** The addition of a new reservoir in the Shepard Heights area necessitated a re-route of the BST trail in the area. This effort was successfully accomplished by resident Tommie Moncur for his Eagle Scout project.
6. **Fiber Glass Trail Markers:** A dozen more fiber glass posts were added to the trails in the foothills to help hikers find their way and stay on the trail.
7. **Graffiti Removal:** An effective solvent was found to use in removing graffiti from mountain trails.
8. **Buffalo Ranch Kiosk:** A trails kiosk was added to the Buffalo Ranch Trail parking lot. The work was done by Eagle Scout Gordon Portzline. This brings the total to 8 kiosks throughout the City to help the public find the trails.
9. **Dog Waste Canisters:** Two more canisters were installed on trails to provide bags to dog owners so they can more easily clean up after their pets.
10. **Farmington Ranches Bridge:** The FTC teamed with a physics class from Davis High School to design a bridge to cross Shepard Creek near the new Farmington Ranches Park. This will provide a much safer path for children walking to Eagle Bay Elementary. Approvals are still pending.
11. **Tool Stock:** Tracy McCoy accepted the custodial position to store, maintain, and manage the 18 tools that now belong to the FTC. This excellent stock of tools has been a great benefit to the work on the trails, especially when a significant number are needed to support a public service project.

## LEGAL

1. **New Officer:** The FTC by-laws were amended to add a third officer for the Committee with the title “Vice President of Electronic Information”. This reflects the need for additional administrative help in technical fields as the FTC grows. Stacey Nielsen was nominated to the post.
2. **Duty Roster:** The duties of each FTC member were delineated to avoid duplication of efforts and to ensure important areas of work are not overlooked.

## FINANCE

1. **Financial Planning:** A budget was submitted to and approved by the City along with a prioritized list of projects.
2. **Trails Literature Sales:** Sales of trail maps and Guides remained steady. This will allow the recovery of printing costs plus a little profit for future projects.

## PUBLIC RELATIONS

1. **Guide Book:** The 158-paged trail book was a popular item used to inform the public of available trails in the Farmington area.
2. **Trail Kiosk Handouts:** The eight kiosks throughout the City were kept stocked with free handouts listing all the trails and giving directions to the trailheads.
3. **Trail Kiosk Map Upgrades:** Half of the City's trail kiosks received a much-needed map upgrade which now shows the trails added in the last five years in full color.
4. **Richards Family Display:** Taylor Haws made an impressive display for his Eagle Scout project to be mounted in a Legacy trailhead gazebo for future residents of the Park Lane Village town houses. The display provides information on the Richards Dairy Farm and Operation that used to be on the land where Park Lane Village now stands. It is a fitting tribute to one of the historical families of Farmington.
5. **10K Run:** Festival Days hosted the first 10K Run on a mountain trail in Farmington. Trail Chiefs Randy West and Jerry Preston organized the event that took hardy runners to the top of Flag Rock and back. This is the prominent rock 1200 feet up the mountain to the east of the center of town that honors the fallen heroes of 9/11. The participation was excellent for the first year with runners giving enthusiastic reports. The event is now planned as an annual event.
6. **FTC Monthly Meetings:** The City Newsletter, Utah Public Meeting Notice website, and city website were used to invite the public to our monthly meetings.
7. **Festival Days:** The FTC participated in the Festival Days parade. Farmington South Stake had a float next to the marching Farmington Trail Chiefs. The float featured Farmington's great trail system. Also, the FTC staffed an information booth at the carnival in the park.
8. **Utah Backcountry Horsemen Extravaganza:** FTC literature on our trails was again made available at this annual event. Scott Hess from the Davis County Trails Committee staffed the booth.
9. **Get Fit Fair:** The FTC had a booth in the DATC Get Fit Fair to promote low-cost, healthy exercise.
10. **Best Place to Live:** CNN's *Money Magazine* again selected Farmington as one of the top small towns and cities in the US in which to live. The rating was 12<sup>th</sup> this year, up from 14<sup>th</sup> in previous years.
11. **2011 Utah Bike Summit:** The FTC paid for Greg Tanner to register and attend the Utah Bike Summit. Valuable information was obtained to aid Farmington in promoting bike use and bike paths.
12. **Bike Across Utah:** The FTC hosted an informational booth at the Bike Across Utah event with bike riders from all 29 counties of Utah on a trek across Utah. A bike rodeo and BMX half pipe demonstration were the highlights of the event.
13. **Centurion Award:** Todd Argyle became the first recipient of the new 100-Miler Power Hiker Award, nicknamed the "Centurion". Todd hiked 100 miles of new trails during the year and collected valuable GPS coordinates for inclusion in the next edition of the Guide book.

## VOLUNTEERISM

1. **Trail Chiefs:** Our cadre of dedicated Trail Chiefs increased to 42 people. This reduced the number of miles each Trail Chief needed to monitor while still providing a safe and clean hiking experience for our trail users.
2. **Eagle Scout Trail Service Projects:** Several more Eagle Scout projects were completed to benefit Farmington and our trail system. The projects improved mountain trails and beautified City trails by planting trees.
3. **Trail Advocate of the Year** – Sid Young was selected as the Trail Advocate of the Year for his many years of support for the trails and service on the Planning Commission and City Council. His name plate was added to the commemorative wall plaque.

## ORGANIZATIONAL LIAISON

1. **City Meeting Representatives:** FTC members took turns with the assignment to attend every Planning Commission and City Council meeting where trail issues were on the agenda.

2. **FTC Meeting Representatives:** City Council members Jim Talbot and Sid Young attended the FTC monthly meetings and helped with communication and cooperation between the City and the FTC.
3. **Public Works:** The FTC met regularly with the Public Works Department to coordinate the trail needs between the City Public Works Department and the FTC.
4. **Priority List:** At the request of City Manager David Millheim, the FTC prepared a detailed list of our top five priorities for trails. This helped to focus the attention and resources of the City and FTC.
5. **Municipal Clerks Institute and Academy:** George Chipman gave a PowerPoint presentation to the Utah Municipal Clerks Institute and Academy on how to organize and motivate volunteers for the leveraging of meager funds and for the enthusiastic involvement of the community.

## CITY COUNCIL AGENDA

For Council Meeting:  
March 20, 2012

**S U B J E C T: Public Hearing: Zone Change for Chestnut Farms PUD Subdivision  
Phase 2**

### **ACTION TO BE CONSIDERED:**

1. Hold the public hearing.
2. Approve the attached Zone Change from A (Agricultural) to AE (PUD) (Agricultural Estates (Planned Unit Development)) on approximately 19.71 acres of property associated with the Chestnut Farms PUD Subdivision Phase 2, located at approximately 300 South 1350 West, subject to the same findings established previously by the Planning Commission on February 16, 2012 as set forth in the attached supplemental information.

### **GENERAL INFORMATION:**

See enclosed staff report prepared by Christy Alexander.

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



# FARMINGTON CITY

SCOTT C. HARBEKSON  
MAYOR

JOHN BILTON  
NELSEN MICHAELSON  
CORY R. RITZ  
JIM TALBOT  
JAMES YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council

From: Christy Alexander, Associate City Planner

Date: March 9, 2012

SUBJECT: APPROVAL OF A ZONE CHANGE FOR CHESTNUT FARMS PUD  
SUBDIVISION PHASE 2

### RECOMMENDATION

1. Hold the public hearing.
2. Approve the attached Zone Change from A (Agricultural) to AE (PUD) (Agricultural Estates (Planned Unit Development)) on approximately 19.71 acres of property associated with the Chestnut Farms PUD Subdivision Phase 2, located at approximately 300 South 1350 West, subject to the same findings established previously by the Planning Commission on February 16, 2012 as set forth in the attached supplemental information.

### BACKGROUND

The request for rezone is in conjunction with the Subdivision application for the Chestnut Farms PUD Phase 2 Subdivision. This is for the approximately 19.71 acres of property located at approximately 300 South 1350 West. The current zoning is A (Agricultural) and the request is for AE (PUD) (Agricultural Estates (Planned Unit Development)). The master plan for the area is AE; because they are requesting a PUD subdivision, the area must also be rezoned as a PUD. No PUD subdivision approvals may be approved within this area unless the zoning is in place. Symphony Homes has chosen to rezone their property on a phase by phase basis and therefore only asks that Phase 2 be rezoned at this time. Two valid reasons that staff recommends this for approval are that 1) Symphony Homes was granted the same zone change when they came in for Phase 1 approvals of the same subdivision and 2) the City's policy since 1993 has been that any land east of the 4218 line will be zoned AE.

Respectfully Submitted

Christy J. Alexander  
Associate City Planner

Review & Concur

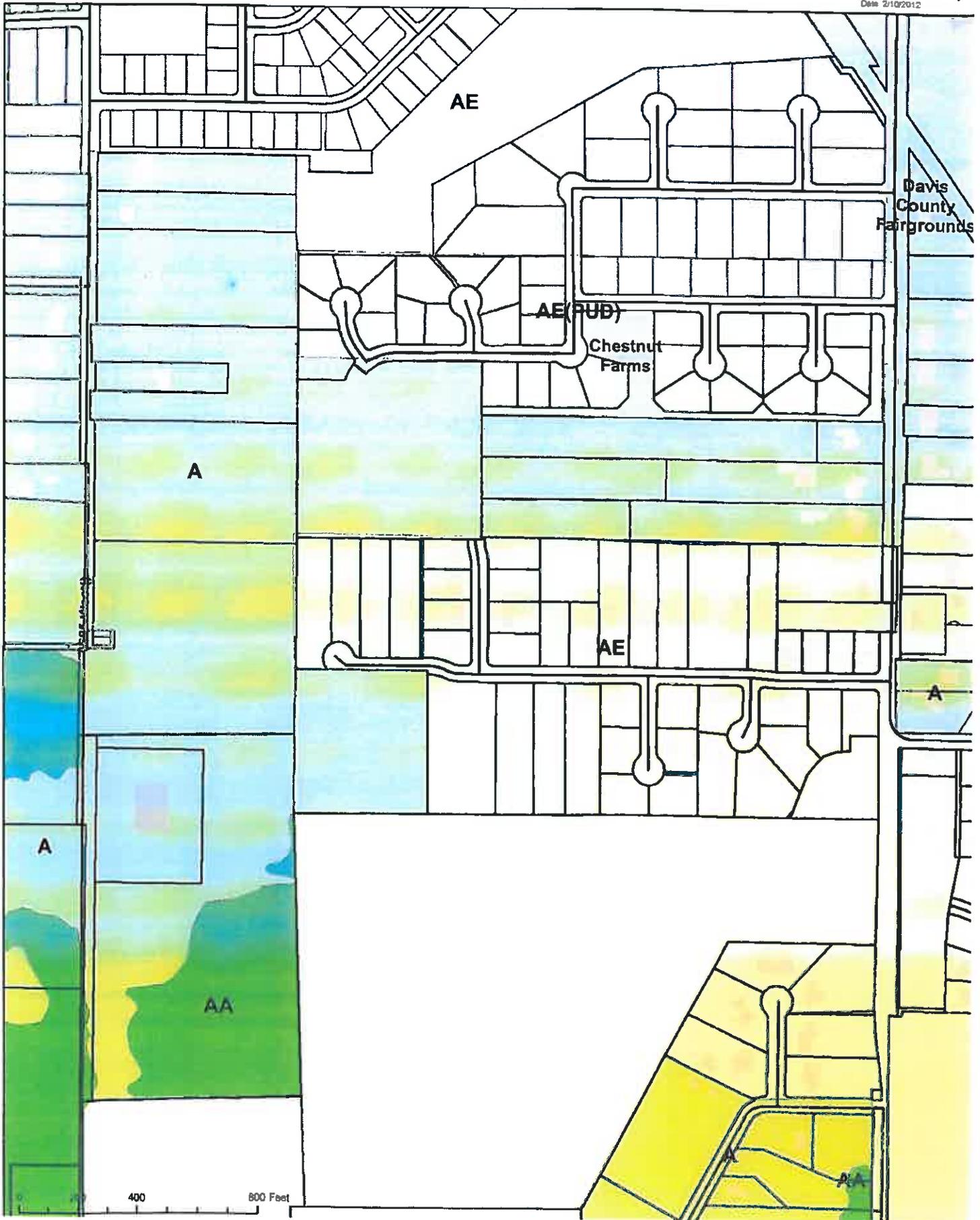
Dave Millheim  
City Manager



# Zoning Ordinance - Existing Z-1-12



Date: 2/10/2012





# Zoning Ordinance - Proposed Z-1-12



Date 2/10/2012





## Planning Commission Staff Report February 16, 2012

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### Item 5: Zone Change for the Chestnut Farms PUD Subdivision Phase 2

Public Hearing: Yes  
Application No.: Z-1-12  
Property Address: Approximately 300 South 1350 West  
General Plan Designation: RRD (Rural Residential Density)  
Zoning Designation: A (Agricultural)  
Area: 19.71 Acres  
Number of Lots: 31  
Property Owner: Rm & Br Holdings LLC/Cathcart, Terry & Jamie/Benson, Brad/Williams, Kenneth E. Trust  
Agent: Symphony Homes LLC/Robert Miller

Request: *Applicant is requesting a recommendation for approval of a requested zone change from A (Agricultural) to AE (PUD) (Agricultural Estates (Planned Unit Development)) for the Chestnut Farms PUD Subdivision Phase 2.*

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#### **Background Information**

The request for rezone is in conjunction with the Subdivision application for the Chestnut Farms PUD Phase 2 Subdivision. This is for the approximately 19.71 acres of property located at approximately 300 South 1350 West. The current zoning is A (Agricultural) and the request is for AE (PUD) (Agricultural Estates (Planned Unit Development)). The master plan for the area is AE; because they are requesting a PUD subdivision, the area must also be rezoned as a PUD. No PUD subdivision approvals may be approved within this area unless the zoning is in place. Symphony Homes has chosen to rezone their property on a phase by phase basis and therefore only asks that Phase 2 be rezoned at this time.

#### **Suggested Motion(s)**

Move that the Planning Commission recommend that the City Council approve the requested zone change from A (Agricultural) to AE (PUD) (Agricultural Estates (Planned Unit Development)) on approximately 19.71 acres of property associated with the Chestnut Farms PUD Subdivision Phase 2 located at approximately 300 South 1350 West.

#### **Findings for Approval:**

1. The requested zone change is consistent with the General Plan for the area.
2. The requested zone change is associated with the requested Phase 2 subdivision application for Chestnut Farms PUD Subdivision. The schematic plan as submitted is consistent with the requested zone.
3. Symphony Homes requested and were granted the same zone change when they came in for Phase 1 approvals of the same PUD subdivision.
4. The City's policy since 1993 is that any land east of the 4218 line will be zoned AE.

**Supplemental Information**

1. Existing Zoning Map
2. Proposed Zoning Map

**Applicable Ordinances**

1. Title 11, Chapter 10 – Agricultural Zones
2. Title 11, Chapter 27 – Planned Unit Developments

**FARMINGTON, UTAH**

**ORDINANCE NO. 20012 -**

**AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY (19.71 ACRES) LOCATED AT APPROXIMATELY 300 SOUTH 1350 WEST FROM A TO AE (PUD) (APPLICATION Z-1-12).**

**WHEREAS**, the Farmington City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed Zoning Map amendment pursuant to State Law and the Farmington City Zoning Ordinance; and

**WHEREAS**, a public hearing before the City Council of Farmington City was held after being advertised as required by law; and

**WHEREAS**, the City Council of Farmington City finds that such Zoning Map amendment should be made;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Farmington City, Utah:

**Section 1. Zoning Amendment.** That certain real property containing approximately 19.71 acres located within Farmington City which is more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference, presently zoned A as shown on the Farmington City Zoning Map, is hereby changed and rezoned to AE (PUD) and the Farmington City Zoning map and Ordinance is correspondingly amended.

**Section 2. Effective Date.** This Ordinance shall take effect immediately upon posting or thirty (30) days after final passage by the City Council, whichever is closer to the date of final passage.

**DATED** this 20th day of March, 2012.

**FARMINGTON CITY**

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Scott C. Harbertson, Mayor

**ATTEST:**

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Holly Gadd, City Recorder

EXHIBIT "A"

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**Tax Information**

**Davis County Tax Information - Please Read**

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**Property Information**

Year: 2010

Parcel

Serial Number: 081640008

Tax District: 29

Legal Description: BEG AT THE PT WH IS S 89°49'26" W 225.00 FT FR THE SE COR OF LOT 3 IN FARMINGTON DOWNS WEST, SD PT OF BEG ALSO BEING N 0°07'49" W 381.88 FT ALG THE SEC LINE, & N 80°46'14" W 823.97 FT ALG THE S BNDRY 0

SITUS Address:

Building/Land Values

Acres: 3.62

Residence Year Built: 0

Residence Square Feet:

**Tax Information**

Estimated Delinquency Payoff Amount (for specified Payoff Date): No delinquencies were found for this serial number at this time

2010 Tax Statement Recipient: CATHCART, TERRY L & JAMIE J  
358 SOUTH 1100 WEST  
FARMINGTON, UT 84025

2010 Total Market Value: \$152,818.00

**Recent Tax History**

**Important Clarifications**

- 1 If the amounts for prior years show \$0.00 paid this may be an error. Please contact the Davis County Treasurer at (801) 451-3243 to verify unpaid amounts
- 2 The amounts shown paid are taxes only, unless the taxes were paid late. If the taxes were paid late the amount includes taxes and penalty, but does not include interest, if interest was paid
- 3 The statutory due date for property taxes in Utah is November 30. Taxes are paid with one single annual installment.

Year	Gen Taxes	Adj.	Paid	Due
2010	\$1,885.17	\$0.00	\$1,885.17	\$0.00
2009	\$810.40	\$0.00	\$810.40	\$0.00
2008	\$772.12	\$0.00	\$772.12	\$0.00
2007	\$819.94	\$0.00	\$819.94	\$0.00
2006	\$809.97	\$0.00	\$809.97	\$0.00
2005	\$1,066.11	\$0.00	\$1,066.11	\$0.00
2004	\$1,089.15	\$0.00	\$1,089.15	\$0.00
2003	\$1,084.03	\$0.00	\$1,084.03	\$0.00
2002	\$1,022.42	\$0.00	\$1,022.42	\$0.00
2001	\$985.76	\$0.00	\$985.76	\$0.00
2000	\$795.67	\$0.00	\$795.67	\$0.00

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**Property Information**

Year: 2010 [Change](#)

**Parcel**

Serial Number: 081640010

Tax District: 23

Legal Description: A PART OF THE SE 1/4 OF SEC 23-T3N-R1W, SLB&M, & MORE PARTLY DESC AS FOLLOWS: BEG AT A PT WH IS N 0°07'49" W 381.88 FT, ALG THE SEC LINE & N 89°46'14" W 82.37 FT & N 0°17'07" E 139.74 FT & S 89°46'5

SITUS Address:

**Building/Land Values**

Acres: 3.08

Residence Year Built: 0

Residence Square Feet:

**Tax Information**

Estimated Delinquency Payoff Amount (for specified Payoff Date): *No delinquencies were found for this serial number at this time*

2010 Tax Statement Recipient: BENSON, BRAD D & MAUREEN L  
332 SOUTH 1100 WEST  
FARMINGTON, UT 84025

2010 Total Market Value: \$123,600.00

**Recent Tax History**

**Important Clarifications**

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- 2 The amounts shown paid are taxes only, unless the taxes were paid late. If the taxes were paid late the amount includes taxes and penalty, but does not include interest, if interest was paid.
- 3 The statutory due date for property taxes in Utah is November 30. Taxes are paid with one single annual installment.

Year	Gen Taxes	Adj.	Paid	Due
2010	\$1,723.50	\$0.00	\$1,723.50	\$0.00

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**Property Information**

Year: 2010

**Parcel**

Serial Number: 061640001

Tax District: 23

Legal Description: ALL OF LOT 1, FARMINGTON DOWNS WEST CONTAINS 4.1656 ACRES

SITUS Address: 344 S 1100 WEST  
FARMINGTON, 84025

**Building/Land Values**

Acres: 4.17

Residence Year Built: 1993

Residence Square Feet: 3100

**Tax Information**

Estimated Delinquency Payoff Amount (for specified Payoff Date): *No delinquencies were found for this serial number at this time*

2010 Tax Statement Recipient: WILLIAMS, KENNETH E & VERA DIAN - TRUSTEES  
344 SOUTH 1100 WEST  
FARMINGTON, UT 84025

2010 Total Market Value: \$336,500.00

**Recent Tax History**

**Important Clarifications**

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- The statutory due date for property taxes in Utah is November 30. Taxes are paid with one single annual installment.

Year	Gen Taxes	Adj.	Paid	Due
2010	\$2,957.59	\$0.00	\$2,957.59	\$0.00
2009	\$3,280.26	\$0.00	\$3,280.26	\$0.00
2008	\$3,312.70	\$0.00	\$3,312.70	\$0.00
2007	\$3,502.55	(\$245.75)	\$3,256.80	\$0.00
2006	\$2,800.56	\$0.00	\$2,800.56	\$0.00
2005	\$2,715.44	\$0.00	\$2,715.44	\$0.00
2004	\$2,765.39	\$0.00	\$2,765.39	\$0.00
2003	\$2,608.97	\$0.00	\$2,608.97	\$0.00
2002	\$2,465.74	\$0.00	\$2,465.74	\$0.00
2001	\$2,424.62	\$0.00	\$2,424.62	\$0.00
2000	\$2,399.74	\$0.00	\$2,399.74	\$0.00

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**Property Information**

Year: 2010

**Parcel**

Serial Number: 080740079

Tax District: 23

Legal Description: BEG 5.74 CHAINS N & 1431.74 FT W. M/L, FR SE COR SEC 23-T3N-R1W, SLM. TH W 630 76 FT, M/L, TO W/LN OF GRANTORS LAND; TH N 548.13 FT TO THE S'LY LN OF CHESTNUT FARMS PUD SUB PHASE 1. TH ALG SD SUB 6 CO

SITUS Address:

**Building/Land Values**

Area: 8.33

Residence Year Built: 0

Residence Square Feet:

**Tax Information**

**Estimated Delinquency Payoff Amount (for specified Payoff Date):**

Payoff Amount: \$18,915.87  
Payoff Date: 07/15/2011

2010 Tax Statement Recipient: RM & BR HOLDINGS LLC  
526 NORTH 400 WEST  
NORTH SALT LAKE, UT 84054

2010 Total Market Value: \$382,129.00

**Recent Tax History**

**Important Clarifications**

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3. The statutory due date for property taxes in Utah is November 30. Taxes are paid with one single annual installment.

Year	Gen Taxes	Adj.	Paid	Due
2010	\$5,127.48	\$0.00	\$0.00	\$5,178.75
2009	\$4,836.15	\$0.00	\$0.00	\$4,932.87
2008	\$5,150.36	\$0.00	\$0.00	\$5,253.37

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**Property Information**

Year: **2010** Change

Parcel

Serial Number: **080740016**

Tax District: **23**

Legal Description: **BEG 5 66 CHAINS N FR SW COR OF SE 1/4 OF SEC 23-T3N-R1W-S1M; TH E 8 80 CHAINS, TH N 403.74 FT, TH W 678 47 FT, TH S 403.74 FT, TH E 108 9 FT TO BEG; CONT 6.34 ACRES**

SITUS Address:

**Building/Land Values**

Acres: **6.34**

Residence Year Built: **0**

Residence Square Feet:

**Tax Information**

<b>Estimated Delinquency Payoff Amount (for specified Payoff Date):</b>	Payoff Amount: <b>\$15,788.88</b>
	Payoff Date: <b>07/15/2011</b>

2010 Tax Statement Recipient: **RM & BR HOLDINGS LLC  
526 NORTH H 400 WEST  
NORTH SALT LAKE, UT 84054**

**2010 Total Market Value: \$174,000.00**

**Recent Tax History**

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Year	Gen Taxes	Adj.	Paid	Due
2010	\$2,275.22	\$0.00	\$0.00	\$2,275.22
2009	\$4,112.70	\$0.00	\$0.00	\$4,112.70
2008	\$3,321.21	\$0.00	\$0.00	\$3,321.21
2007	\$3,528.91	\$0.00	\$0.00	\$3,528.91
2006	\$3,479.44	\$0.00	\$3,479.44	\$0.00
2005	\$1,386.66	\$0.00	\$1,414.39	\$0.00
2004	\$1,444.96	\$0.00	\$1,444.96	\$0.00
2003	\$1,438.17	\$0.00	\$1,438.17	\$0.00
2002	\$1,356.44	\$0.00	\$1,356.44	\$0.00
2001	\$1,190.00	\$0.00	\$1,190.00	\$0.00
2000	\$1,210.84	\$0.00	\$1,210.84	\$0.00

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## CITY COUNCIL AGENDA

For Council Meeting:  
March 20, 2012

**S U B J E C T: Public Hearing: Schematic Plan for Chestnut Farms PUD Subdivision  
Phase 2**

### **ACTION TO BE CONSIDERED:**

1. Hold the public hearing.
2. Approve the Schematic Plan for Chestnut Farms Phase 2 PUD Subdivision (31 lots), located at approximately 300 South 1350 West, subject to the same conditions and findings established previously by the Planning Commission on March 1, 2012.

### **GENERAL INFORMATION:**

See enclosed staff report prepared by Christy Alexander.

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



# FARMINGTON CITY

SCOTT C. HARBERTSON  
MAYOR

JOHN BILTON  
NELSEN MICHAELSON  
CORY R. RITZ  
JIM TALBOT  
JAMES YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council

From: Christy Alexander, Associate City Planner

Date: March 9, 2012

SUBJECT: APPROVAL OF A SCHEMATIC PLAN FOR CHESTNUT FARMS PUD  
SUBDIVISION PHASE 2

### RECOMMENDATION

1. Hold the public hearing.
2. Approve the attached Schematic Plan for Chestnut Farms Phase 2 PUD Subdivision (31 lots), located at approximately 300 South 1350 West, subject to the same conditions and findings established previously by the Planning Commission on March 1, 2012 as set forth in the attached supplemental information.

### BACKGROUND

The applicant, Symphony Homes, is requesting Schematic Plan approval for a major subdivision on property located at approximately 300 South 1350 West. The proposed schematic plan contains a total of 31 lots on 19.71 acres of property located in the A zone (soon to be rezoned AE zone). Symphony Homes is proposing to develop Phase 2 of their subdivision adjacent to the Chestnut Farms Phase 1 Subdivision that is already built. Since the number of lots exceeds 10, the approval process consists of a Schematic Plan, Preliminary Plat and Final Plat. Staff has approved the yield plan. The Planning Commission voted on March 1, 2012 to recommend that the City Council approve the Schematic Plan, subject to the conditions and findings as set forth in the attached Planning Commission Staff Report.

At the last two public hearings several residents along 475 South commented that they have had drainage problems and did not want to see their road extended when Phase 3 develops. City staff has met with the neighborhood four times since then, as well as with the developer and the Development Review Committee and the Jung family. Public Works has been out to the properties to address the water drainage issues and is working with the neighbors to alleviate the problems as much as possible and the developer states that development of his new phase will not cause any further drainage issues on the adjacent neighbors' yards. When Symphony Homes comes in for

Preliminary Plat approvals they will show the actual engineered drawings as to how the developer will mitigate drainage for the subdivision. But this is not an item that is necessary for Schematic Plan. As for the issue with 475 South extending, that is an item of concern that will need to be addressed when the developer brings in an application for Phase 3. Staff has completed a Master Plan of the street networks to be approved at this time to show what may occur in Phase 3, although this Master Plan could always be amended at a later date and nothing will necessarily be locked in for Phase 3 of their development at this time.

Staff has brainstormed alternate ways to circulate traffic through the area in order to help solve this problem now. Upon discussing this with the Sewer District, Public Works, Fire Chief, City Engineer, Storm Water Official and the City Traffic Engineer, it is apparent that all reviewing agencies are adamant that 475 South will need to extend into Phase 3 of Chestnut Farms as that phase develops. As a planning department we also recommend that 475 South be extended. The items addressed in the letter that David Petersen sent to the neighborhood were addressed with the City Traffic Engineer and the Planning Commission.

As for the stub street going into the Jung property, staff recommends that this street be stubbed. We have met with the Jung family and the developer and both would rather not see this street stubbed. The developer is willing to work with the City if we deem it necessary to stub the street, but the Jung family would like to continue farming the land and has no short term plans for development of their property. Staff is looking at the long term connectivity issues involved in the region and would recommend that it be stubbed for future development.

The Planning Commission also recommended that a street connecting 375 South to 1525 West be shown at the Preliminary Plat stage. Staff does not feel that this may be viable with the amount of wetlands going through the property at that particular location and would not recommend a connecting street at 375 South, but City Council may decide that it is necessary as the Planning Commission has recommended.

Respectfully Submitted

  
Christy J. Alexander  
Associate City Planner

Review & Concur

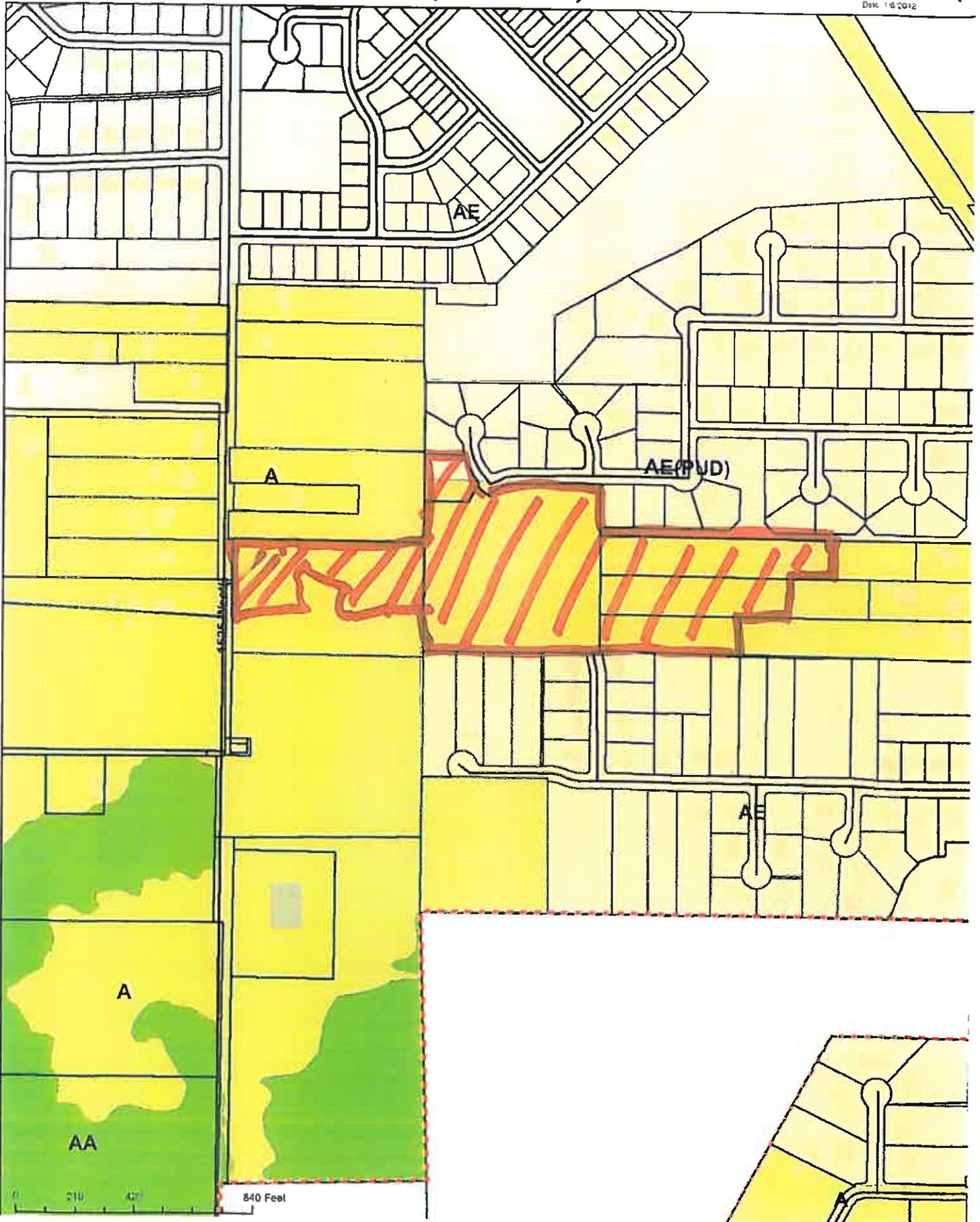
  
Dave Millheim  
City Manager



# CHESNUT FARMS PHASE 2 (S-16-11)



Date: 1/6/2012







# FARMINGTON CITY

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MAYOR

JOHN BILTON  
NELSEN MICHAELSON  
CORY R. RITZ  
JIM TALBOT  
JAMES YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

February 10, 2012

**Re: 475 South Street**

Dear Neighborhood Meeting Attendee:

This letter is a follow up to the meeting held at City Hall on February 1, 2012. You highlighted two major areas of concern with City staff regarding your neighborhood and the recently proposed Chestnut Farms Phase II development: 1) storm drainage, and 2) transportation. The following is an update of what the City has done thus far to address your comments.

### Storm Drainage

City staff staked the centerline of a ditch, which at one time conveyed surface water near the rear lot lines of parcels on the north side of 475 South Street in a westerly direction across private property to a wetland area by 1525 West Street. The ditch has since been filled in by Symphony Homes, but with their permission the City surveyed the elevations to help with the grade of the ditch, and re-opened the channel.

City crews also worked on re-grading a detention basin at the end of 475 South Street to help meet the needs of an adjacent property owner.

Staff met with the developer about storm drainage and to make him aware of issues in the area.

### Transportation

City staff met with a smaller sub-group on Monday and Tuesday (Dec. 6<sup>th</sup> and 7<sup>th</sup>) to further brainstorm some ideas and hear concerns about transportation. The idea of trail, instead of a street connecting 475 South to the west was discussed. The next morning (Dec. 7<sup>th</sup>) the trail concept was introduced to the City's Development Review Committee (DRC). The DRC recommended against a trail in favor of a street. The CDS (Central Davis Sewer District) wants paved access where it can get it to its sewer lines. The City Engineer and Public Works Department anticipate a water line, secondary water line, and a storm water line at this location and they said a trail will not provide adequate access to maintain all such facilities. The Fire Department also desires as many access points as possible for safety reasons.

Planning staff met with the developer (and reviewed concepts prepared by staff) about providing another access point to the Jung property in the northwest corner of Phase II. Hopefully, results of this effort will be presented at the next Planning Commission meeting.

The entire present and proposed street layout for the area was reviewed with the City's traffic engineer. He mentioned, among other things, that if the proposed short street extending 475 South Street to the west is not available, that the first phase of Chestnut Farms may receive more traffic in the future. After the visit with the traffic engineer, city staff looked at the numbers and it appears that upon completion of Phase III (if this phase is allowed to connect to the west end of 475 South Street), approximately equal numbers of vehicles will traverse 250 South and 475 South Streets to access 1100 West (or a ratio of 1 to 1). However, if the short 475 South Street extension does not occur when Phase III is developed, the 250 South neighborhood will experience more traffic than 475 South Street by a ratio of more than 2 to 1.

Next Meeting

You are invited to another neighborhood meeting at City Hall on Thursday evening, February 16, 2011, at 5:00 pm. In addition to other issues which may be discussed, the City's traffic engineer will likely be on hand to provide his observations and address your comments. At 6:00 pm, the Planning Commission will conduct a study session in preparation for its meeting which starts at 7:00 pm [note: if the traffic engineer is unable to make the 5:00 pm meeting, he will be at the 6:00 pm study session].

If you have any questions about any issues or concerns, or the meeting, please contact me at 801-939-9211 or at [dpetersen@farmington.utah.gov](mailto:dpetersen@farmington.utah.gov). You may also contact Christy Alexander, at 801-939-9220 or at [calexander@farmington.utah.gov](mailto:calexander@farmington.utah.gov).

We look forward to your participation at the meeting.

Sincerely,

A handwritten signature in black ink that reads "David Petersen". The signature is written in a cursive, slightly slanted style.

David Petersen, AICP  
City Planner



## Planning Commission Staff Report March 1, 2012

---

### Item 4: Schematic Plan for the Chestnut Farms PUD Subdivision Phase 2

Public Hearing:	No
Application No.:	S-16-11
Property Address:	Approximately 300 South 1350 West
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	A (Agriculture)
Area:	19.71 Acres
Number of Lots:	31
Property Owner:	Rm &Br Holdings LLC/Cathcart, Terry & Jamie/Benson, Brad/Williams, Kenneth E. Trust
Agent:	Symphony Homes LLC/Robert Miller

Request: *Applicant is requesting a recommendation for approval of a Schematic Plan for the Chestnut Farms PUD Subdivision Phase 2.*

---

#### **Background Information**

The applicant, Symphony Homes, is requesting a recommendation for schematic plan approval for a major 31-lot PUD subdivision on property located at approximately 300 South 1350 West. The proposed schematic plan is Phase 2 and contains a total of 31 lots on 19.71 acres of property. The underlying zone for this property is an A zone which is being recommended to be rezoned to AE (PUD). Symphony Homes is proposing to continue with a PUD subdivision adjacent to their existing Chestnut Farms PUD Subdivision Phase 1. Since the number of lots exceeds 10, the approval process consists of a Schematic Plan, Preliminary Plat and Final Plat. The Planning Commission provides a recommendation to the City Council regarding the Schematic Plan.

The only issue found at schematic plan level is that the applicant simply has a letter of intent to provide secondary shares from Weber Basin Water but must provide actual documentation of secondary water shares prior to Preliminary Plat approval. Staff is also working with the developer to come up with a plan to possibly extend 300 South and stub a street into the Jung property.

At the last two public hearings several residents along 475 South commented that they have had drainage problems and did not want to see their road extended when Phase 3 occurs. City staff has met with the neighborhood four times since then, as well as with the developer and the Development Review Committee and the Jung family. Public Works has been out to the properties to address the water drainage issues and is working with the neighbors to alleviate the problems as much as possible and the developer states that development of his new phase will not cause any further drainage issues

on the adjacent neighbors' yards. Preliminary Plat will show the actual engineered drawings as to how the developer will mitigate drainage for the subdivision. As for the issue with 475 South extending, that is an item of concern that will need to be addressed when the developer brings in an application for Phase 3. Staff has completed a Master Plan of the street networks to be approved at this time to show what may occur in Phase 3.

Staff has brainstormed alternate ways to circulate traffic through the area in order to help solve this problem now. Upon discussing this with the Sewer District, Public Works, Fire Chief, City Engineer, Storm Water Official and the City Traffic Engineer, it is apparent that everyone is adamant that 475 South will need to extend into Phase 3 of Chestnut Farms as that Phase develops. As a planning department we also recommend that 475 South be extended. The items addressed in the letter that David Petersen sent to the neighborhood were addressed at the last Study Session with the City Traffic Engineer and the Planning Commission.

As for the stub street going into the Jung property, staff recommends that this street be stubbed. We have met with the Jung family and the developer and both would rather not see this street stubbed. The developer is willing to work with the City if we deem it necessary to stub the street, but the Jung family would like to continue farming the land and has no short term plans for development of their property. Staff is looking at the long term connectivity issues involved in the region and would recommend that it be stubbed for future development.

#### **Suggested Motion:**

Move that the Planning Commission recommend that the City Council approve the Schematic Plan for the Chestnut Farms Phase 2 P.U.D. Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant continues to work with the City and other agencies to address any outstanding issues remaining with regard to the Schematic Plan prior to Preliminary Plat approval;
2. The applicant must show documentation of secondary water shares prior to Preliminary Plat approval;
3. Applicant must receive approvals of the Preliminary Plat from the Planning Commission and Final Plat from the City Council to record the proposed subdivision.
4. The Jung stub street and the stub street connecting 375 South to 1525 West will be shown when Preliminary Plat approval is requested.

#### **Findings for Approval:**

1. The proposed schematic subdivision is in substantial compliance with all subdivision and zoning requirements for a schematic subdivision approval including;
  - a. A completed application;
  - b. Minimum lot sizes as set forth in the AE (PUD) zone;
  - c. Description and preliminary layout of utilities and other services required;
2. The proposed subdivision is desirable in that the platting of the property in this area will provide a cleaner description and record of the properties and residences in the subject area.
3. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.

#### **Supplemental Information**

1. Vicinity Map

2. Chestnut Farms Phase 2 Schematic Plan

**Applicable Ordinances**

1. Title 12, Chapter 3 – Schematic Plan
2. Title 12, Chapter 6 – Major Subdivisions
3. Title 12, Chapter 7 – General Requirements for All Subdivisions
4. Title 11, Chapter 10 – Agricultural Zones
5. Title 11, Chapter 27 – Planned Unit Developments

CITY COUNCIL AGENDA

For Council Meeting:  
March 20, 2012

**S U B J E C T: Street Master Plan for the Chestnut Farms PUD Subdivision**

**ACTION TO BE CONSIDERED:**

See enclosed staff report for recommendation.

**GENERAL INFORMATION:**

See enclosed staff report prepared by Christy Alexander

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



# FARMINGTON CITY

SCOTT C. HARBERTSON  
MAYOR

JOHN BILTON  
NELSEN MICHAELSON  
CORY R. RITZ  
JIM TALBOT  
JAMES YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council  
From: Christy Alexander, Associate City Planner  
Date: March 9, 2012

SUBJECT: APPROVAL OF A STREET MASTER PLAN FOR THE CHESTNUT FARMS  
PUD SUBDIVISION

### RECOMMENDATION

Approve the attached sub-motions and main motions for the Street Master Plan for the Chestnut Farms PUD Subdivision Phase 2 and future Phase 3, located at approximately 300 South 1350 West, subject to the same findings established previously by the Planning Commission on March 1, 2012 as set forth in the attached supplemental information.

### BACKGROUND & MOTIONS

The first two sentences of Section 12-7-040(4) of the Subdivision Ordinance state, "Street patterns in the subdivision shall be in conformity with a master street plan for the most advantageous development of adjoining areas and the entire neighborhood or district. In the event a master street plan does not exist, the subdivider shall prepare such a plan for review and approval by the Planning Commission and City Council prior to consideration of a subdivision application.

The subdivider, Symphony Homes, provided the attached master street plan to Farmington City (titled "Yard Drain / Traffic Plan") encompassing the proposed Phase 2 and Phase 3 of the Chestnut Farms Planned Unit Development (PUD). City staff, as directed by the Planning Commission increased the scope of said master plan to include areas west of 1100 West Street and east of 1525 West Street from Farmington Greens Phase 4 on the north and the north portion of the Bangerter property on the south.

City staff met with representatives of the Jung family and the developer regarding the best location for a stub street to the Jung property. The Jung's expressed that they are not interested in developing now or in the future. Symphony homes stated a stub street would result in a loss of a lot for them and additional cost to develop their project; and they also demonstrated to the Jung's how their property could fully develop via a dead-end cul-de-sac with access to 1525 West only with no connection to Chestnut Farms.

The following suggested motion is set forth as a decision tree whereby the end of the "tree" will hopefully result in a decision for the City Council as to whether or not to approve the overall master plan. Therefore, it is proposed that the City Council vote on "sub-motions" to guide them towards the end motion for the entire plan. Some of the sub-motions are inter-

related and the City Council may wish to discuss all sub-motions before deciding on any one particular motion [note: the motions and findings herein, as with all such motions and findings suggested by staff, are recommendations. The Council may choose to add, take away, or modify as it deems appropriate]. The Planning Commission voted unanimously on March 1, 2012 to approve all three sub-motions and the main motion to approve the Chestnut Farm/475 South street master plan incorporating the results and findings of the sub-motions set forth herein.

**Sub-motion 1A** – PC Approved, staff recommends

Move the City Council approve as part of the Chestnut Farms/475 South street master plan a westerly connection extending 475 South (the “Extension”) to a north to south street proposed by the developer.

**Findings**

- a. If the Extension does not occur, it may result in lots fronting both the existing 475 South cul-de-sac and the proposed north to south street. Section 12-7-020 (1) of the Subdivision Ordinance states: “Lots having double frontage shall not be approved except where necessitated by topographic or other unusual conditions”. It appears that topographic or other unusual conditions that would prevent the Extension do not exist.
- b. If the Extension does not occur, it will result in a violation of Section 12-7-020 (2), which states, “The width of each block shall be sufficient for an ultimate layout of two (2) tiers of lots therein of a size required by the provisions of this Title, unless the general layout of the vicinity, lines of ownership, topographical conditions or locations of arterial streets or freeways justify or make necessary a variation from this requirement”. It appears that the exceptions to this requirement do not exist.
- c. Section 12-7-020(3) which states, “The maximum length of blocks shall be one thousand (1000) feet and the minimum length of blocks shall be four hundred (400) feet. In blocks over eight hundred (800) feet in length a dedicated walkway through the block, at approximately the center of the block, may be required. Such walkways shall be not less than ten (10) feet in width”. The approximate distance of the block on the east side of the proposed north to south street on Symphony property from 300 South Street to 475 South Street is about 1000 feet, and the approximate distance from the Extension to the street planned on the south side of the LDS Church is about 750 feet. If the Extension does not occur it may result in a violation of the Ordinance because the block length will be 1750 feet.

The block face on the west side of the said north to south street does comply with the ordinance due to wetland constraints. Nevertheless, the ordinance allows for a trail to be placed connecting through to 1525 West on the west side of the north to south street.

- d. The City's Development Review Committee (DRC) provided the following:
  - 1) A sanitary sewer line exists in the proposed alignment of the Extension. The Central Davis Sewer District requires an all weather surface for maintenance and cleaning and prefers a paved street over its sewer line.
  - 2) The Farmington City Public Works Department and City Engineer will require a water line in the area encompassed by the Extension and they request that the City locate the water line in a paved street right-of-way.
  - 3) Public Works and the City Engineer informed the City that a storm sewer line/facility will also be located in the Extension, and they state this as reason that it should be a paved right-of-way.
  - 4) Public Works states that the Extension will result in one less cul-de-sac for snow plows, garbage and fire trucks in the city; which will allow more efficient delivery of these services to the public [note: the DRC maintains that cul-de-sac's make for cumbersome turnarounds for large vehicles as opposed to a straight streets].
  - 5) The Fire Department states that a through street, or the Extension, will increase the efficiency of delivery of emergency services.
  
- e. The City's traffic engineer recommends the Extension because connecting streets will reduces overall local traffic speed and increase safety for pedestrians and children more so than if streets remain dead-ends, and the Extension will evenly distribute traffic within the neighborhood.
  
- f. The Symphony Homes 2005 Master Plan for Chestnut Farms, previously approved by the City, shows the Extension.

- OR -

**Sub-motion 1B** – PC did not approve, staff does not recommend

Move the City Council not approve as part of the Chestnut Farm/475 South street master plan a westerly connection extending 475 South (the "Extension") to a north to south street proposed by the developer subject to the following:

- 1. No lot in the Symphony Home project may have double frontage on the 475 South cul-de-sac and the proposed north to south street. In lieu of lots, the property owner may develop open space in this area.
- 2. Residents on 300 South and 250 South must understand that additional traffic may occur in their neighborhoods.
- 3. It may be necessary for the City to amends its street and block standards in the

Subdivision Ordinance.

Findings

- a. The amount of traffic that will be diverted to 300 South and 250 South is negligible.

**Sub-motion 2A** – PC Approved, staff recommends

Move the City Council approve a stub street to the Jung property (the “Jung Stub Street”).

- a. Section 12-7-040(4)(b) states, “Proposed streets shall be extended to the boundary lines of the land to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the Planning Commission, such extension is not desirable for the coordination of the subdivision with the existing layout or the most advantageous future development of adjacent tracts.
- b. Topography or other physical conditions do not prevent the developer from stubbing a street to the Jung property.
- c. The Jung Stub Street provides the most advantageous future development of adjacent tracts. Wetlands running north to south divide the Jung property east to west. The east portion of the property is developable, and in the event the US Army Corp of Engineers prevents any encroachment of the wetlands in the future, the property may still be fully developed from the east from the stub street and the west from 1525 West.
- d. The Jung’s desire not to develop now or in the future. But in the event that years from now Jung heirs or assigns desire to develop, the option is available. In the meantime, the Jung’s will continue to have full use and enjoyment of all of their property as they deem appropriate as owners.
- e. The first sentence of Section 12-7-020(3) states, “The maximum length of blocks shall be one thousand (1000) feet and the minimum length of blocks shall be four hundred (400) feet”. The distance from Citation Drive to the proposed street south of the existing LDS Stake Center is approximately 2900 feet. Although, wetlands in the area dictate that the eventual distances between blocks in this area may never comply with the ordinance, a possible extension of the Jung Stub Street to 1525 West will result in a block face distance from Citation Drive to this street of approximately 900 feet, which is consistent with the ordinance.
- f. The City’s Traffic Engineer maintains that a possible Jung Stub Street connection will result in better local traffic circulation in the area.
- g. The Jung Stub Street may become an important connection if a 375 South Street is not extended as discussed in another sub motion set forth herein.

- h. A home now exists on parcel 08-074-0032 (1 acre) which is centered/surrounded by parcel 08-074-0033 (4 acres). Both parcels are owned by the Jung family. If the Jung Stub Street is extended to 1525 West Street in the future, the extension can be designed to veer north and miss the home while still allowing development of reasonable sized lots on both sides of said extension without involving another property owner because the Jung family also owns the adjacent 5 acre parcel (08-074-0022) on the north side of 08-074-0033.

- OR -

**Sub-motion 2B** – PC did not approve, staff does not recommend

Move the City Council not approve a stub street to the Jung property (the “Jung Stub Street”).

**Findings**

- a. The stub street was not approved as part of the 2005 Chestnut Farms Master Plan and therefore the angle of road and the existing curb and gutter will make for an awkward and less ideal intersection with 300 South Street.
- b. The stub street is not necessary to better maintain traffic circulation in the area because the 375 South Street will be extended to 1525 West Street as shown on the 2005 Chestnut Farm master plan, and this is partly the reason the Jung Stub Street was not shown on the 2005 plan.

**Sub-motion 3A** – PC Approved, staff does not recommend

Move the City Council approve a 375 South Street connecting a proposed north to south street to 1525 West Street (“375 South”).

**Findings**

- a. 375 South will increase and improve inter-connectivity to 1525 West.
- b. 375 South was shown on the 2005 Chestnut Farms master plan previously approved by the City.
- c. Wetlands may exist in the area, but the developer previously planned to mitigate these wetlands.

- OR -

**Sub-motion 3B** – PC did not approve, staff recommends

Move the City Council not approve a 375 South Street connecting a proposed north to south street to 1525 West Street (“375 South”).

- a. The 375 South extension is not necessary, because a stub street is provided to the Jung property.
- b. Existing wetlands demonstrate that the extension should not go through.
- c. Historic drainage flows may be disrupted by such an extension to 1525 West Street.

**Suggested Main Motion – PC Approved, staff recommends**

Move the City Council approve the Chestnut Farm/475 South street master plan incorporating the results and findings of the sub-motions set forth herein.

Findings:

1. The Subdivision Ordinance requires a master street plan prior to consideration of a subdivision application (12-7-040(4)).
2. The plan provides inter-connectivity within the neighborhood evenly dispersing local traffic north to south and east to west .
3. The plan demonstrates how the neighborhood may connect to the Bangerter property enhancing neighborhood inter-connectivity and local traffic dispersion.
4. The City Traffic Engineer, Tim Taylor, provided a positive recommendation regarding the plan.

**Supplemental Information**

1. Chestnut Farms master plan (Phase 2 and 3).
2. Chestnut Farms/475 South street master plan.
3. Letter from CDSD (to be presented at the meeting).
4. Letter from Farmington City Public Works (to be presented at the meeting).
5. Letter from City Engineer (to be presented at the meeting).
6. Letter from Farmington City Fire Department (to be presented at the meeting).
7. Letter from Farmington City Traffic Engineer (to be presented at the meeting).
8. Farmington City 2009 Master Transportation Plan (MTP).
9. Chestnut Farms 2005 Master Plan, revised/received October 3, 2006.
10. Trip distribution illustration.
11. Sections 12-7-010, 12-7-020, 12-7-030, and 12-7-040 of the Subdivision Ordinance.

Respectfully Submitted

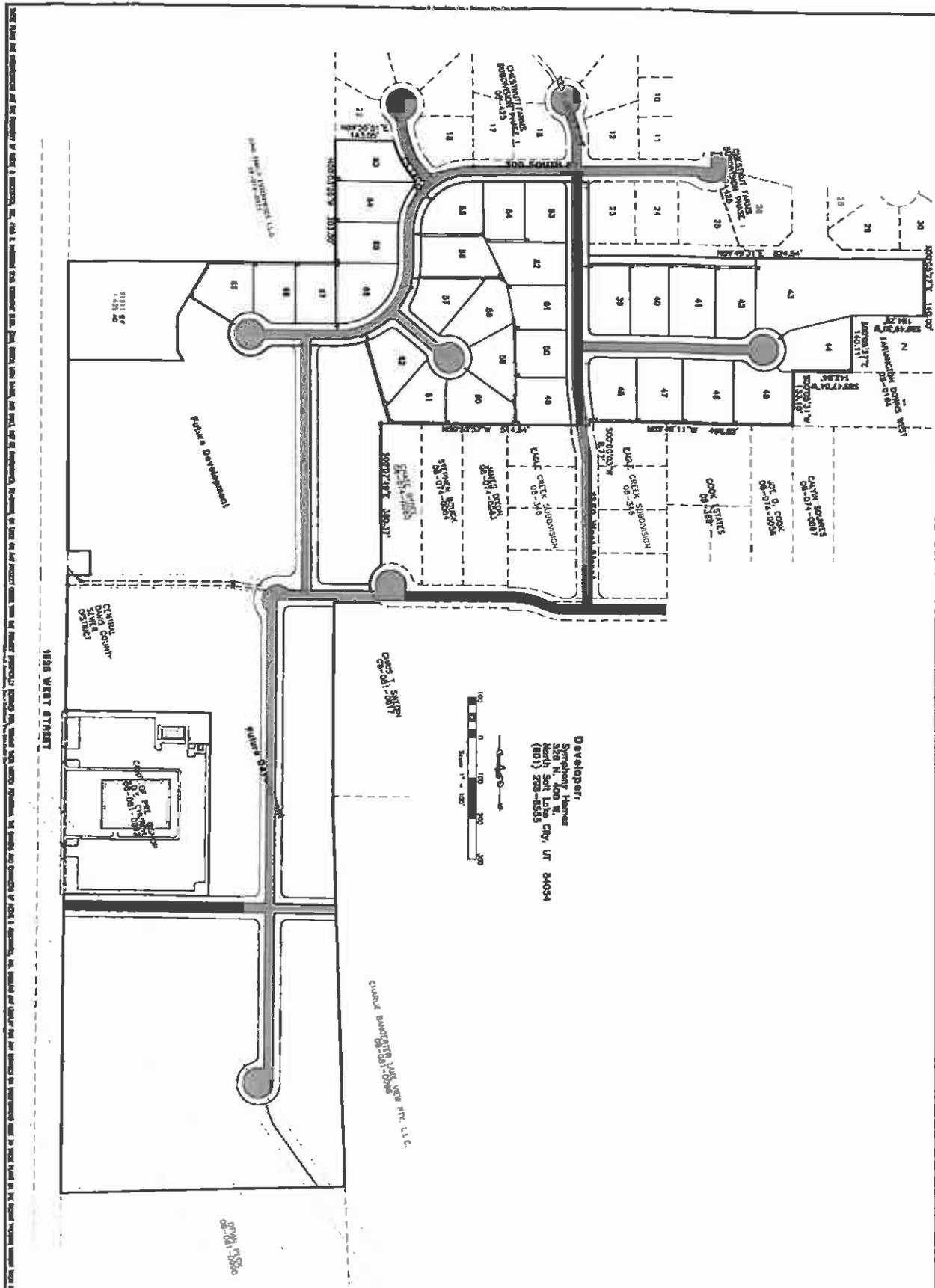


Christy J. Alexander  
Associate City Planner

Review & Concur



Dave Millheim  
City Manager



Revised: 2/23/2012

<p><b>Project Info:</b>          Project Name: Chestnut Farms Subdivision - Phase 2          Project Location: 1000 West, 1000 East, 1000 North, 1000 South          Project Number: 1000 West, 1000 East, 1000 North, 1000 South          Project Date: 1000 West, 1000 East, 1000 North, 1000 South</p>	<p><b>Developer:</b>          Symphony Homes          328 N. 400 W.          Provo, UT 84604          (801) 298-5555</p>	<p><b>Scale:</b>          1" = 100'</p>	<p><b>North Arrow</b></p>
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**Chestnut Farms Subdivision - Phase 2**  
 1000 West, 1000 East, 1000 North, 1000 South  
 1000 West, 1000 East, 1000 North, 1000 South

**Yard Drain / Traffic Plan**

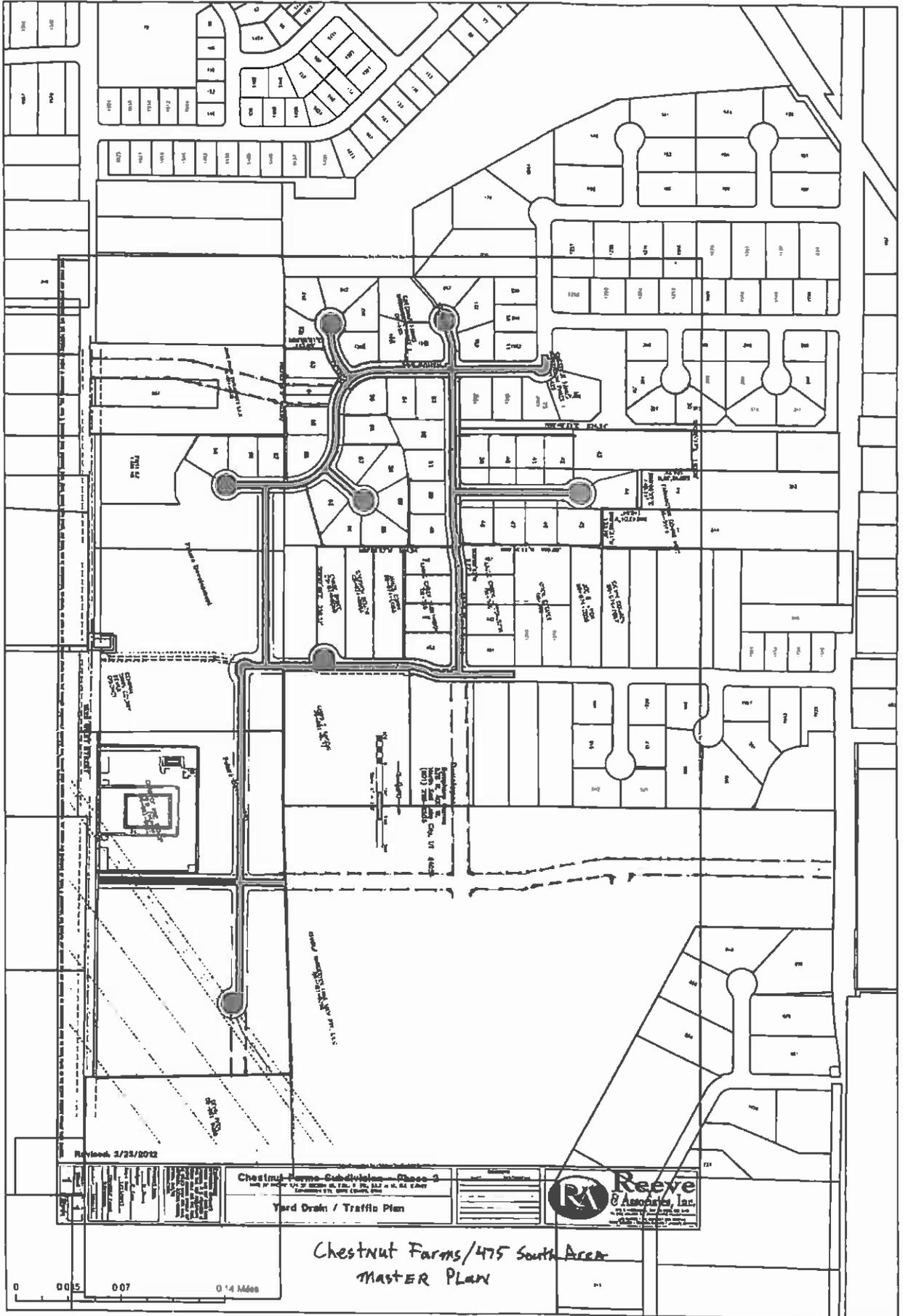
**Reeve & Associates, Inc.**



# FARMINGTON CITY



Date 2/24/2012



Revised: 3/23/2012

**Chestnut Farms Subdivision - Phase 2**  
 YARD DRAIN / TRAFFIC PLAN



Chestnut Farms/475 South Area  
 MASTER PLAN

0 0.5 0.07 0.14 Miles

Zimbra

dpetersen@farmington.utah.gov

**Sewerlines****From** : Jill Houston <jillh@cdsewer.org>

Thu, Mar 01, 2012 01:37 PM

**Subject** : Sewerlines**To** : Dave Petersen  
<dpetersen@farmington.utah.gov>**Cc** : Tammy North, PE <tnorth@crsengineers.com>

Mr. Petersen,

Due to the weight of our large vacuum / flusher trucks used for cleaning, we now require an all weather surface over our sewer lines. Roadways are preferred whenever possible allowing better access for our equipment to TV and clean the lines.

We realize because of topography that a roadway may not be possible, in these instances we work with the developer to come to a compromise that will not jeopardize the maintenance of the sewer lines.

Thank you for time,

--

Jill Houston  
Central Davis Sewer District  
2200 South Sunset Dr.  
Kaysville, UT 84037  
801-451-2190

# Memorandum

**To:** Dave Petersen, Community Development Director

**From:** Ray White, Street Superintendent & Abe Wangsgard, Public Works  
Inspector

**Date:** 3/1/2012

**Re:** 475 South Street

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The Public Works Department requests that 475 South becomes a through street for the following reasons:

1. Water Department wants all water lines under a road.
2. Water Department requires all water lines to be looped. This prevents the water from becoming stagnant.
3. The storm drain should be in a road for ease of maintenance.
4. The shoot for storm water that goes over the sidewalk was designed as a temporary solution. The shoot causes a hazard and a stagnant mess.
5. Heavy trucks have a difficult time turning around which causes a dangerous situation.
6. When the fire hydrant is flushed the cul-de-sac fills with water.
7. The storm drain will be extended.
8. If there is excess storm water it can flow down the road.
9. A road is better than a trail for the Public Works Department.
10. If it is a trail the Home Owners Association would be responsible for maintaining the trail.
11. The City will not snow plow a trail.
12. There has to be a 10 foot separation between the water line and the sewer line.

Zimbra

dpetersen@farmington.utah.gov

**FW: Scanned image from MX-5001N**

**From :** Tammy North, PE  
<tammy.north@crsengineers.com>

Wed, Feb 29, 2012 04:12 PM

1 attachment

**Subject :** FW: Scanned image from MX-5001N

**To :** Dave Petersen  
<dpetersen@farmington.utah.gov>

Dave,

Attached is the letter that you requested on the extension of 475 South street. Something that I did not include in the letter, but that might be a good argument as well is that at the time that 475 South was first proposed, there were no stub streets or cul-de-sacs- just a super long dead-end. It was after the fact that Michael Brown came in and developed the stub street and cul-de-sacs at a higher density. That means the original cul-de-sac would have been beyond the 1000' limit for dead-end roads- which I am sure was only allowed because it was a temporary situation to be corrected when the street eventually went through.... Just a thought.

Let me know if you need anything else.

Tammy

-----Original Message-----

From: noreply@crsengineers.com [mailto:noreply@crsengineers.com] On Behalf Of noreply@

Sent: Wednesday, February 29, 2012 4:08 PM

To: Tammy North, PE

Subject: Scanned image from MX-5001N

Reply to: noreply@crsengineers.com <noreply@crsengineers.com> Device Name: Not Set

Device Model: MX-5001N

Location: Not Set

File Format: PDF (High)

Resolution: 200dpi x 200dpi

Attached file is scanned image in PDF format.

Use Acrobat(R)Reader(R) or Adobe(R)Reader(R) of Adobe Systems Incorporated to view the document.

Adobe(R)Reader(R) can be downloaded from the following URL:

Adobe, the Adobe logo, Acrobat, the Adobe PDF logo, and Reader are registered trademarks or trademarks of Adobe Systems Incorporated in the United States and other countries.

<http://www.adobe.com/>

 **noreply@crsengineers.com\_20120229\_180819.pdf**  
239 KB



**CALDWELL RICHARDS SORENSEN**  
ANSWERS TO INFRASTRUCTURE

Dave Peterson  
Farmington City Community Development Director  
160 South Main Street  
Farmington, Utah 84025

RE: 475 South Extension

Dear Dave,

We have reviewed the schematic plan in the area of 475 South and the new Symphony development and recommend that 475 South be extended as a through street as further development occurs rather than remaining the dead-end cul-de-sac it is currently. This recommendation is based on several factors:

- The detention basin and drainage at the back of the cul-de-sac was always intended to be temporary solution until such time as the development allowed a connection to the storm drain system. This would include storm drain pipe and inlet boxes. Although a connection could be made through an easement, it would be better from an operation and maintenance standpoint to have it in a dedicated ROW that is paved.
- The waterline will also need to be looped to provide an additional feed to the area for emergency flows. This line, by state code would have to be laid at least 10' away from the existing sewer line. The required easement will need to be almost as large as a dedicated road to fit the existing sewer, proposed water and storm drain utilities in. Utilities in back lot easements make it difficult for the Public works department to access for routine maintenance and emergency services. Landscaping, including tree roots, fencing, and sheds often cause havoc for utility lines in private easements. A paved road is preferred.
- From a traffic movement standpoint, the City needs an additional connection from 1525 West to 1100 West.

We offer these concerns for consideration as the extension of 475 South is contemplated.

Sincerely,

Tammy North, PE  
Caldwell Richards Sorensen

# FARMINGTON CITY FIRE DEPARTMENT

82 North 100 East  
P.O. Box 160  
Farmington, Utah 84025  
Tel. (801) 451-2842  
Fax (801) 451-7865



*THE DESIRE TO SERVE THE COURAGE TO ACT THE ABILITY TO PERFORM*

29 February 2012

David Petersen  
City Planner  
Farmington City Corporation

**RE: Safety Concerns of new Street Designs and Lay-Outs**

Dear Dave,

After discussion with Chief Guido Smith, I am writing to you to request that new street designs and configurations, specifically for but not limited to subdivisions, have streets that are continuous and avoid the use of culdesacs whenever possible. While there may be advantages to using culdesacs in some instances, for the Fire Department access is limited to only one point of entry. If the available duty crew should happen to be on the opposite side on the subdivision there would be a delay associated with a more lengthy and circuitous response path.

A second problem is manifest in winter when snow is plowed and/or stacked in the end of the culdesac and summer when vehicles and trailers are parked on the street, limiting access to responders.

Additionally, culdesacs normally have a fire hydrant at the very end which is useful for water line and hydrant maintenance but in event of a fire if such a hydrant were employed for fire-fighting purposes a "reverse lay" is required since the front of the engine is facing the hydrant. Such a procedure takes more time and is less efficient when seconds count and time is of the essence. If the hydrant in the culdesac is on a dead-end water line the flow would likely not be as great as if it were on a looped line that continued down a contiguous street.

If you have any questions, please feel free to contact me.

Sincerely,

Paul Hayward  
Fire Marshal



9980 SOUTH 300 WEST STE. #200  
SANDY, UT 84070  
PHONE: 801-456-3847  
FAX: 801-818-4157

February 27, 2012

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

**RE: Chestnut Farms/475 South street master plan**

Dear Dave:

The purpose of my letter is to express my support of increased connectivity as a part of the Chestnut Farms/475 street master plan.

This area of the City is unique in that it is primarily bounded on the West and South by wetlands associated with the Great Salt Lake. As such, east/west traffic movements are and will continue to be limited only to local traffic. Existing zoning for low residential densities further reduces the potential for and volume of east/west "cut-through" movements that could negatively impact residential neighborhoods.

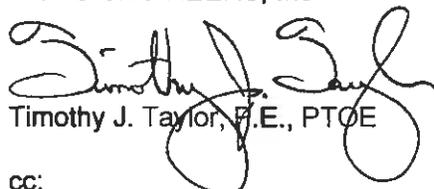
Increased connectivity of the local roadway network in this area will provide several important benefits:

- Multiple east/west route options between 1525 West and 1100 West
- More balanced dispersion of traffic to several local roads rather than a single local road
- Increased route options for local traffic – vehicles, pedestrians and bicycles.
- Increased access for emergency vehicles
- More efficient utility connections, maintenance activities, and trash/recycling operations

These benefits are overwhelmingly supported by professional planning and transportation organizations including the American Planning Association (see Policy Guide on Smart Growth - 2002) and the Institute of Transportation Engineers (see Context Sensitive Solutions in Urban Walkable Communities - 2006) and are well documented in numerous publications.

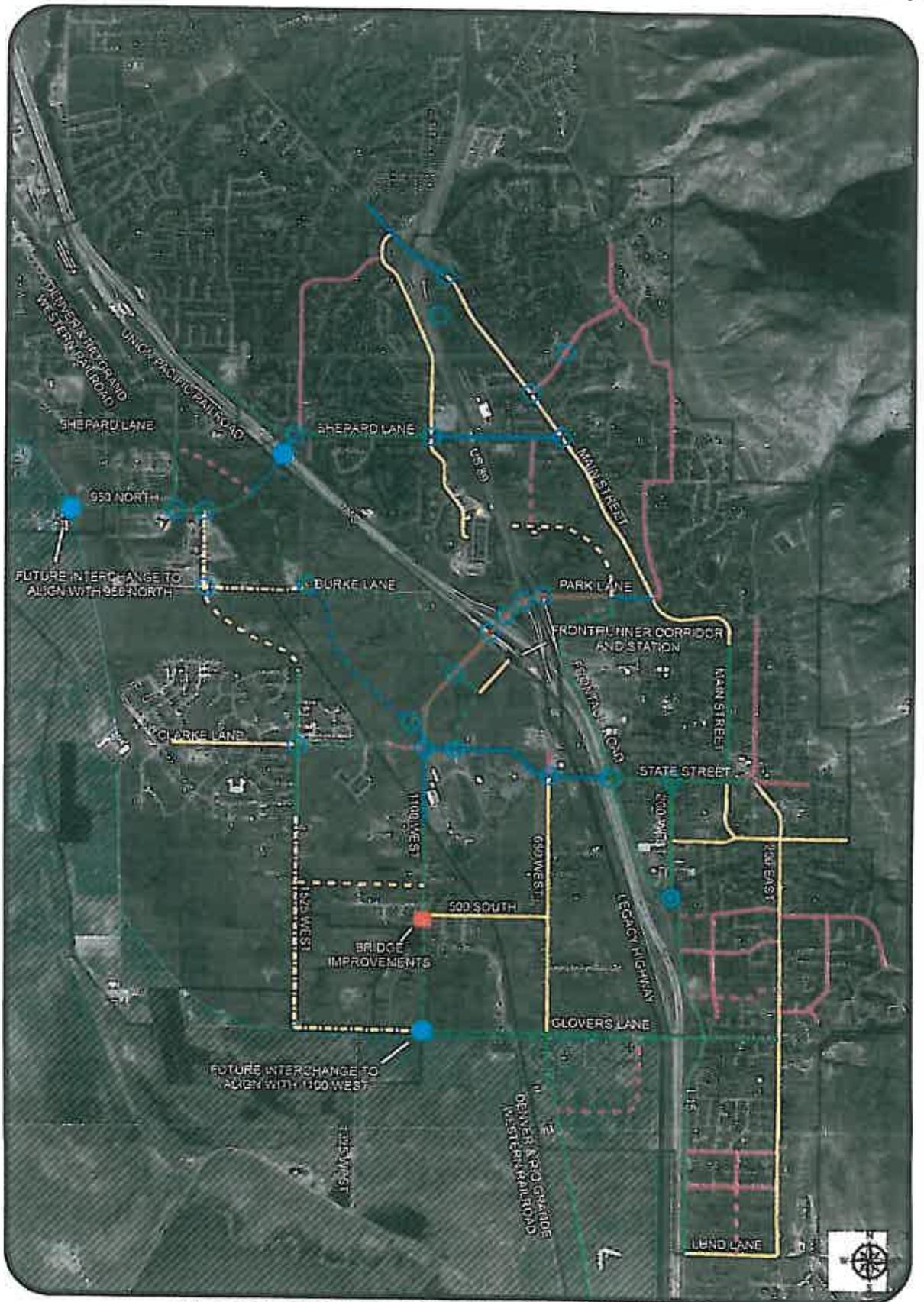
Please let me know if you have questions or would like additional supporting information.

Sincerely,  
WCEC ENGINEERS, Inc



Timothy J. Taylor, P.E., PTOE

cc:  
Project File



**2009 ROADWAY FUNCTIONAL CLASSIFICATION PLAN**

- |  |  |  |
|--|--|--|
| <span style="color: red;">—</span> Arterial (106') *             | <span style="border: 1px dashed blue; padding: 2px;"> </span> Future North Legacy Connector Area           | *NOTE: Roadways Are Designated As:                         |
| <span style="color: blue;">—</span> Minor Arterial (100') *      | <span style="border: 1px solid blue; border-radius: 50%; padding: 2px;"> </span> Intersection Improvements | <span style="color: black;">—</span> Existing              |
| <span style="color: green;">—</span> Major Collector (80') *     | <span style="border: 1px dashed black; padding: 2px;"> </span> Farmington Boundary                         | <span style="color: grey;">- - -</span> Proposed Alignment |
| <span style="color: yellow;">—</span> Minor Collector (66') *    | <span style="color: blue;">●</span> Future Interchange   | <span style="color: grey;">- - -</span> Future Improvement |
| <span style="color: pink;">—</span> Important Local Road (60') * | <span style="color: blue;">●</span> Interchange Reconfiguration  |  |

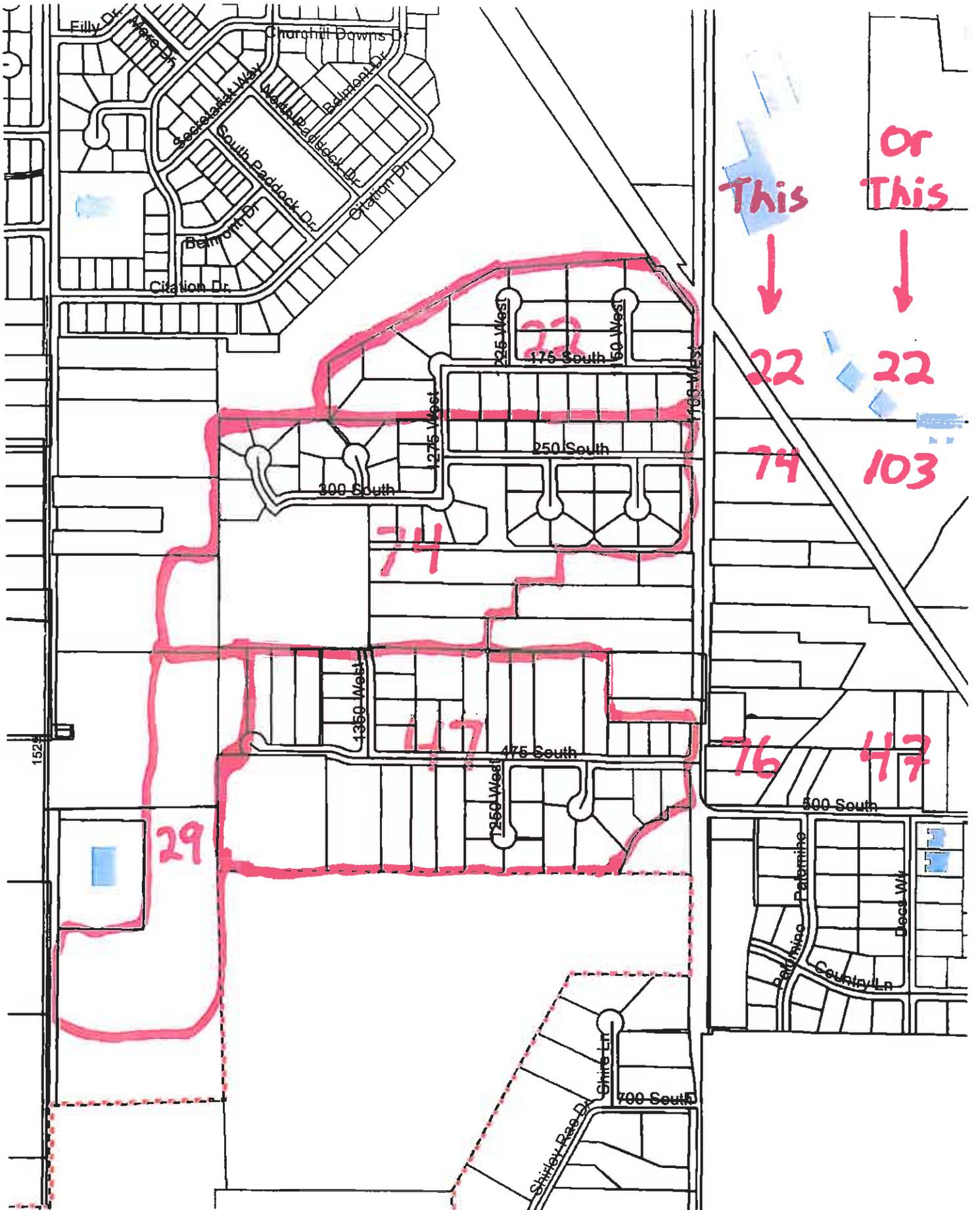


FARMINGTON  
Colorado









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22 22

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## CHAPTER 7

### GENERAL REQUIREMENTS FOR ALL SUBDIVISIONS

12-7-010	<b>Subdivision Layout.</b>
12-7-020	<b>Blocks.</b>
12-7-030	<b>Lots.</b>
12-7-040	<b>Streets.</b>
12-7-050	<b>Protection Strips.</b>
12-7-060	<b>Dedication and Reservation.</b>
12-7-070	<b>Landscaping.</b>
12-7-080	<b>Utilities and Easements.</b>
12-7-090	<b>Water Courses.</b>
12-7-100	<b>Warranty Period.</b>

#### 12-7-010 **Subdivision Layout.**

- (1) The subdivision layout shall conform to the official Master Plan.
- (2) Where trees, groves, waterways, scenic points, historic spots or other City assets and landmarks, as determined by the City, are located within a proposed subdivision, every reasonable means shall be provided to preserve these features.
- (3) Whenever a tract to be subdivided adjoins or embraces any part of an existing or proposed street so designated on the major street plan, such part of the public way shall be platted, dedicated, and improved by the Subdivider in the location and at the width specified.
- (4) Where a railroad right-of-way abuts a subdivision, the plat shall make provisions for future grade separations whenever the City shall find such a requirement to be necessary.

#### 12-7-020 **Blocks.**

- (1) Lots having double frontage shall not be approved except where necessitated by topographic or other unusual conditions.
- (2) The width of each block shall be sufficient for an ultimate layout of two (2) tiers of lots therein of a size required by the provisions of this Title, unless the general layout of the vicinity, lines of ownership, topographical conditions or locations of arterial streets or freeways justify or make necessary a variation from this requirement.
- (3) The maximum length of blocks shall be one thousand (1000) feet and the minimum length of blocks shall be four hundred (400) feet. In blocks over eight hundred (800)

feet in length a dedicated walkway through the block, at approximately the center of the block, may be required. Such walkways shall be not less than ten (10) feet in width.

**12-7-030 Lots.**

(1) All subdivisions shall result in the creation of lots which are developable and capable of being built upon. A subdivision shall not create lots, and no building permit shall be issued for any lots which would make improvement impractical due to size, shape, steepness of terrain, location of watercourses, problems of sewerage or driveway grades, or other physical conditions.

(2) All lots or parcels created by the subdivision shall have frontage on a dedicated street, improved to standards hereinafter required, equal to at least fifty percent (50%) of its minimum required width except for flag lots which shall have a minimum of twenty feet (20') of frontage. Private streets shall not be permitted unless the Planning Commission finds that the most logical development of the land requires that lots be created which are served by a private street or other means of access, and makes such findings in writing with the reasons stated therein. Land designated as public right-of-way shall be separate and distinct from lots adjoining such right-of-way and shall not be included in the area of such lots.

(3) The minimum area and dimensions of all lots shall conform to the requirements of the Zoning Ordinance for the district in which the subdivision is located.

(4) The side lines of all lots, so far as possible, shall be at right angles to the street which the lot faces, or approximately radial to the center of curves, if such street is curved. Side lines of lots shall be approximately radial to the center of a cul-de-sac on which the lot faces. The Planning Commission may allow exceptions to this requirement where considerations for solar orientation are involved.

(5) Corner lots for residential use shall be platted ten feet (10') wider than interior lots in order to facilitate conformance with the required street setback requirements of the Zoning Ordinance.

(6) A lot shall not be divided by a City limit line. Each such boundary line shall be made a lot line.

(7) Remnants of property shall not be left in the subdivision which do not conform to lot requirements or are not required or suitable for common open space, private utility, or public purpose.

(8) Lot numbers shall begin with the number "1" and shall continue consecutively through the subdivision, with no omissions or duplications. No block designations shall be used. When a subdivision is developed in phases, the phase number shall precede each lot number. For

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**

	Major Arterial	Minor Arterial	Major Collector	Minor Collector	Important Local	Local
R-O-W width	106 ft.	100 ft.	80 ft.	66 ft.	60 ft.	55 ft.
width to back of curb	86 ft.	65 ft.	57 ft.	42 ft.	37 ft.	32 ft.

(2) Where the potential impacts on the existing street systems are considered to be great, or in the case of unique circumstances concerning access, topography or street layout, a Transportation Planning/Engineering Study may be required.

(3) The following principles shall govern street names in a subdivision:

- (a) Street Names, wherever practical, shall be assigned numerical names. Alphabetic names may be considered for streets of a meandering or diagonal nature or for other streets as specifically approved by the City Council.
- (b) Each street which is a continuation of, or an approximate continuation of, any existing dedicated street shall be given the name of such existing street. When any street forms a portion of a proposed street previously ordered by the City Council to be surveyed, opened, widened or improved, the street shall be given the name established in said Council order;
- (c) The names of newly created streets of a noncontinuous or noncontiguous nature shall not duplicate or nearly duplicate the name of any streets in the City;
- (d) The words "Street," "Avenue," "Boulevard," "Place," "Way," "Court," or other designation of any street shall be spelled out in full on the plat and shall be subject to approval by the Planning Commission. Any street name incorporating one of the terms used above shall conform to the established definition of that term. Any named street shall also have the proper numerical coordinate as approved by the City Building Inspector.

(4) Street patterns in the subdivision shall be in conformity with a master street plan for the most advantageous development of adjoining areas and the entire neighborhood or district. In the event a master street plan does not exist, the subdivider shall prepare such a plan for review and approval by the Planning Commission and City Council prior to consideration of a subdivision application. The following principles shall be observed:

- (a) Where appropriate to the design and terrain, proposed streets shall be continuous and in alignment with existing planned or platted streets with

which they are to connect;

- (b) Proposed streets shall be extended to the boundary lines of the land to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the Planning Commission, such extension is not desirable for the coordination of the subdivision with the existing layout or the most advantageous future development of adjacent tracts;
- (c) Dead-end streets which exceed one lot depth in length shall have a forty-foot (40') radius temporary turnaround area at the end. The turnaround shall have an all-weather surface acceptable to the City. The following standards shall apply to dead-end streets:
  - (i) Dead-end streets shall serve as access for not more than twenty-four (24) dwelling units and shall not exceed one thousand (1000) feet in length.
  - (ii) When a dead-end street reaches its maximum length and/or maximum number of lots, it shall not be extended except to connect to another street which provides a second point of independent access.
  - (iii) Exceptions to the requirement for a second point of independent access may be granted by the City Council, after receiving a recommendation from the Planning Commission, upon a finding that the topography or other physical conditions of the development site make it impossible to provide a second access which complies with street design standards established by the City and that an increased street length and/or density will not unreasonably impact the ability to provide emergency and other public services.
- (d) Nonconforming Dead-end Streets - The provisions of this section shall not be construed to prevent construction on approved residential lots fronting on nonconforming streets exceeding one thousand (1000) feet in length which existed prior to January 9, 1991. These streets include, but are not necessarily limited to, 1400 North Street, Summerwood Drive, Cherry Blossom Drive, Welling Way, and 1100 West Street (south of Shepard Lane). Extension of these nonconforming streets may be permitted but shall be subject to the following standards and restrictions:
  - (i) Extension of a nonconforming street may be approved by the City Council only after receiving recommendations from the Planning

Commission, Fire Department, Police Department, Public Works Department, and the City Engineer. The Fire Department and/or Police Department may recommend additional conditions to facilitate public safety and emergency services;

- (ii) All streets shall be fully improved and shall be designed and constructed at locations shown on an approved street master plan;
  - (iii) A temporary turnaround, with a radius of forty feet (40'), shall be provided at the end of the street. The temporary turnaround shall have an all-weather surface acceptable to the Fire Department; and
  - (iv) Until such time as nonconforming streets can be connected to a second access, lots on such streets shall not be approved which are less than two (2) acres in size, unless the City Council in consideration of all circumstances shall differently approve by resolution.
- (e) The following standards shall govern the development of cul-de-sacs:
- (i) Cul-de-sacs shall serve as access for not more than twenty-four (24) dwelling units, shall not exceed one thousand (1000) feet in length, and shall have a fully improved turnaround at the end with a minimum radius of forty-two feet (42') to back of curb and fifty feet (50') to the right-of-way line. Exceptions to the maximum length or maximum number of lot standards may be granted by the City Council, after receiving a recommendation from the Planning Commission, upon a finding that the topography or other physical conditions of the development site make it impossible to develop the property any other way and that an increased street length and/or density will not unreasonably impact the ability to provide emergency and other public services;
  - (ii) Transverse grades within the turnaround of a cul-de-sac shall not exceed five percent (5%);
  - (iii) If surface water drains into the cul-de-sac due to the grade of the street, necessary catch basins and drainage easements shall be provided;
  - (iv) Driveways, mailboxes, fire hydrants, or any other obstruction at the terminal of a cul-de-sac shall be designed in such a way as to provide an area for the piling of snow;

- (f) Proposed streets shall intersect one another as nearly at right angles as topography and other limiting factors of good design permit. "T" intersections rather than "cross" intersections shall be used wherever possible for minor streets;
- (g) Minor residential streets longer than six hundred (600) feet, which may be conducive to high-speed traffic, shall be prohibited;
- (h) Alleys shall not be permitted in residential subdivisions except when approved for access to lots abutting an arterial. Alleys in nonresidential subdivisions may be permitted;
- (i) The maximum grade for any street in the City shall be ten percent (10%). Where unusual and unique topographic or environmental conditions exist on a proposed development site, exceptions may be specifically approved by the City Council to permit streets with grades up to, but not exceeding, twelve percent (12%) for collector streets and fourteen percent (14%) for local streets. Such exceptions may be granted only after careful review of each individual application and after receiving a recommendation from the Planning Commission. The maximum length of a street segment at grades steeper than ten percent (10%) shall also be determined, and specifically approved, by the City Council.

(5) Subdivisions adjacent to major streets and freeways shall be designed as specified in the Major Street Plan and as determined by the Planning Commission. The following principles and standards shall be observed:

- (a) Street design shall have the purpose of making adjacent lots, if for residential use, desirable for such use by cushioning the impact of heavy traffic and of minimizing the interference with traffic on major streets. The number of intersecting streets along major streets shall be held to a minimum;
- (b) Sidewalks along major streets shall be not less than five feet (5') in width;
- (c) When the rear line of a double-frontage lot borders a major street, the Subdivider may be required to execute and deliver to the City an instrument, deemed sufficient by the City Attorney, prohibiting the right of ingress and egress from the street to the lot. The Subdivider shall also be required to install such paving as necessary to construct the street or to bring it up to standard width and shall install curb, gutter and sidewalk, along the street. However, the City may for good cause waive the foregoing requirements.

CITY COUNCIL AGENDA

For Council Meeting:  
March 20, 2012

**S U B J E C T: Environmental Work on Extension of Park Lane**

**ACTION TO BE CONSIDERED:**

See enclosed staff report for recommendation.

**GENERAL INFORMATION:**

See enclosed staff report prepared by Dave Millheim

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



# FARMINGTON CITY

SCOTT C. HARBERTSON  
MAYOR

JOHN BILTON  
NELSEN MICHAELSON  
CORY R. RITZ  
JIM TALBOT  
JAMES YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council

From: Dave Millheim, City Manager

Date: March 15, 2012

SUBJECT: **ENVIRONMENTAL WORK ON EXTENSION OF PARK LANE**

### RECOMMENDATION

Authorize staff to enter into an agreement with CRS Engineers to conduct environmental required by UDOT for the Park Lane Extension. This work is not to exceed \$25,420 to be paid from account number 38-600-550.

### BACKGROUND

For several years the City has wanted to realignment portions of Park Lane. Last year we sought and obtained jurisdictional transfer of this road into City control. We also as part of the transfer worked on making sure funds needed for the road improvements and construction were budgeted into the State Transportation Program (STP). These funds will be available after October 1, 2012. Prior to UDOT releasing the funds, an environmental impact report must be completed. Since CRS has done much of the preliminary design on the road changes, we sought and obtained the attached proposal for the environmental work which we are requesting the City Council approve. You will also note a breakdown of what is included in the environmental review. Once the environmental work is complete and barring any identified major problems, we will be coming back to the City Council for authorization for the engineering design work which is also be required before STP funds can be released. It is anticipated both of these tasks will take us through the remainder of 2012. RFP's for construction would be sought in early 2013 with construction slated for the spring/summer of next year.

Respectfully Submitted

Dave Millheim  
City Manager



**CALDWELL RICHARDS SORENSEN**  
ANSWERS TO INFRASTRUCTURE

March 5, 2012

Mr. Dave Millheim  
Farmington City Corporation  
160 South Main Street  
Farmington, Utah 84025

Subject: Environmental Work on extension of Park Lane

Dear Dave,

It is our pleasure to submit a proposal to do the Environmental work for the Extension of Park Lane, formally referred to as "Swoop Road". This work is required to be completed prior to being able to access the STP funds that are programed for the next two years to complete this project.

This work is a Categorical Exclusion Level II Environmental Study and will be submitted, reviewed, and approved by UDOT. Aspects of the study include, air quality conformance, water resources, flood plan and wetland affects, fish and wildlife study and clearance, documenting no presence of hazardous waste, review of other environmental issues such as social, economic and farmland impacts, verify compliance with noise regulations, consultation and coordination with Indian Tribal Governments, and a cultural archeologists study. A Level II Environmental requires a 30% design of the project.

For this work, a proposed not to exceed amount is \$25,420.00.

Sincerely,  
**CALDWELL RICHARDS SORENSEN**

Tammy North  
Project Manager  
Cc: file





Project Manager: Dave Milheim  
 Project # PIN 8591  
 Project Name: Park Lane at Clark Lane  
 Contract #  
 Project Location: Farmington, Utah  
 Project Description: Categorical Exclusion Level II Environmental Study

**COST ESTIMATE**

Task Number & Description	QC / QA Manager (hrs)	Project Manager (hrs)	Project Engineer (hrs)	Documents Tech (hrs)	Accl (hrs)	TOTAL HOURS	TRAVEL COST
1 Project Management and Preliminary Design (30%)	8	30	30	10	2	80	\$647.50
2 Prepare Project Description, Purpose and Need Statement	1	4	2			30	\$2,414.50
3 Study and Determination of Air Quality Conformance	1	20	5			20	\$1,469.50
4. Water Resources, Floodplain and Wetlands Affect, 404 Permit if Nee	1	4	5	10		4	\$290.00
5 Fish and Wildlife Study and Clearance		1	1	2		12	\$886.00
6 Verify and Document No Presence of Hazardous Materials	1	10	4			16	\$1,259.50
7 Other Issues Including Potential Social and Economic Issues, Farm	1	4	10	5		20	\$1,589.50
8. Verify Compliance With Noise Regulations	1	1	4	4		10	\$764.50
9. Consultation and Coordination With Indian Tribal Governments	2	12	24	10	2	50	\$3,000.00
10. Compile and Gain Approval of Complete Document	16	60	113	57	4	250	\$1,100.00
<b>Total Hours</b>							
Labor Cost	\$1,760.00	\$5,430.00	\$9,322.50	\$3,334.50	\$184.00		\$20,031.00
Direct Costs							\$20,031.00
Cultural Archeologist	\$4,385.00	Specialty Item (sub-consultant)					
Survey	\$1,004.00	4hrs X 2 trips @\$125.5/hr (rate includes 2 man crew, materials a					
<b>Total</b>	\$5,389.00						\$25,060.00

Direct Costs (Left) \$5,389.00

Grand Total \$25,060.00

## CITY COUNCIL AGENDA

For Council Meeting:  
March 20, 2012

### **S U B J E C T: Minute Motion Approving Summary Action List**

1. Ordinance Amending, Renumbering and Recodifying Title 2 of the Municipal Code
2. Approval of Minutes from February 25, 2012.
3. Ratification of Approvals of Storm Water Bond Logs
4. Approval of Disbursement Lists for February 2012
5. Agreement with UTA regarding Lagoon Shuttle
6. Surplus Vehicles
7. Miller Meadows Subdivision, Amendment #2

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



# FARMINGTON CITY

SCOTT C. HARBERTSON  
MAYOR

JOHN BILTON  
NELSEN MICHAELSON  
CORY R. RITZ  
JIM TALBOT  
JAMES YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Mayor and City Council

From: Holly Gadd

Date: March 9, 2012

SUBJECT: **ORDINANCE AMENDING, RENUMBERING AND  
RECODIFYING TITLE 2 OF THE MUNICIPAL CODE**

### RECOMMENDATION

Approve the attached Ordinance amending, renumbering and recodifying Title 2 of the Farmington City Municipal Code.

### BACKGROUND

Staff is in the process of updating the City's code books. There have been a number of State statutory changes to general municipal provisions which the City's code books do not reflect. In light of these changes, we will be working with Lisa Romney to review each title and make the necessary revisions along with minor updates, such as renumbering so all of the titles are consistent.

Title 2 was tabled at the March 6<sup>th</sup> meeting to get clarification on a few items. The items in question concerning section 2-01-130 Rules of Order and Procedure were addressed with Lisa Romney. Pursuant to Utah Code, the title needs to remain as submitted.

Respectfully Submitted

Holly Gadd  
City Recorder

Review & Concur -

Dave Millheim  
City Manager

ORDINANCE NO. 2012 \_\_\_\_\_

**AN ORDINANCE AMENDING, RENUMBERING AND RECODIFYING  
TITLE 2 OF THE FARMINGTON MUNICIPAL CODE REGARDING  
GOVERNMENT, INCLUDING PROVISIONS RELATED TO THE CITY  
COUNCIL, MAYOR, ELECTIONS, LEGISLATION, AND  
CONSTITUTIONAL TAKING ISSUES**

**WHEREAS**, there have been a number of State statutory changes relating to the powers and duties of the City Council and Mayor, public meetings, agendas, minutes and recordings of public meetings, voting by the City Council and Mayor, rules of order and procedure, elections, and campaign finance disclosure requirements; and

**WHEREAS**, in light of such State statutory changes and other recommended updates, Staff has evaluated, reviewed and prepared suggested revisions, renumbering and updates to Title 2 of the Farmington Municipal Code regarding Government and recommends adoption of the revisions as more particularly set forth herein; and

**WHEREAS**, the City Council has reviewed the recommended changes to Title 2 of the Farmington Municipal Code and desires to adopt the recommended revisions, renumbering and updates as more particularly set forth herein to comply with the requirements of State law; and

**WHEREAS**, the City Council finds that the proposed revisions, renumbering and updates to Title 2 are in the best interest of the public to ensure that the City's ordinances are up to date and in compliance with applicable provisions of State law.

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

**Section 1.** **Amendment and Recodification.** Title 2 of the Farmington City Municipal Code regarding Government is hereby amended, renumbered and recodified to read in its entirety as set forth in **Exhibit "A,"** attached hereto and incorporated herein by this reference.

**Section 2.** **Repealer.** The amendment, renumbering and recodification of Title 2 of the Farmington Municipal Code shall be a repeal of all ordinances in conflict with the adopted and codified Ordinances, provided however, all ordinances in force prior to the adoption and codification shall continue in force after the adoption and codification for the purpose of all rights acquired, fines, penalties, forfeitures and liabilities incurred and actions therefor.

**Section 3.** **Severability Clause.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all provisions, clauses and words of this Ordinance shall be severable. This Section shall become effective without codification.

**Section 4. Effective Date.** This Ordinance shall become effective upon publication or posting, or twenty (20) days after adoption, whichever occurs first.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON, STATE OF UTAH, ON THIS \_\_\_\_ DAY OF MARCH, 2012.**

**FARMINGTON CITY**

By: \_\_\_\_\_  
Mayor Scott Harbertson

**ATTEST:**

\_\_\_\_\_  
Holly Gadd, City Recorder

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Bilton	_____	_____
Councilmember Michaelson	_____	_____
Councilmember Ritz	_____	_____
Councilmember Talbot	_____	_____
Councilmember Young	_____	_____

**EXHIBIT "A"**

**TITLE 2    GOVERNMENT**

TITLE 2  
GOVERNMENT

CHAPTER 2-01.	CITY COUNCIL
CHAPTER 2-02.	MAYOR
CHAPTER 2-03.	ELECTION AND QUALIFICATION
CHAPTER 2-04.	LEGISLATION
CHAPTER 2-05.	CONSTITUTIONAL TAKING ISSUES

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CHAPTER 2-01. CITY COUNCIL

2-01-010.	Governing Body.
2-01-020.	Powers and Duties.
2-01-030.	Meetings.
2-01-040.	Open Meetings Law.
2-01-050.	Notice of Meetings.
2-01-060.	Agenda.
2-01-070.	Minutes <u>and Recording.</u>
2-01-080.	Mayor Presides.
2-01-090.	Quorum.
2-01-100.	Voting.
2-01-110.	Reconsideration.
2-01-120.	Summary Action.
2-01-130.	Rules of <u>Order and</u> Procedure.
2-01-140.	Attendance.
2-01-150.	Disorderly Conduct.
2-01-160.	Required Attendance of Witnesses and Production of Evidence.
2-01-170.	Council Committees.
<u>2-01-180.</u>	<u>Utah Retirement System.</u>

2-01-010. Governing Body.

The governing body of Farmington City shall be a six-member council form of government consisting of six (6) members, one of whom shall be the Mayor and five (5) of whom shall be Council Members, which council is hereinafter referred to as the "City Council."

2-01-020. Powers and Duties.

The City Council is the legislative body of the City and shall exercise the legislative powers and perform the legislative duties and functions of the City and may perform such other functions as may be specifically provided or necessarily implied by law. The City Council may also exercise any executive or administrative power and perform or supervise the performance of any executive or administrative duty or function that has not been given to the Mayor in accordance with and subject to the provisions set forth in Utah Code Ann. § 10-3b-303, as amended.

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2-01-030. Meetings.

(a) Regular Meetings. The City Council shall hold regular meetings to conduct the business of the City at least once each month and shall prescribe by ordinance the time and place for holding its regular meetings. In general, regular meetings of the City Council shall be held on the first and third Tuesdays of each month at the offices of Farmington City, 160 South Main Street, Farmington, Utah. The City Council shall prepare and provide notice of its annual meeting schedule in accordance with Section 2-01-050.

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(b) **Special Meetings.** If at any time the business of the City requires a special meeting of the City Council, such a special meeting may be ordered by the Mayor or any two Council Members. Notice of the special meeting shall be provided in accordance with the provisions of [the Utah Open and Public Meetings Act and Utah Code Ann. § 10-3-502](#), as amended. The order of the special meeting shall be entered into the minutes of the City Council.

(c) **Closed Meetings.** The affirmative vote of at least two-thirds of the City Council present at an open meeting for which notice is given and a quorum is present may call a closed meeting to discuss certain items as provided under *Utah Code Ann. § 52-4-205*, as amended. The reason or reasons for holding a closed meeting and the vote, by name, of each member of the City Council, either for or against the motion to hold the closed meeting, shall be entered on the minutes of the meeting. No ordinance, resolution, rule, regulation, contract, or appointment shall be approved at a closed meeting.

(d) **Electronic Meetings.** [The City Council may convene and conduct an electronic meeting in accordance with the provisions of Utah Code Ann. § 52-4-207, as amended. The City Council shall establish and adopt written rules and procedures governing such electronic meetings.](#)

**2-01-040. Open Meetings Law.**

All meetings of the City Council shall be open to the public, except closed meetings, and shall be conducted in accordance with the Open and Public Meetings Act as set forth in *Utah Code Ann. §§ 52-4-101, et seq.*, as amended.

**2-01-050. Notice of Meetings.**

The City shall give public notice at least once each year of its annual meeting schedule and shall give not less than twenty-four (24) hours' public notice of the agenda, date, time and place of each of its meetings, other than emergency meetings, in accordance with *Utah Code Ann. § 52-4-202*, as amended, [and Utah Code Ann. § 63F-1-701, as amended, regarding postings on the Utah Public Notice Website.](#)

**2-01-060. Agenda.**

A written agenda for each regular meeting shall be prepared by the City Manager or his or her designee and approved by the Mayor or Mayor pro tempore in the Mayor's absence. Any member of the City Council may request that one or more items be placed on the agenda, [provided, the request is received by the agenda cutoff dates established by the City at the start of each year to insure adequate preparation time for researching items and preparing staff reports. Each agenda shall provide reasonable specificity to notify the public as to the topics to be considered at the public meeting and topics discussed at the meeting shall comply with applicable provisions of Utah Code Ann. § 52-4-202, as amended.](#)

**2-01-070. Minutes and Recordings.**

[Except as otherwise provided by law, written minutes and a recording shall be kept of all meetings of the City Council in accordance with the provisions set forth in Utah Code Ann. §§ 52-4-203 and -206, as amended, and shall be presented to the City Council for review, correction and approval. The City Council shall establish and implement procedures for approval of written minutes of its meetings.](#)

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**2-01-080. Mayor Presides.**

The Mayor shall be the chairperson and preside at the meetings of the City Council. In the absence of the Mayor or because of his or her inability or refusal to act, the City Council may elect a member of the City Council to preside over the meeting as Mayor pro tempore in accordance with the procedures set forth in Chapter 2 of this Title.

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2-01-090. Quorum.

No action of the City Council shall be official or of any effect except when a quorum of the Council Members are present, provided, ~~that fewer than a quorum may adjourn a meeting. The number of Council Members necessary to constitute a quorum is three (3), excluding the Mayor.~~

**Deleted:** Three (3) or more members of the City Council shall constitute a quorum

2-01-100. Voting.

(a) How Taken. A roll call vote shall be taken and recorded for all ordinances, resolutions, and any action which would create a liability against the City and in any other case at the request of any member of the City Council by a "yes" or a "no" vote. Every resolution or ordinance shall be in writing before the vote is taken.

(b) Number Required. The minimum number of "yes" votes required to pass any ordinance, resolution, or to take any action by the City Council, unless otherwise prescribed by law, shall be a majority of the voting members of the City Council without considering any vacancy in the City Council. Any ordinance, resolution, or motion of the City Council having fewer favorable votes than required herein shall be deemed defeated and invalid. Notwithstanding the foregoing, a council meeting may be adjourned by a majority vote of the Council even though the majority is less than required herein, and a majority of the Council Members, regardless of number, may fill any vacancy in the Council as provided in Utah Code Ann. § 20A-1-510, as amended.

**Deleted:** quorum, but shall never be less than three (3).

**Deleted:** ; provided, fewer votes may compel attendance of absentees, may adjourn a meeting from time to time, and may fill a vacancy in the City Council

(c) Mayor Voting. Except as provided herein, the Mayor is a nonvoting member of the City Council. The Mayor may vote as a voting member of the Council on each matter for which there is a tie vote of the other Council Members, when the City Council is voting on whether to appoint or dismiss the City Manager, or as otherwise provided by law, as more particularly discussed in Chapter 2 of this Title.

**Deleted:** The Mayor shall not vote except in cases of a tie vote of the City Council and as otherwise provided by law as more particularly discussed in Chapter 2-03 of this Title

2-01-110. Reconsideration.

Any action taken by the City Council shall not be reconsidered or rescinded at any special meeting unless the number of members of the City Council present at the special meeting is equal to or greater than the number of members present at the meeting when the action was approved.

2-01-120. Summary Action.

When two (2) or more agenda items for a City Council meeting are determined by the City Manager to be of a routine nature, such items may be placed upon a Summary Action Calendar on the agenda. The Summary Action Calendar may be voted upon by the Council as one matter and shall have the same effect as if a separate vote on each Summary Action Calendar item was taken. Prior to a final vote on the Summary Action Calendar, any member of the City Council may request to take any or all items on the Summary Action Calendar off the Summary Action Calendar for discussion, debate or question. Any question, debate or discussion regarding an item on the Summary Action Calendar, except in the nature of clarification or brief explanation of the content of an item, shall require a request to remove the item from the Summary Action Calendar. No items requiring a public hearing shall be placed on the Summary Action Calendar.

2-01-130. Rules of Order and Procedure.

Pursuant to Utah Code Ann. § 10-3-606, as amended, the City Council hereby adopts the following rules of order and procedure governing public meetings of the City Council ("Rules of Order and Procedure"). All public meetings of the City Council shall be conducted in accordance with the Rules of Order and Procedure. The Rules of Order and Procedure shall be made available to the public at each public meeting of the City Council and on the City's website.

(a) Parliamentary Order and Procedure. The City Council's meetings shall be conducted in general accordance with Robert's Rules of Order. The City Council may adopt by resolution additional rules of order and procedure for the proper conduct of its meetings.

(b) Ethical Behavior. Members of the City Council are elected officers within the meaning of the Utah Municipal Officers' and Employees' Ethics Act, as set forth in Utah Code Ann. §§ 10-3-1301, et seq., as amended. City Council members shall comply with the provisions of the Ethics Act in all matters pertaining to the City and in public meetings of the City Council.

(c) Civil Discourse. Remarks and comments made in public meetings of the City Council should be relevant to the matters before the City Council. Speakers should speak in an audible and clear tone and refrain from attacking City Council members or others or their motives. City Council meetings should be conducted in a courteous manner to promote an atmosphere in which all points of view may be expressed and heard. Council members should not interrupt other members during discussion and debate. Remarks should be addressed through the Mayor who shall allow reasonable opportunity for all points of view to be expressed.

**2-01-140. Attendance.**

The City Council shall have the power to compel the attendance of its own members at its meetings and to provide penalties it considers necessary for the failure to comply with an exercise of authority to compel attendance.

**2-01-150. Disorderly Conduct.**

The City Council on a two-thirds vote of its members may expel any person who is disorderly and/or disruptive during the meeting of the City Council. The City Council may also on a two-thirds vote of its members expel or fine any Council Member for disorderly and/or disruptive conduct. This Section or any action taken by the governing body pursuant hereto shall not preclude prosecution under any other provision of law.

**2-01-160. Required Attendance of Witnesses and Production of Evidence.**

The City Council may require the attendance of any person to give testimony or produce records, documents or things for inspection, copying or examination necessary or useful for the governance of the City. The City Council may issue subpoenas in its own name in the manner provided in the Utah Rules of Civil Procedure or may by ordinance establish its own procedure for issuing subpoenas under this Section.

**2-01-170. Council Committees.**

(a) Generally. The City Council may from time to time delegate portions of its authority by resolution to committees composed of at least two members of the City Council.

(b) Authority. Committees of the City Council shall be limited in authority to the specific assignment of the City Council and shall exercise their authority subject to a standard specified by the Council in making the delegation.

(c) As a Whole. The authority delegated to any committee of the Council must be exercised by vote of the committee as a whole and no individual committee member may exercise the delegated authority independently.

**Deleted:** Except as otherwise provided by law, the City Council may establish its own rules of procedure for the proper conduct of its meetings. In general, the City Council follows Robert's Rules of Order for the conduct of its business.

(d) Administrative Directives Limited. A committee of the Council may not issue instructions or recommendations to the City Manager or other City employees other than for routine support services without express delegation of authority to do so by the City Council

(e) Reporting. The committee may return any recommendation or suggestions to the City Council which may at any time extend, restrict, or otherwise alter the delegation of authority to the committee.

(f) Designation of Chair. The assignment of a Committee Chair shall be made by the City Council when delegating any portion of its authority to a committee of the Council

**2-01-180. Utah Retirement System.**

For purposes of determining eligibility under the Utah Retirement System and provisions of the Utah State Retirement and Insurance Benefit Act, as set forth in Title 49 of the Utah Code, the City hereby certifies that all elected official positions of the City are part-time. Unless otherwise provided by law, any elected official taking office for the first time on or after July 1, 2011, shall not be eligible for participation in the Utah Retirement System.

CHAPTER 2-02 MAYOR

- 2-02-010. General Powers.
- ~~2-02-020. Administrative Powers.~~
- 2-02-030. Presiding Officer.
- 2-02-040. Voting Authority.
- 2-02-050. Veto Authority.
- 2-02-060. Mayor Pro Tem.
- 2-02-070. Restrictions.

2-02-010. General Powers.

The Mayor shall have such duties as set forth in *Utah Code Ann. § 10-3b-104*, as amended, and such additional duties, powers and responsibilities as the City Council may, by ordinance, resolution or directive, prescribe to the extent permitted by law. Any changes in the powers and duties of the Mayor shall comply with applicable provisions of *Utah Code Ann. § 10-3b-303*, as amended.

~~2-02-020. Administrative Powers.~~

The ceremonial functions and administrative powers, authority, and duties of Farmington City are vested in and/or delegated to the Mayor, except as otherwise delegated to the City Manager. The Mayor is the chief executive officer of the City to whom the City Manager reports. All other employees shall report to the City Manager.

2-02-030. Presiding Officer.

The Mayor shall be the chair of the Council and preside at the meetings of the City Council.

2-02-040. Voting Authority.

Except as otherwise provided herein, the Mayor is a nonvoting member of the Council. The Mayor shall vote as a voting member of the Council: (1) on each matter for which there is a tie vote of the other Council members present at the meeting; (2) when the Council is voting on whether to appoint or dismiss the City Manager; (3) when the Council is voting on an ordinance that enlarges or restricts the Mayor's power, duties or function; and (4) as otherwise provided by law.

2-02-050. Veto Authority.

The Mayor shall have no power to veto any ordinance, tax levy, appropriation, or act of the City Council.

2-02-060. Mayor Pro Tem.

In the absence of the Mayor or because of his or her inability or refusal to act, the City Council may elect a member of the City Council to preside over the meeting as Mayor pro tempore. The election of a Mayor pro tempore shall be entered in the minutes of the City Council meeting at which he or she is elected. The Mayor pro tempore shall preside at the Council meeting and perform, during the Mayor's absence, disability, or refusal to act, the duties and functions of the Mayor. Any member of the City Council elected as Mayor pro tempore shall still retain his or her power and authority as a member of the Council and shall be entitled to vote as a member of the City Council on all matters.

2-02-070. Restrictions.

The Mayor may not serve as the City Recorder or the City Treasurer.

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The ceremonial functions and administrative powers, authority, and duties of Farmington City are vested in the Mayor, except as delegated to the City Manager ¶

¶ 2-03-020.

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CHAPTER 2-03 ELECTION AND QUALIFICATION

- 2-03-010. Elections.
- 2-03-020. Declaration of Candidacy.
- 2-03-030. Nomination Petition.
- 2-03-040. Residency and Registered Voter Requirements.
- 2-03-050. Term of Office.
- 2-03-060. Vacancies.
- 2-03-070. Oath of Office.
- 2-03-080. Bond.
- 2-03-090. Salaries.
- 2-03-100. Transfer of Records.
- 2-03-110. Campaign Finance Statement.
- 2-03-120. Ethics Act.
- 2-03-130. Political Activities.

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2-03-010. Elections.

Consistent with the provisions of Utah Code Ann. § 20A-1-202, as amended, the offices of Mayor and Council Member shall be filled by election of the registered voters of Farmington City in an at-large municipal election held on the Tuesday after the first Monday in November in odd-numbered years. Municipal elections for the offices of Mayor or Council Member shall be conducted in the manner provided in the Utah Election Code, set forth in Title 20A of the Utah Code Annotated, and applicable provisions of Utah Code Ann. §§ 10-3-201, et seq., as amended.

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2-03-020. Declaration of Candidacy.

Any eligible and qualified person desiring to run for the elected municipal offices of Mayor or Council Member shall file a declaration of candidacy with the City Recorder in accordance with the filing requirements set forth in Title 20A, Chapter 9 of the Utah Code Annotated.

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2-03-030. Nomination Petition.

Any resident of the City may nominate a candidate for elected municipal office by filing a nomination petition with the City Recorder in accordance with the filing requirements set forth in Title 20A, Chapter 9 of the Utah Code Annotated.

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2-03-040. Residency and Registered Voter Requirements.

Persons eligible to file a declaration of candidacy or to be nominated for the elected office of Mayor or Council Member shall be a registered voter of Farmington City, shall have resided in Farmington City for the 12 consecutive months immediately before the date of the election, and shall meet the residency and filing requirements of Utah Code Ann. § 20A-9-203, as amended. Pursuant to Utah Code Ann. § 10-3-301, as amended, each person elected to the office of Mayor or Council Member shall maintain residency within the boundaries of the City during his or her term of office. If a person elected to the office of Mayor or Council Member establishes his or her principal place of residence outside the municipality during his or her term of office, the office is automatically vacant. If a person elected to the office of Mayor or Council Member is absent from the City anytime during his or her term of office for a continuous period of more than sixty (60) days without the consent of the City Council, that person's elected office is automatically vacant.

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2-03-050. Term of Office.

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Persons elected to the office of Mayor or Council Member shall begin their term of office at 12 o'clock noon on the first Monday in January following their election, and shall continue in office for four (4) years thereafter and until their respective successors are chosen and qualified, except in case of death, resignation, removal, or disqualification from office.

2-03-060. Vacancies.

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Vacancies in the offices of Mayor or Council Member shall be filled in accordance with the provisions of *Utah Code Ann.* § 20A-1-510, as amended.

2-03-070. Oath of Office.

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(a) Required. All elected officials shall take, subscribe and file the Constitutional oath of office before entering upon the duties of their respective offices. Elected officials shall take their oath of office at 12:00 noon on the first Monday in January following their election or as soon thereafter as is practical.

(b) Administered. The oath of office shall be administered by the City Recorder, any judge, or any notary public.

(c) Filed. All oaths of office shall be filed with the City Recorder.

(d) Failure to Comply. No official act of any officer shall be invalid for the reason that he or she failed to take the oath of office.

2-03-080. Bond.

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(a) Required. Elected officers of the City before taking office shall execute a bond with good and sufficient sureties, payable to the City or shall be included within public employee blanket bonds, in the amount of not less than \$10,000, conditioned for the faithful performance of the duties of the respective officers and the payment of all monies received by such officer according to the law and the ordinances of Farmington City.

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(b) Approval. The bonds of Council Members shall be approved by the Mayor, and the bond of the Mayor shall be approved by the City Council, at the first meeting of the City Council in January following a municipal election. All bonds of elected officers shall be filed with the City Recorder.

(c) Premium Charge. The premium charge by a corporate surety for any official bond shall be paid by Farmington City.

(d) Additional Bonds. The City Council may at any time require further and additional bonds of any elected officers of the City.

2-03-090. Salaries.

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Elected officers shall receive such compensation for their services as the City Council may fix or amend by ordinance in accordance with the notice and hearing requirements set forth in *Utah Code Ann.* § 10-3-818, as amended. The compensation of elected officers shall be paid at least monthly. City staff, as part of the regular budget process, may review the appropriateness of the compensation received by the Mayor and City Council members and recommend adjustments thereto as deemed appropriate, taking into consideration the impact of inflation, consumer price index, and the compensation of elected officials in nearby cities of similar size.

2-03-100. Transfer of Records.

Every officer of the City upon expiration of his or her term for any cause whatsoever shall deliver to the City Recorder all books and records which may be the property of the City.

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2-03-110. Campaign Finance Statement.

(a) Statement Required. Each candidate for municipal office shall file with the City Recorder a Campaign Finance Statement disclosing his or her itemized and total campaign contributions and expenditures in accordance with the procedures and requirements set forth herein and in Utah Code Ann § 10-3-208, as amended.

(b) Time for Filing. Each candidate for municipal office who is eliminated at a municipal primary election shall file with the City Recorder a Campaign Finance Statement no later than thirty (30) days after the date of the municipal primary election. Each candidate for municipal office who is not eliminated at a municipal primary election shall file with the City Recorder a Campaign Finance Statement no later than seven (7) days before the date of the municipal general election and another Campaign Finance Statement no later than thirty (30) days after the date of the municipal general election. A Campaign Finance Statement required under this Section is considered filed if it is received in the City Recorder's Office by 5:00 p.m. on the date that it is due.

(c) Definitions. For purposes of this Section, the following words shall have the meanings set forth

(1) Contribution. "Contribution" means all monies, in-kind contributions, and contributions of tangible things given to the candidate or to the organization(s) representing the candidate, for the purpose of enhancing the candidate's campaign.

(2) Expenditure. "Expenditure" means the monetary, in-kind payment, or payment of tangible things to any person or entity, by the candidate's campaign.

(3) Reporting Date. "Reporting date" means ten (10) days before a municipal general election (for a Campaign Finance Statement required to be filed no later than seven (7) days before a municipal general election) and the day of filing (for a Campaign Finance Statement required to be filed no later than thirty (30) days after a municipal primary or general election)

(4) Reporting Limit. "Reporting limit" means any contribution or expenditure in an amount equal to \$50 or more.

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(d) Campaign Finance Statement. Except as provided in Subsection (e), each Campaign Finance Statement shall:

(1) Report all of the candidate's itemized and total campaign contributions, including in-kind and other nonmonetary contributions, received before the close of the reporting date, and for each contribution that exceeds the reporting limit, identify the name and address of the donor, the date the contribution was received, and the amount of the contribution or the estimated value and type of the in-kind contribution;

(2) Report all of the candidate's itemized and total campaign expenditures made through the close of the reporting date, and for each expenditure that exceeds the reporting limit, identify the name of the recipient of the expenditure, and the date, purpose, and amount of the expenditure; and

(3) Report the aggregate summary of the total campaign contributions and expenditures received or made to date; i.e. totals from previous reports and the current report.

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(4) Identify the aggregate total of all contributions that individually do not exceed the reporting limit; and

(5) Identify for each campaign expenditure, the amount of the expenditure and the name of the recipient of the expenditure

(e) **Alternative Statement.** If the candidate receives \$500 or less in campaign contributions and spends \$500 or less on the candidate's campaign, the candidate shall be required to merely report the total amount of all campaign contributions and expenditures.

(f) **Notice to Candidates.** The City Recorder shall, at the time a candidate for municipal office files a declaration of candidacy with the City, and again fourteen (14) days before each municipal general election, notify the candidate in writing of:

(1) The provisions of State statutes and City ordinances governing the disclosure of campaign contributions and expenditures,

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(2) The dates when the candidate's Campaign Finance Statement is required to be filed; and

(3) The penalties that apply for failure to file a timely Campaign Finance Statement, including the statutory provisions that require removal of the candidate's name from the ballot for failure to file the required Campaign Finance Statement when required.

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(g) **Failure to File.** Except as provided in Subsection (h), if a candidate fails to file a Campaign Finance Statement in accordance with the provisions of this Section and applicable provisions of State law, the City Recorder shall inform the appropriate election official who shall, if practical, remove the candidate's name from the ballot by blacking out the candidate's name before the ballots are delivered to voters, or if removing the candidate's name from the ballot is not practicable, inform the voters by any practicable method that the candidate has been disqualified and that the votes cast for the candidate will not be counted.

(h) **Inadvertent Omissions.** Notwithstanding Subsection (g), a candidate who timely files a Campaign Finance Statement seven (7) days before a municipal general election is not disqualified if: (1) the statement details accurately and completely the information required herein, except for inadvertent omissions or insignificant errors or inaccuracies; and (2) the omissions, errors, or inaccuracies are corrected in an amended report or in the next scheduled report.

(i) **Public Records.** Financial disclosure reports filed pursuant to this Section are considered public documents open to inspection in accordance with *Utah Code Ann.* § 10-3-208, as amended, and the Utah Government Records Access and Management Act, as amended. The City Recorder shall make each Campaign Finance Statement filed by a candidate available for public inspection and copying and post an electronic copy of the same in accordance with applicable provisions of *Utah Code Ann.* § 10-3-208(5), as amended.

#### 2-03-120. Ethics Act.

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All elected officers shall comply with the provisions, conditions and requirements of the Utah Municipal Officers' and Employees' Ethics Act as set forth in *Utah Code Ann.* §§ 10-3-1301, *et seq.*, as amended.

#### 2-03-130. Political Activities.

(a) Officers. Municipal officers shall comply with and be subject to the political activities provisions of *Utah Code Ann.* § 10-3-1108, as amended.

(b) City. The City shall comply with the terms and conditions of the political activities provisions of *Utah Code Ann.* § 10-3-1108, as amended. Pursuant to the Political Activities of Public Entities Act, as set forth in *Utah Code Ann.* § 20A-11-1201, *et seq.*, as amended, unless specifically required by law, the City may not make expenditures from public funds for political purposes or to influence a ballot proposition.

CHAPTER 2-04 LEGISLATION

- 2-04-010. Ordinances.
- 2-04-020. Resolutions.
- 2-04-030. Public Records.

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2-04-010. Ordinances.

- (a) Legislative Power. Except as otherwise specifically provided, the City Council shall exercise its legislative powers through ordinances.
- (b) Extent of Power. The City Council may pass any ordinance to regulate, require, prohibit, govern, control or supervise any activity, business, conduct or condition authorized by law.
- (c) Form. Any ordinance passed by the City Council shall contain and be in substantially the order and form as set forth in *Utah Code Ann* § 10-3-704, as amended. No ordinance shall be void or unlawful by reason of its failure to conform to certain provisions of said law.
- (d) Effective Date. Unless otherwise provided in the ordinance, ordinances shall become effective twenty (20) days after publication or posting, or thirty (30) days after final passage by the City Council, whichever is sooner. Ordinances may become effective at an earlier or later date after publication or posting if so provided in the ordinance.
- (e) Signed. Ordinances passed or enacted by the City Council, before taking effect, shall be signed by the Mayor, or if the Mayor is absent, by the Mayor pro tempore or by a quorum of the Council Members as required by law.

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(f) Publication. Except as otherwise provided by law, all ordinances, before taking effect, shall be posted and/or published in accordance with applicable provisions of Utah Code Ann § 10-3-711, as amended.

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(g) Recording. The City Recorder shall record, in a book used exclusively for that purpose, all ordinances passed by the City Council. The City Recorder shall give each ordinance a number, if the City Council has not already done so. The City Recorder shall make or cause to be made a certificate stating the date of passage and the date of publication or posting of the ordinance, as required. All ordinances shall be recorded as provided herein before taking effect.

(h) Prima Facie Evidence. The record and certificate prepared by the City Recorder, or a certified copy thereof, shall be prima facie evidence of the contents, passage, and publication or posting of the ordinance or codification. In addition, the ordinances printed and published by the authority of the City Council, shall be prima facie evidence of the contents, passage, and legal publication of such ordinances, as of the dates mentioned in the publication in all courts and administrative proceedings.

(i) Proved Under Seal. The contents of all Farmington City ordinances, the dates of passage, and the dates of publication or posting, may be proved by the certification of the City Recorder under the seal of Farmington City.

2-04-020. Resolutions.

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- (a) Administrative Powers. Unless otherwise required by law, the City Council may exercise all administrative powers by resolution.
- (b) Form. Any resolution passed by the City Council shall be in a form and contain sections substantially similar to that prescribed for ordinances.

(c) **Effective Date.** Resolutions may take effect on passage or at a later date as the City Council may determine, but resolutions may not become effective more than three (3) months from the date of passage.

(d) **Publication.** Resolutions may become effective without publication or posting.

(e) **Limitation.** No punishment, fine, or forfeiture may be imposed by resolution.

**2-04-030. Public Records.**

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The ordinances, resolutions, and any other books, records, accounts or documents of the City shall be kept at the office of the City Recorder. Approved copies shall be open and available to the public during regular business hours for examination and copying in accordance with the Utah Government Records Access and Management Act.

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CHAPTER 2-05. CONSTITUTIONAL TAKING ISSUES

- 2-05-010. Purpose and Intent.
- 2-05-020. Constitutional Taking.
- 2-05-030. Guidelines and Procedures for Review.
- 2-05-040. Limitations.

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2-05-010. Purpose and Intent.

The purpose of this Chapter is to provide advisory guidelines to assist the City in identifying and reviewing actions of the City which may involve the physical taking or exaction of private real property that may involve Constitutional taking issues in accordance with the advisory provisions of *Utah Code Ann. §§ 63L-4-101, et seq., as amended. This Chapter does not apply when the City formally exercises its power of eminent domain.*

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2-05-020. Constitutional Taking.

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(a) As used herein "Constitutional taking issues" means actions involving the physical taking or exaction of private real property by the City that might require compensation to a private real property owner because of:

- (1) the Fifth or Fourteenth Amendment of the Constitution of the United States;
- (2) Article I, Section 22 of the Utah Constitution, or
- (3) any recent court rulings governing the physical taking or exaction of private real property by a governmental entity.

(b) Actions by the City involving the physical taking or exaction of private real property is not a Constitutional taking if the physical taking or exaction:

- (1) bears an essential nexus to a legitimate governmental interest, and
- (2) is roughly proportionate and reasonably related, on an individualized property basis, both in nature and extent, to the impact of the proposed development on the legitimate government interest.

2-05-030. Guidelines and Procedures for Review.

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Any owner of private real property who claims there has been a Constitutional taking of the owner's private real property by the City shall request a review of the final decision of any official, employee, board, commission or council of the City implicating such Constitutional taking. The following guidelines and procedures shall be followed in the event such review is requested.

(a) Final Decision. The person requesting a review must have obtained a final and authoritative determination, internally, within the City, relative to the decision from which they are requesting review.

(b) Time for Filing. The person requesting a review shall file his or her request in writing to the office of City Recorder within thirty (30) days from the date of the final decision that gave rise to the concern that a Constitutional taking has occurred.

(c) Date for Review. The City Council or its designee shall immediately set a time to review the decision that gave rise to the Constitutional taking claim.

(d) **Additional Information.** In addition to the written request for review, the applicant shall submit prior to the date of review the following information. An application shall not be deemed "complete" or "submitted" until the reviewing body certifies to the applicant that all the materials and information required herein has been received. The reviewing body shall promptly notify the applicant of an incomplete application.

- (1) name of the applicant requesting review;
- (2) name and business address of current owner of the property, form of ownership, and name and address of all principal shareholders or partners if a business entity is involved;
- (3) a detailed description of the grounds for the claim that there has been a Constitutional taking;
- (4) a detailed description of the property alleged to have been taken;
- (5) evidence and documentation as to the value of the property alleged to have been taken, including any evidence of the value of the property before and after the alleged taking, the name of the party from whom the property was purchased and the relationship if any between the person requesting review and the party from whom the property was acquired;
- (6) the nature of the protectable interest claimed to be affected, such as, but not limited to, fee simple ownership, leasehold, etc.;
- (7) terms (including sale price) of any previous purchase or sale of a full or partial interest in the property in the three (3) years prior to the date of application;
- (8) all appraisals of the property prepared for any purpose, including financing, offering for sale, or ad valorem taxation, within the three (3) years prior to the date of application;
- (9) the assessed value of and the ad valorem taxes on the property for the previous three (3) years;
- (10) all information concerning current mortgages or other loans secured by the property, including name of the mortgagee or lender, current interest rate, remaining loan balance and term of loan and other significant provisions, including but not limited to, right of purchasers to assume the loan;
- (11) all listings of the property for sale or rent, price asked and offers received, if any, within the previous three (3) years;
- (12) all studies commissioned by the applicant within the previous three (3) years concerning feasibility of development or utilization of the property;
- (13) itemized income and expense statements from the property for the previous three (3) years for income producing property;
- (14) information from a title policy or other source showing all recorded liens or encumbrances affecting the property; and
- (15) any other additional information requested by the City which is reasonably necessary in its opinion to arrive at a conclusion concerning whether there has been a Constitutional taking.

(d) **Review.** The City Council or its designee shall hear all the evidence related to and submitted in connection with the request for review to determine whether or not the action by the City constitutes a Constitutional taking as defined herein, including consideration of the following:

(1) whether the physical taking or exaction of the private real property bears an essential nexus to a legitimate governmental interest;

(2) whether a legitimate governmental interest exists for the action taken by the City;  
and

(3) whether the taking or exaction is roughly proportionate and reasonably related, on an individual property basis, both in nature and extent, to the impact caused by the activities that are the subject of the decision being reviewed.

(e) **Decision.** The City Council or its designee shall render a final decision on the review within fourteen (14) days from the date the complete application for review was submitted to the City Recorder. The decision of the City Council or its designee regarding the results of the review shall be given in writing to the applicant and the official, employee, board, commission or council that rendered the final decision that gave rise to the Constitutional taking claim. When determined to be necessary and appropriate, the reviewing body shall make a recommendation to the official, employee, board, commission or council that made the decision that gave rise to the Constitutional taking claim.

(f) **Failure to Render Decision.** If the City fails to hear and decide the appeal within fourteen (14) days, the acting body's decision or action is presumed to be approved.

**2-05-040. Limitations.**

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The guidelines set forth herein and any decision rendered pursuant to the provisions of this Chapter are advisory only and shall not be construed to expand or limit the scope of the City's liability for a Constitutional taking. The City shall have no legal liability to any person, firm or entity of any nature whatsoever and a court may not impose liability upon the City for failure to comply with the provisions of this Chapter.

# FARMINGTON CITY COUNCIL/EXECUTIVE STAFF RETREAT

Saturday, February 25, 2012

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*Present: Mayor Scott Harbertson, Council Members John Bilton, Nelsen Michaelson, Cory Ritz, Jim Talbot, and Jim Young, City Manager Dave Millheim, Finance Director Keith Johnson, Community Development Director David Petersen, Police Chief Wayne Hansen, Fire Chief Guido Smith, Public Works Director Walt Hokanson, Parks & Recreation Director Neil Miller and City Recorder Holly Gadd*

**Mayor Harbertson** began the meeting at 8:00 a.m., and **Neil Miller** offered an opening prayer. The City Manager said there were two priorities for the meeting: (1) to understand the data which was collected; and (2) to determine specific priorities. The Strategic Plan was analyzed in detail in 2011, and the main focus in 2012 will be the financial aspects. During the past year, an economic model for the City was created by Economist **Doug Macdonald**. The model was based on specific details from the past ten years—spending, population growth, etc., and a baseline growth model for 2012—2022 was created. The baseline growth model offers the ability to create other models by changing the variables.

## **Financial Forecast Study and changes from the 2011 Final Numbers**

**Keith Johnson** reviewed the Ten-Year General Fund Baseline Scenario and related assumptions regarding population, wages and salaries, dwelling units, sales tax forecasts, consumer prices, General Fund revenues and expenditures, debt payments and personnel increases. There was discussion of the specifics that drive the needs of each department, and **Dave Millheim** said 80% of the Council's budgetary decisions will be related to the General Fund. **Jim Talbot** said the City needs to caution against leaving too many projects undone which will increase the cost to repair those projects, whereas ongoing maintenance may reduce costs. He also questioned the high fund balance and said the City must be realistic as well as conservative. **Dave Millheim** said a standard plan is to allocate one third of the fund for roads, one third for parks, and one third as reserve funds.

## **List of Projects**

**Keith Johnson** said this list was compiled from the strategic plan, impact fee plans, the budget, and capitol improvement lists, and details were given on several items on the list.

## **List of Top Priority Projects**

**Dave Millheim** asked the Council to determine whether or not they agree with the rankings and the funding plans and how to fund the projects which are not currently funded. There was discussion and input regarding the following projects and departmental needs:

### **1. Street Maintenance Plan**

**Keith Johnson** said the City allocates \$350,000 from Class C Road Funds and an additional \$300,000 every third year from the General Fund. The Class C Road Funds come into the General Fund, and then the money is transferred into the road fund. Residents pay this tax at the gas station, and cities receive money based on a certain number of road miles they have, and the funds can only be used for street maintenance. The **Mayor** said CRS Engineers conducted a study of every street in Farmington several years ago and determined that it would require \$12 million to properly repair all of the streets. Their study was based on a 10-year plan, but that figure can be cut in half by using a 20-year plan which the Public Works Department uses. **Walt Hokanson** pointed out that there could be streets which are beyond repair.

## 2. Police Department Needs

It is anticipated that in the next 10 years six new police officers and one new staff member will be necessary. The replacement of old cars and the purchase of new patrol cars are ongoing and will be paid through “Transfers out–equipment” which will impact the General Fund. **Chief Hansen** said important factors for growth in his department are population, the number of calls, and the level of service—Farmington residents expect a high level of service.

## 3. Fire Department Needs Parks & Recreation Department

The Fire Department plans to: (1) add five full-time firefighters in 2014 with assistance from 5-year SAFER grants; (2) purchase a ladder truck in 2014 for \$1 million; (3) upgrade extrication equipment at a cost of \$10,000 per year; (4) construct a substation or training tower; and (5) replace ambulances in 2015 and 2020. **Chief Smith** emphasized the importance of having two full-time staff members on each shift which would meet NFPA requirements for lower response times. The Council discussed the costs and issues associated with these requests. **Cory Ritz** asked if the Fire Department has a facility to house the new fire truck when it is purchased or does that bump the west side fire station onto the priority list. **GS** said the current station will be able to house the truck. The substation will be used to store some equipment and a contingency plan for the future.

## 4. Parks & Recreation Department

**Keith Johnson** said the City added 39 acres to make a 62-acre park rather than the 40-acre park listed on the impact fees and estimated it would cost \$11.7 million. **Doug Macdonald** projection that it would cost \$16.3 million so there is a \$5 million gap. **Dave Millheim** predicted that this will be a big political issue for the City Council, and there are two problems with the park impact fees: (1) The City adopted the impact fees for the 21-acre parcel in 2009 and then decided it was too high and made a 40% cut. The only way to legally bridge that gap is with a General Fund supplement which is a property tax increase or a fund transfer because impact fees can only be used for the designated purpose; (2) If the park is larger than 21 acres, the City will have to do either a new impact fee or a RAP tax. It will not be a light decision because if the park is larger, it will require a significant property tax increase and possibly another RAP Tax or additional funds from the General Fund. **Jim Talbot** said Farmington needs a large park and suggested that staff research the possibility of a large sports park which could handle soccer/softball tournaments and charge money for participation. **Keith Johnson** said the annual cost of running a recreation center is not included in the report, and partnering with the DSD would be a great option because the costs would be shared. The DSD predicts that the high school will be built in 8-10 years. **Neil Miller** suggested the possibility of partnering with the DSD to create several temporary soccer fields on a portion of their property as soon as possible. Possible locations for a recreation center include the future park site near the Fairgrounds, Forbush Park, or the future high school property in west Farmington.

## 5. Public Works Department

**Walt Hokanson** pointed out that the Public Works and Parks and Recreation Departments often interchange jobs so it is difficult to get exact figures for funding.

### Funding Mechanisms for Top Priority Projects

**Keith Johnson** said it will cost between \$11 and \$16 million to build a recreation center and a regional park. The timing is not right for a decision on these two items but this is to show the effect each decision will have on the City’s bottom line and how the City can pay for a recreation center and/or park. **Nelsen Michaelson** said the majority of Farmington residents do not want tax increases.

## 1. General Obligation (G.O.) Bond

Heritage Park was built using a (G.O.) Bond of \$1.9 million with a variable tax rate for, and the last payment is due in 2016. Because the City has revenue from this Bond, taxes would not have to be raised—the higher rate would continue to bring in additional income to build the facilities. Depending on how the bond is structured, \$3 million could be available. The tax rate varies, and the bond does not affect impact fees—it will only affect property taxes. **Dave Millheim** predicted that it would be an easier sell to the public because taxes will not be raised, and it will be vital to have City Council support for the proposal.

## 2. RAP Tax

**Keith Johnson** explained that the Recreation, Arts, Parks (RAP) Tax is a .1% sales tax which is collected on everything except non-prepared food items, and it would generate between \$150,000 and 200,000 per year for 10 years. **Dave Millheim** said this is the most important way the City could raise additional money, and the timing is perfect because having a RAP tax during Station Park's upward cycle would mean that people outside of the City would help pay for these facilities in Farmington as they shop and dine in Station Park. The **Mayor** said he met with **Kent Sulzer**, Chairman of the Hotel/Restaurant Tax Committee for Davis County, concerning the possibility of a RAP tax for a park and recreation center in Farmington. Both Centerville and Bountiful Cities received \$2 million in RAP tax money to build their theater and recreation center, and they had to prove that these facilities were going to bring in extra dollars from restaurants, hotels, etc. He and **Dave Millheim** have been thinking about how the City can sell this proposal to the County. The County plans to build four soccer fields in west Farmington, and the **Mayor** suggested the possibility of partnering with Davis County to build a larger facility with 7-8 fields because 4 fields is not adequate for a regional facility. **Neil Miller** said there are several regional facilities in Utah with up to 20 fields. The County has planned a meeting in March to discuss soccer fields so it would be a good time to present this proposal. The **Mayor** also said there are some very influential people in Farmington who would like to make donations for this project—one resident has already said he will donate \$1 million, and he would like to pursue additional fundraising.

## 3. Impact Fees

**Keith Johnson** said \$6.2 million in impact fees is planned for the recreation center and the regional park. The City used \$500,000 in impact fees to purchase the Old Farm property, so there is very little left; however, there are other ways to fund these facilities.

## 4. Ordinance

**David Petersen** said another funding source the City has been pondering is to create an ordinance where if a developer sets aside open space (25 or 30%) that he can develop the rest of the property in homes as long as some of the proceeds of the sales go towards the regional park. He said there is some controversy concerning the proposal, and he asked if the City Council wanted them to pursue this option. **John Bilton** said he did not think it was a good idea, and such a proposal would require additional research.

## General Fund Balance Allocation

**Mayor Harbertson** said the large issues have been covered well, but nothing has been allocated for minor, ongoing improvements throughout the City. **Jim Young** agreed and said the City's first obligation is to protect residents and their property, and street maintenance is a very close second. **Nelsen Michaelson** agreed and said he heard many comments about the condition of the City's streets. He does not understand how all of this fits together, and the deficit in 10 years does not work. **Jim Talbot** pointed

out that the safety of Farmington residents has always been a priority, but residents want amenities in their City, and those must be planned for. He was a proponent for the purchase of Old Farm because it is a great asset for the City. **Keith Johnson** also pointed out that these figures are very conservative, and he reviewed the chart showing revenues from the General Fund. The sales tax has risen significantly, and hopefully, it will continue to rise. The Total Direct sales are 25% higher this year than last year.

### **Old Farm**

**Dave Millheim** explained that Old Farm is 18 acres of property located near Zions Bank. The original developer lost the property; Key Bank took it back and tried to sell it, but potential developers only wanted the property if they could be assured of its use. The City was able to purchase the property from Key Bank for \$1.9 million using a combination of \$1 million in RDA funds with an affordable housing component, \$500,000 from the Park fund, \$134,000 from the storm drain fund (regional detention pond is planned for that area), and \$70,000 from the General Fund. The State of Utah owns 4 to 5 acres adjacent to this property, and he suggested that the City pursue the possibility of purchasing it. He cautioned against doing anything too quickly and said the smartest way for the City to maximize this investment is to create a plan and then approach developers for a possible joint venture or RFP. He suggested the formation of a small committee to study the options for Old Farm. The **Mayor** said that another property owner in the area may want to sell or trade his property to the City. **Jim Talbot** said there are many options for Old Farm, but he would like the City to focus on other things and not rush into this project. **Jim Young** would like to include owner-occupied senior housing in Old Farm because there are many older residents who are looking for smaller homes. The **Mayor** said Old Farm is one of the gateways to Farmington, and he would like to it done right.

### **Other (Questions & Answers)**

- **Mayor Harbertson** asked for an update on the Verizon cell tower, and **Dave Millheim** said he had not heard anything from Verizon and will find out when they plan to install the tower.
- **Jim Talbot** would like to discuss a property acquisition item, and **Dave Millheim** said he would add it to the closed session agenda at the next Council meeting.

### **Questions and Answers**

**Mayor Harbertson** expressed appreciation to the City Council and staff for their support, and **Dave Millheim** said it is a privilege for him and the rest of the staff to work for Farmington City.

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**Holly Gadd**, City Recorder  
Farmington City Corporation

## STORM WATER & CONSTRUCTION BOND LOG

DATE	NAME	PERMIT	STORM WATER BOND	CONSTRUCTION BOND
2/14	Jerry Preston	10045	\$1,000.00	\$500.00
3/6	Joel Hale	10143	\$1,000.00	
3/6	Destination Homes	10184	\$1,000.00	
3/6	Dalton Construction	10188	\$1,000.00	
3/6	Jerry Preston	10177	\$1,000.00	
3/6	Destination Homes	10187	\$1,000.00	
3/6	Destination Homes	10199	\$1,000.00	
3/6	Haskell Homes	10195	\$1,000.00	
3/7	Henry Walker	10193	\$1,000.00	
3/7	Destination Homes	10205	\$1,000.00	
3/8	Jerry Preston	10194	\$1,000.00	
3/8	Richmond American	10198	\$1,000.00	
3/8	Richmond American	10201	\$1,000.00	

Mar-12

# FARMINGTON CITY



**SCOTT C. HARBERTSON**  
MAYOR

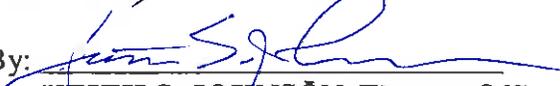
**JOHN BILTON**  
**NELSEN MICHAELSON**  
**CORY R. RITZ**  
**JIM TALBOT**  
**JAMES YOUNG**  
CITY COUNCIL

**DAVE MILLHEIM**  
CITY MANAGER

I hereby certify the disbursements listing claims against the City for the month of February, 2012.

1. Have been pre-audited and documented;
2. Have been approved in one of the following ways:
  - a. Purchase order directly approved by the City Manager who is the Budget Officer of the City, as delegated by the Mayor.
  - b. Are directly approved by the Governing Body; or
  - c. Are approved by the Finance Officer.
3. Are within the lawful debt limit of the City; and
4. Do not over-expend the appropriate departmental budget established by the Governing Body.

## FARMINGTON CITY CORPORATION

By:   
**KEITH S. JOHNSON, Finance Officer**

By:   
**DAVE MILLHEIM, City Manager**

.....  
A minute motion was made by Council Member \_\_\_\_\_ to ratify payment of the list of claims for the month of February that were pre-audited, approved, and certified by the City Finance Officer and the City Manager. The motion was seconded by Council Member \_\_\_\_\_ and approved by \_\_\_\_\_ of \_\_\_\_\_ members present at the City Council meeting held this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
**SCOTT C. HARBERTSON, Mayor**

## Report Criteria:

Transaction Journal Code = CD, CDA, CDPT

Journal	Payee or Description	Date	Check No	Amount
CDPT	ICMA RETIREMENT TRUST-#801021	02/01/2012	13	1,611.46
CDPT	ICMA RETIREMENT TRUST-107328	02/01/2012	14	7,992.42
CDPT	ICMA RETIREMENT TRUST-301813	02/01/2012	15	2,672.43
CDPT	IRS TAX DEPOSIT	02/01/2012	16	26,613.89
CDPT	UTAH STATE RETIREMENT OFFICE	02/01/2012	17	21,163.61
CDPT	UTAH STATE TAX COMMISSION	02/01/2012	18	14,907.29
CDPT	ICMA RETIREMENT TRUST-#801021	02/15/2012	19	1,611.46
CDPT	ICMA RETIREMENT TRUST-107328	02/15/2012	20	2,230.85
CDPT	ICMA RETIREMENT TRUST-301813	02/15/2012	21	2,675.39
CDPT	IRS TAX DEPOSIT	02/15/2012	22	24,115.90
CDPT	UTAH STATE RETIREMENT OFFICE	02/15/2012	23	18,277.33
CDPT	AFLAC	02/02/2012	30642	605.13
CDPT	CGLIC- CHICAGO	02/02/2012	30643	43,267.51
CDPT	CHILD SUPPORT SERVICES/ ORS	02/02/2012	30644	702.37
CDPT	Farmington Firemen Assocation	02/02/2012	30645	368.00
CDPT	VOID CK	02/02/2012	30646	.00
CDPT	FRATERNAL ORDER OF POLICE	02/02/2012	30647	455.00
CDPT	HARTFORD LIFE AND ANNUITY	02/02/2012	30648	60.58
CDPT	PEHP	02/02/2012	30649	3,378.83
CDPT	STANDARD INSURANCE CO.	02/02/2012	30650	4,308.77
CDPT	UTAH LOCAL GOVERNMENTS TRUST	02/02/2012	30651	875.36
CDPT	WASHINGTON NATIONAL INSURANCE	02/02/2012	30652	123.15
CDPT	CHILD SUPPORT SERVICES/ ORS	02/16/2012	30653	702.37
CDPT	FCF BENEFITS & ADMINISTRATION	02/16/2012	30654	1,074.04
CD	GRANT MACKAY - METER DEPOSIT REFUND	02/02/2012	87497	150.00
CD	MKB MECHANICAL, INC. - SERVICE AND MATER	02/02/2012	87498	105.50
CD	HENRIKSEN BUTLER - FURNISHINGS	02/02/2012	87499	334.95
CD	AMERICAN RED CROSS - SUPPLIES	02/02/2012	87500	30.00
CD	COP CONSTRUCTION - EXCAVATION PERMIT REF	02/02/2012	87501	1,000.00
CD	SMWRA - MEMBERSHIP DUES	02/02/2012	87502	20.00
CD	IFA COUNTRY STORES - SPRING PESTICIDE SE	02/02/2012	87503	40.00
CD	INTERMOUNTAIN DRUG TESTING - TESTING FEE	02/02/2012	87504	218.00
CD	PAT MACCARTHY PRODUCTIONS - STREET CRIME	02/02/2012	87505	1,180.00
CD	UCPA - GOLF TOURNAMENT	02/02/2012	87506	130.00
CD	USTA - MEMBERSHIP RENEWAL	02/02/2012	87507	100.00
CD	BRIAN COOPER - TRAINING EXPENSES	02/02/2012	87508	24.00
CD	LORI FARNSWORTH - COMM. CENTER CLEANING	02/02/2012	87509	500.00
CD	SHERMAN HADLEY - BASKETBALL OFFICIAL	02/02/2012	87510	100.00
CD	RON KARPENKO - TRAINING EXPENSES	02/02/2012	87511	24.00
CD	JANN LEONARD - COMM. CENTER DEPOSIT REFU	02/02/2012	87512	360.00
CD	HOLLY PROCTOR - COMM. CENTER DEPOSIT REF	02/02/2012	87513	120.00
CD	MARK SACKETT - BASKETBALL OFFICIAL	02/02/2012	87514	88.00
CD	LAURIE SOLOMON - PLAY REFUND	02/02/2012	87515	75.00
CD	ADAM SUDWEEKS - TRAINING EXPENSES	02/02/2012	87516	24.00
CD	LOREN WALKER - BASKETBALL OFFICIAL	02/02/2012	87517	188.00
CD	BRETT WINKLEMAN - TRAINING EXPENSES	02/02/2012	87518	28.98
CD	UTAH LEAGUE OF CITIES & TOWNS - UTAH BEN	02/02/2012	87519	500.00
CD	CARL CREER - REIMB. FOR WATER DAMAGE	02/02/2012	87520	3,435.43
CD	SYLVIA CLARK - HEALTH REIMBURSEMENT	02/02/2012	87521	250.00
CD	SOLOMONIAL FLAG - CEMETARY MEMORIAL	02/02/2012	87522	102.80
CD	UCPA - CONFERENCE REGISTRATION	02/02/2012	87523	250.00
CD	ZIONS BANK -	02/02/2012	87524	11,688.67
CD	PETTY CASH - RECORDING FEES	02/09/2012	87525	111.28
CD	ERIC MILLER - TRAVEL AND TRAINING EXPENS	02/09/2012	87526	120.00
CD	COURTYARD MARRIOTT - 4 NIGHTS/ERIC MILLE	02/09/2012	87527	496.94
CD	SUNRISE ENGINEERING - REIMB. FOR FEES	02/09/2012	87528	20.00

Journal	Payee or Description	Date	Check No	Amount
CD	VOID CK	02/09/2012	87529	.00
CD	DICK'S ACE HARDWARE - MISC. SUPPLIES	02/09/2012	87530	50.54
CD	HARBOR FREIGHT TOOLS - SUPPLIES	02/09/2012	87531	503.03
CD	NEIL MILLER - REIMB. YCC DINNER	02/09/2012	87532	29.95
CD	PINETOP ENGINEERING, LLC - PROFESSIONAL	02/09/2012	87533	455.35
CD	RUBBER STAMP FACTORY - STAMP	02/09/2012	87534	55.00
CD	RURAL WATER ASSOCIATION OF UT - CONF. RE	02/09/2012	87535	205.00
CD	SAFETY WEST, INC - SERVICE	02/09/2012	87536	277.65
CD	TRUCK TRIM MANUFACTURING, INC. - SUPPLIE	02/09/2012	87537	90.00
CD	U.S. POST OFFICE - POSTAGE	02/09/2012	87538	50.00
CD	UT MUNICIPAL CLERKS ASSN. - RECORDERS C	02/09/2012	87539	365.00
CD	PAUL BENEDICT - BASKETBALL OFFICIAL	02/09/2012	87540	88.00
CD	CRAIG BOYLE - PLAY REFUND	02/09/2012	87541	75.00
CD	BARBARA GUSTAVESON - ART INSTRUCTION	02/09/2012	87542	360.00
CD	KRISTEN HARBERTSON - REIMB. FYCC AWARDS	02/09/2012	87543	183.58
CD	JAMIE HILL - SOCCER REFUND	02/09/2012	87544	10.00
CD	DAVID KRIVANEC - BASKETBALL OFFICIAL	02/09/2012	87545	88.00
CD	JOSH MATHEWS - COMM. CENTER DEPOSIT REFU	02/09/2012	87546	290.00
CD	PEGGY PANTLE - COMM. CENTER DEPOSIT REFU	02/09/2012	87547	260.00
CD	RYAN RIOLO - BASKETBALL OFFICIAL	02/09/2012	87548	100.00
CD	KATHY POZZUOLI -	02/09/2012	87549	85.00
CD	MARK SACKETT - BASKETBALL OFFICIAL	02/09/2012	87550	50.00
CD	CAL YOSHIMURA - BASKETBALL OFFICIAL	02/09/2012	87551	50.00
CD	UT. DEPT. OF WORKFORCE SERVICE - MONTHY	02/09/2012	87552	1,699.61
CD	DALRIADA ENTERPRISES, INC. - SUPPLIES	02/09/2012	87553	281.00
CDA	AMERICAN EXPRESS	02/13/2012	87554	10,671.65
CDA	AMERICAN LINEN - STEINER	02/13/2012	87555	84.91
CDA	AMERICAN PLANNING ASSOCIATION	02/13/2012	87556	1,378.00
CDA	BENCHLAND WATER DISTRICT	02/13/2012	87557	1,434.00
CDA	BLUE PEBBLE PRESS	02/13/2012	87558	750.00
CDA	BLUE STAKES OF UTAH	02/13/2012	87559	196.37
CDA	BUREAU OF EMERGENCY MED SRV	02/13/2012	87560	100.00
CDA	BURT BROTHERS TIRE & SERVICE	02/13/2012	87561	15.23
CDA	CEM	02/13/2012	87562	645.50
CDA	Void - Information Only Check	02/13/2012	87563	.00
CDA	CARQUEST AUTO PARTS STORES	02/13/2012	87564	1,607.11
CDA	CRS CONSULTING ENGINEERS II	02/13/2012	87565	7,412.38
CDA	CANYON OFFICE PRODUCTS	02/13/2012	87566	916.40
CDA	CENTRAL DAVIS SEWER	02/13/2012	87567	99,451.11
CDA	CLIPPER PUBLISHING COMPANY	02/13/2012	87568	369.94
CDA	COLONIAL BUILDING SUPPLY, INC	02/13/2012	87569	352.45
CDA	COMFORT SYSTEMS	02/13/2012	87570	3,630.72
CDA	COSTCO HSBS BUSINESS SOLUTIONS	02/13/2012	87571	396.44
CDA	CROFT POWER EQUIPMENT	02/13/2012	87572	.84
CDA	L. N. CURTIS & SONS	02/13/2012	87573	195.00
CDA	DJB GAS SERVICES, INC.	02/13/2012	87574	13.50
CDA	DAVIS COUNTY	02/13/2012	87575	72.00
CDA	DICK'S MARKET	02/13/2012	87576	155.30
CDA	EVCO HOUSE OF HOSE	02/13/2012	87577	557.58
CDA	F.A.R.M. Police Supply	02/13/2012	87578	25.05
CDA	FASTENAL COMPANY	02/13/2012	87579	109.08
CDA	GLOBAL SECURITY	02/13/2012	87580	21.95
CDA	W. W. GRAINGER, INC.	02/13/2012	87581	17.21
CDA	HARMON'S	02/13/2012	87582	24.96
CDA	HEPWORTH FLORAL	02/13/2012	87583	48.00
CDA	HERRICK INDUSTRIAL SUPPLY CO	02/13/2012	87584	290.72
CDA	HINCKLEY DODGE CHRYSLER JEEP	02/13/2012	87585	28.46
CDA	HOME DEPOT	02/13/2012	87586	320.66
CDA	INFOBYTES, INC.	02/13/2012	87587	301.89

Journal	Payee or Description	Date	Check No	Amount
CDA	INTEGRA TELECOM	02/13/2012	87588	2,274.61
CDA	INTERWEST SUPPLY CO.	02/13/2012	87589	652.57
CDA	IRIS MEDICAL, INC	02/13/2012	87590	1,149.02
CDA	KAYSVILLE CITY	02/13/2012	87591	860.00
CDA	KENDRICK BODY & PAINT	02/13/2012	87592	1,849.12
CDA	KENT'S REPAIR	02/13/2012	87593	54.00
CDA	KROGER - SMITH'S CUSTOMER CHGS	02/13/2012	87594	256.48
CDA	KURT'S SHOP	02/13/2012	87595	350.00
CDA	MAIN STREET LUBE & OIL	02/13/2012	87596	39.45
CDA	MARLO PRODUCTS	02/13/2012	87597	149.95
CDA	MATRIX MEDICAL	02/13/2012	87598	813.57
CDA	LARRY H. MILLER CHRYSLER JEEP	02/13/2012	87599	1,637.10
CDA	MOENCH PRINTING	02/13/2012	87600	1,710.00
CDA	FRED A. MORETON & CO.	02/13/2012	87601	1,035.00
CDA	MOUNTAIN ALARM	02/13/2012	87602	39.00
CDA	MOUNTAIN STATES SUPPLY, INC.	02/13/2012	87603	61.88
CDA	NU-TREND ELECTRIC CORPORATION	02/13/2012	87604	225.36
CDA	OASIS STAGE WERKS	02/13/2012	87605	575.20
CDA	OCE NORTH AMERICA	02/13/2012	87606	14.63
CDA	OFFICE DEPOT	02/13/2012	87607	972.22
CDA	OGDEN PUBLISHING CORPORATION	02/13/2012	87608	425.37
CDA	PACIFIC OFFICE AUTOMATION	02/13/2012	87609	1,247.19
CDA	PARADISE BAKERY & CAFE	02/13/2012	87610	492.90
CDA	PARK LANE CHEVRON	02/13/2012	87611	62.44
CDA	PRIME SYSTEMS	02/13/2012	87612	528.00
CDA	PRO KLEANERS	02/13/2012	87613	415.00
CDA	PRO PIPE	02/13/2012	87614	400.00
CDA	PROFESSIONAL SALES & SERVICE	02/13/2012	87615	122.25
CDA	PURCELL TIRE & RUBBER COMPANY	02/13/2012	87616	498.68
CDA	QUESTAR GAS	02/13/2012	87617	1,674.37
CDA	TOM RANDALL DISTRIBUTING	02/13/2012	87618	7,697.62
CDA	Void - Information Only Check	02/13/2012	87619	.00
CDA	ROCKY MOUNTAIN POWER	02/13/2012	87620	17,310.59
CDA	ROBINSON WASTE SERVICES	02/13/2012	87621	37,495.67
CDA	RURAL WATER ASSOCIATION OF UT	02/13/2012	87622	200.00
CDA	SEMI SERVICE, INC.	02/13/2012	87623	270.14
CDA	SKAGGS COMPANIES, INC.	02/13/2012	87624	719.98
CDA	SPEEDEZE PEST CONTROL	02/13/2012	87625	140.00
CDA	STARWEST	02/13/2012	87626	246.00
CDA	SUNRISE ENGINEERING, INC.	02/13/2012	87627	2,105.70
CDA	TEC SERV, INC.	02/13/2012	87628	750.00
CDA	THATCHER COMPANY	02/13/2012	87629	1,602.63
CDA	ANNETTE TIDWELL	02/13/2012	87630	200.00
CDA	TURF EQUIPMENT & IRRIGATION	02/13/2012	87631	28.40
CDA	UTAH COMMUNICATIONS AGENCY NET	02/13/2012	87632	1,813.50
CDA	UTAH COMMUNICATIONS, INC.	02/13/2012	87633	97.00
CDA	WASATCH INTEGRATED WASTE	02/13/2012	87634	36,334.52
CDA	WASATCH VALLEY PIZZA	02/13/2012	87635	112.00
CDA	WEST	02/13/2012	87636	120.00
CDA	WHEELER MACHINERY COMPANY	02/13/2012	87637	581.76
CDA	WORKERS COMPENSATION FUND	02/13/2012	87638	4,130.47
CD	GNEIL - CARDS	02/16/2012	87639	105.24
CD	RICH RAYLOR - HEALTH REIMBURSEMENT	02/16/2012	87640	250.00
CD	UTAH DEPT. OF PUBLIC SAFETY - CDL TEST/N	02/16/2012	87641	40.00
CD	DEWAAL & SONS - REPAIR	02/16/2012	87642	753.95
CD	BOUNTIFUL GLASS INC. - SHOP	02/16/2012	87643	398.00
CD	MCL ELECTRIC, INC. - SERVICE	02/16/2012	87644	598.23
CD	INTOXIMETERS - SUPPLIES	02/16/2012	87645	740.50
CD	TOPHEALTH - HEALTH NOTICES	02/16/2012	87646	475.44

Journal	Payee or Description	Date	Check No	Amount
CD	PETROGEN, INC - SUPPLIES	02/16/2012	87647	2,076.79
CD	UT. CEMETERY & PARKS ASSOC. - N. MILLER/	02/16/2012	87648	600.00
CD	WASATCH ELECTRIC - METER DEPOSIT REFUND	02/16/2012	87649	150.00
CD	URPA - CONF. REGIS. W/DINNER	02/16/2012	87650	765.00
CD	PAUL BENEDICT - BASKETBALL OFFICIAL	02/16/2012	87651	100.00
CD	JIM COLLINGS - COMM. CENTER DEPOSIT REFU	02/16/2012	87652	300.00
CD	RAYMOND CRAWFORD - SOCCER REFUND	02/16/2012	87653	24.00
CD	SHERMAN HADLEY -	02/16/2012	87654	276.00
CD	MICHAEL HARRIS - SOCCER REFUND	02/16/2012	87655	20.00
CD	SUSAN JACOBSON - MONTHLY CLEANING	02/16/2012	87656	550.00
CD	MIKE MITCHELL - COMM. CENTER DEPOSIT REF	02/16/2012	87657	295.00
CD	BRYCE MOORE -	02/16/2012	87658	188.00
CD	DOUGLAS TRUMP - COMM. CENTER DEPOSIT REF	02/16/2012	87659	75.00
CD	SCOTT RICHARDSON - TRAINING EXPENSES	02/16/2012	87660	24.00
CD	NATALIE RIDDLE - SOCCER REFUND	02/16/2012	87661	24.00
CD	LOREN WALKER - BASKETBALL OFFICIAL	02/16/2012	87662	188.00
CD	DUERDEN'S APPLIANCES - REFRIDGERATOR AUG	02/23/2012	87663	37.82
CD	HUGHES GENERAL CONTRACTORS - WIND REPAIR	02/24/2012	87664	26,735.00
CD	ERIC MILLER - REIMB. FOR GAS	02/24/2012	87665	85.00
CD	UT PEACE OFFICERS ASSOC. - MEMBERSHIP RE	02/24/2012	87666	390.00
CD	UT BUREAU OF CRIMINAL IDENTI. - BCI TAC	02/24/2012	87667	75.00
CD	DCLEAA - ANNUAL DUES	02/24/2012	87668	100.00
CD	BUCHANAN ACCESS SYSTEMS - LABOR	02/24/2012	87669	99.00
CD	SOUTH POINT BUIDLERS -	02/24/2012	87670	1,400.00
CD	MICHAEL ELWELL CONSTRUCTION -	02/24/2012	87671	1,500.00
CD	DENNIS HIGLEY -	02/24/2012	87672	1,300.00
CD	BEARD CONSTRUCTION - PERMIT #11-9838	02/24/2012	87673	1,500.00
CD	HENRY WALKER HOMES -	02/24/2012	87674	1,500.00
CD	AGA - MEMBERSHIP DUES	02/24/2012	87675	95.00
CD	DAVE MILLHEIM - HEALTH REIMBURSEMENT	02/24/2012	87676	250.00
CD	RMT - PARTS	02/24/2012	87677	239.98
CD	ASHLEY DANIELSON - WIND DAMAGE MAPPING	02/24/2012	87678	500.00
CD	NICHOLAS HANSEN - REIMB FOR WRITTEN CDL	02/24/2012	87679	40.00
CD	BRAD THURGOOD - REIMB. FOR PARTS	02/24/2012	87680	27.37
CD	FABRIC MAGIC - REPAIR	02/24/2012	87681	230.00
CD	EMPIRE WEST - PARTS	02/24/2012	87682	236.66
CD	ZERMATT RESORT - HOTEL ROOMS FOR RUPA CO	02/24/2012	87683	1,339.90
CD	RICH TAYLOR - TRAINING AND TRAVEL EXPENS	02/24/2012	87684	83.60
CD	NEIL MILLER - TRAINING AND TRAVEL EXPENS	02/24/2012	87685	79.20
CD	SYLVIA CLARK - TRAVEL AND TRAINING EXPEN	02/24/2012	87686	85.14
CD	COLBY THACKERAY - TRAINING AND TRAVEL EX	02/24/2012	87687	69.63
CD	TRIPLE CROWN SHIRTS - SHIRTS	02/24/2012	87688	90.00
CD	CORI CONNORS - GUITAR INSTRUCTION	02/24/2012	87689	1,240.00
CD	HEATHER CARVER - COMM. CENTER DEPOSIT RE	02/24/2012	87690	150.00
CD	LARRY FAMULINER - TRAVEL/TRAINING EXPENS	02/24/2012	87691	482.51
CD	CRAIG MARSDEN - MEDICAL DIRECTOR	02/24/2012	87692	1,000.00
CD	AARON ROUNDY - COMM. CENTER DEPOSIT REFU	02/24/2012	87693	300.00
CD	THOMAS & SONS - NAMEPLATES	02/24/2012	87694	688.00
CD	DIV. OF DRINKING WATER - WATER OPERATOR	02/24/2012	87695	400.00
CD	UT ASSOC. OF PUBLIC TREASURERS - 2012 SP	02/24/2012	87696	150.00
CD	ABBEY INN - LODGING 05-02-12/05-04-12	02/24/2012	87697	317.79
CD	MASTER INSPECTIONS - INSPECTOIN SERVICES	02/24/2012	87698	630.00
CD	GEORGE CHIPMAN - KIOSK SUPPLIES	02/24/2012	87699	365.00
CD	VOID CK	02/24/2012	87700	.00
CD	WCEC ENGINEERS, INC. - PROFESSIONAL SERV	02/24/2012	87701	827.94
CD	X MISSION - EMAIL	02/24/2012	87702	501.87
CDA	AAA FIRE & SAFETY & ALARM, INC	02/27/2012	87703	113.50
CDA	AMERICAN LINEN - STEINER	02/27/2012	87704	88.41
CDA	BLACK & MCDONALD	02/27/2012	87705	1,487.60

Journal	Payee or Description	Date	Check No	Amount
CDA	BLOMQUIST HALE CONSULTING	02/27/2012	87706	150.00
CDA	BRADY INDUSTRIES, LLC	02/27/2012	87707	258.67
CDA	CEM	02/27/2012	87708	520.00
CDA	CANYON OFFICE PRODUCTS	02/27/2012	87709	459.67
CDA	CENTURY LINK	02/27/2012	87710	1,086.53
CDA	CINTAS LOCBOX636525	02/27/2012	87711	146.54
CDA	SHELLIE CHRISTENSEN	02/27/2012	87712	1,752.00
CDA	CLIPPER PUBLISHING COMPANY	02/27/2012	87713	35.00
CDA	COLONIAL BUILDING SUPPLY, INC.	02/27/2012	87714	574.00
CDA	COMCAST	02/27/2012	87715	67.19
CDA	COMFORT SYSTEMS	02/27/2012	87716	2,522.33
CDA	CRAYTHORNE, INC.	02/27/2012	87717	1,004.10
CDA	DAVIS COUNTY CORPORATION	02/27/2012	87718	19,239.00
CDA	DIGIS	02/27/2012	87719	50.40
CDA	DURK'S PLUMBING SUPPLY	02/27/2012	87720	113.74
CDA	ELECTRICAL WHOLESALE SUPPLY	02/27/2012	87721	314.35
CDA	ESI ENGINEERING, INC.	02/27/2012	87722	880.00
CDA	F. A. R. M. Police Supply	02/27/2012	87723	264.85
CDA	FASTENAL COMPANY	02/27/2012	87724	61.91
CDA	GALL'S INC.	02/27/2012	87725	174.97
CDA	HARMON'S	02/27/2012	87726	167.02
CDA	HINCKLEY DODGE CHRYSLER JEEP	02/27/2012	87727	9.78
CDA	HOLT CLEANING SUPPLY	02/27/2012	87728	181.62
CDA	HOME DEPOT	02/27/2012	87729	1,636.71
CDA	INTERFORM GRAPHICS	02/27/2012	87730	1,031.47
CDA	INTERMOUNTAIN SWEEPER	02/27/2012	87731	730.14
CDA	INTERMOUNTAIN TRAFFIC SAFETY	02/27/2012	87732	112.66
CDA	IRIS MEDICAL, INC.	02/27/2012	87733	2,001.41
CDA	KENT'S REPAIR	02/27/2012	87734	951.52
CDA	KURT'S SHOP	02/27/2012	87735	542.50
CDA	LES SCHWAB TIRE CENTER	02/27/2012	87736	20.50
CDA	MATRIX MEDICAL	02/27/2012	87737	157.00
CDA	MAW EQUIPMENT	02/27/2012	87738	104.67
CDA	LARRY H. MILLER CHRYSLER JEEP	02/27/2012	87739	496.80
CDA	MOUNT OLYMPUS WATERS, INC.	02/27/2012	87740	43.80
CDA	MOUNTAIN STATES SUPPLY, INC.	02/27/2012	87741	263.61
CDA	OCE NORTH AMERICA	02/27/2012	87742	196.59
CDA	OFFICE DEPOT	02/27/2012	87743	642.52
CDA	PACIFIC OFFICE AUTOMATION	02/27/2012	87744	160.00
CDA	JACK B. PARSON COMPANY	02/27/2012	87745	2,031.13
CDA	PRIME SYSTEMS	02/27/2012	87746	268.00
CDA	PROFESSIONAL SALES & SERVICE	02/27/2012	87747	657.75
CDA	QUESTAR GAS	02/27/2012	87748	6,075.81
CDA	TOM RANDALL DISTRIBUTING	02/27/2012	87749	3,008.14
CDA	RAY'S MUFFLER SERVICE	02/27/2012	87750	47.94
CDA	ROCKY MOUNTAIN POWER	02/27/2012	87751	7,730.49
CDA	RMI	02/27/2012	87752	7,400.00
CDA	SAM'S CLUB	02/27/2012	87753	181.29
CDA	SEMI SERVICE, INC.	02/27/2012	87754	1,430.99
CDA	SHRED-IT USA - SALT LAKE CITY	02/27/2012	87755	50.29
CDA	SPEEDEZE PEST CONTROL	02/27/2012	87756	113.28
CDA	STARWEST	02/27/2012	87757	2,437.00
CDA	SUNRISE ENGINEERING, INC.	02/27/2012	87758	979.67
CDA	TOP STOP CHEVRON	02/27/2012	87759	49.87
CDA	TURF EQUIPMENT & IRRIGATION	02/27/2012	87760	768.03
CDA	UNITED STATES WELDING, INC.	02/27/2012	87761	42.35
CDA	UTAH COMMUNICATIONS AGENCY NET	02/27/2012	87762	813.75
CDA	WASATCH INTEGRATED WASTE	02/27/2012	87763	5,837.78
CDA	WHEELER MACHINERY COMPANY	02/27/2012	87764	1,553.05

Journal	Payee or Description	Date	Check No	Amount
CDA	W.R. WHITE SUPPLY	02/27/2012	87765	25.30
CDA	WILLEY FORD	02/27/2012	87766	534.46
CDA	YOUR VALET CLEANERS	02/27/2012	87767	171.67
CD	STAPLES - OFFICE SUPPLIES	02/28/2012	87768	113.28
CD	MITCHELL EXCAVATION, INC. - REFUND OF EX	02/28/2012	87769	1,000.00
CD	SALT LAKE EXCAVATING, INC. - REFUND OF E	02/28/2012	87770	1,000.00
CD	LORI FARNSWORTH - CLEANING SERVICES	02/28/2012	87771	500.00
CD	SHERMAN HADLEY - BASKETBALL OFFICIAL	02/28/2012	87772	100.00
CD	CHARLES MACQUEEN - BASKETBALL OFFICIAL	02/28/2012	87773	88.00
CD	BRYCE MOORE - BASKETBALL OFFICIAL	02/28/2012	87774	188.00
CD	TIFFANY SMOOT - SOCCER REFUND	02/28/2012	87775	10.00
CD	KIRSTEN WRIGHT - ACTIVITY REFUND	02/28/2012	87776	48.00
CD	KAYSVILLE CITY - INSPECTION SERVICES	02/28/2012	87777	540.00
CD	FRESH PETALS - FLORAL ARRANGEMENT	02/28/2012	87778	172.99
CD	HOLLY GADD - REIMB. MISC. SUPPLIES	02/28/2012	87779	77.10
CD	DIANA KNOWLES - COMM. CENTER DEPOSIT REF	02/28/2012	87780	75.00
CD	RICHARD LOVE - RIEMB. SHIPPING	02/28/2012	87781	18.73
CD	AMY MCREYNOLDS - SOCCER REFUND	02/28/2012	87782	35.00
CD	OAKRIDGE VILLAGE HOA - COMM. CENTER DEPO	02/28/2012	87783	75.00
CD	HEATHER SODERQUIST - SOCCER REFUND	02/28/2012	87784	24.00
CD	HOWARD KENT - REFUND DEVE. FEE OVERPAYME	02/28/2012	87785	6,761.00
CD	MPH INDUSTRIES, INC. - CAMCORDER	02/28/2012	87786	1,971.95
CD	TRUCK TRIM MANUFACTURING, INC. - SUPPLIE	02/28/2012	87787	90.00
CD	UT. MUNICIPAL CLERKS ASSOC. - MEMBERSHIP	02/28/2012	87788	50.00
Total:				621,565.88

## Report Criteria:

Transaction.Journal Code = CD, CDA, CDPT



# FARMINGTON CITY

SCOTT C. HARBERTSON  
MAYOR

JOHN BILTON  
NELSEN MICHAELSON  
CORY R. RITZ  
JIM TALBOT  
JAMES YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council  
From: Dave Millheim, City Manager  
Date: March 15, 2012  
SUBJECT: **UTA AGREEMENT FOR LAGOON SHUTTLE**

### RECOMMENDATION

Authorize the Mayor to sign the attached UTA Contract No. UT-12-16JL; Lagoon Shuttle Agreement for partial city sponsorship of the Lagoon Shuttle in the amount of \$5,392 to be paid from account number 10-410-520.

### BACKGROUND

Last year UTA sought to cancel Route 667 due to low ridership when compared to other routes. Through efforts of both the City and Lagoon we were able to keep this important service in place last year. The City and Lagoon pay for 25% of this service and ridership is lower on Sundays because the Frontrunner does not offer service on Sundays. UTA officials have met with Lagoon who has approved and they are awaiting their signature. UTA also promised, at least for this contract period (Lagoon Season), the services are not at risk of being cut. The cost has risen, according to UTA to cover increased operating costs. While the amount is not a lot, we are concerned that the net percentage increase over last year's charges is 13.5% which should be closely monitored.

Respectfully Submitted

Dave Millheim  
City Manager

## SERVICE AGREEMENT

THIS AGREEMENT is effective on the 30<sup>th</sup> day of March, 2012, by and between **UTAH TRANSIT AUTHORITY**, a public transit district, hereinafter referred to as the "Authority", and **FARMINGTON CITY CORPORATION**, a municipal corporation of the State of Utah, hereinafter referred to as "City", and **LAGOON CORPORATION**, a corporation of the State of Utah, hereinafter referred to as "Lagoon", City and Lagoon together comprising "Contractors".

### WITNESSETH:

It is agreed by the parties in consideration of their mutual promises as follows:

WHEREAS, Lagoon and the City are in need of a public transportation system in the City and desire to assist in the funding of approximately twenty five percent of the operating costs of such a system; and

WHEREAS, the City has agreed to make an outright grant to the Authority in the sum of Five Thousand Three-Hundred Ninety-Two Dollars (\$5,392.00) from the General Fund to help defray the costs of running a free shuttle bus from downtown Farmington City to the drop off area on the frontage road at Lagoon and to the FrontRunner commuter rail station in Farmington; and

WHEREAS, Lagoon has agreed to make an outright grant to the Authority in the sum of Sixteen Thousand One-Hundred Seventy-Six Dollars (\$16,176.00) to help defray the costs of running a free shuttle within the City; and

WHEREAS, the Authority is the owner and operator of a public transit system and is willing to operate a shuttle bus system within the City in accordance with the terms and conditions of the Utah Public Transit District Act and the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, conditions and promises as hereinafter set forth, it is mutually agreed as follows:

1. Term. The term of this Agreement shall commence on the 31<sup>st</sup> day of March, 2012, and run through the 30<sup>th</sup> day of October, 2012.

2. Authority's Responsibilities.

(a) The Authority agrees to operate as part of its public transit operation a shuttle bus system under the provisions of the Utah Public Transit District Act.

(b) The Authority, during the term of this Agreement and while the bus equipment is in its possession, shall have absolute and exclusive control of such equipment. The Authority will employ and have control and supervision over the drivers of said bus equipment and the City and Lagoon shall not in any manner interfere therewith the daily operation of the bus system.

(c) The Authority shall maintain and keep said bus equipment in good running condition at all times during the terms of this Agreement, and shall, without cost to the City and Lagoon, furnish all necessary labor, material, parts and supplies to keep said equipment in good running condition, including any and all necessary repair as a result of or by accidental damage, collision or the elements, ordinary wear and tear excepted.

(d) The Authority shall collect no fares for this service. However, the Authority shall be entitled to one hundred percent (100%) of the advertising revenues generated from advertising located on or about the buses operated pursuant to this Agreement.

3. City's Responsibilities. The City covenants and agrees to pay to the Authority, the proceeds of which shall be used solely to help defray the expenses of running the bus system, a grant in the sum of Five Thousand Three Hundred Ninety-Two Dollars (\$5,392.00). Payment of the grant shall be made in two (2) equal payments: Two Thousand Six Hundred Ninety-Six Dollars (\$2,696.00) to the Authority on or before June 1, 2012, and Two Thousand Six Hundred Ninety-Six Dollars (\$2,696.00) on or before October 1, 2012.

4. Lagoon's Responsibilities. Lagoon covenants and agrees to pay to the Authority, the proceeds of which shall be used solely to help defray the expenses of running the bus system, a grant in the sum of Sixteen Thousand One Hundred Seventy-Six Dollars (\$16,176.00). Payment of the grant shall be made in two (2) equal payments: Eight Thousand Eighty-Eight Dollars (\$8,088.00) to the Authority on or before June 1, 2012, and Eight Thousand Eighty-Eight Dollars (\$8,088.00) on or before October 1, 2012.

5. Routes and Hours of Operation. The route for the operation of the bus system shall be that route established by the Authority in accordance with the provisions of Section 17A-2-1016(12) and 17A-2-1039(1), Utah Code Annotated, 1953, as amended.

(a) The shuttle service will begin the 2012 season, Saturdays only, from Saturday, March 31, 2012 through Saturday, June 2, 2012. The service will begin daily operation on Monday, June 4, 2012 and continue through Tuesday, August 28, 2012. Saturday only service will resume on Saturday September 1, 2012 and continue through Saturday, October 27, 2012. On Wednesday, July 4<sup>th</sup>, 2012 (Independence Day Holiday) the shuttle service will operate on a Sunday service schedule where the shuttle shall be replaced by a deviation of Route 470 from Main Street in Farmington to Park Lane and Lagoon Drive in order to provide service to Lagoon. The shuttle service to the Farmington FrontRunner commuter rail station shall operate Monday through Saturday only throughout the 2012 season.

(b) The free shuttle route will connect with Routes 455 and 470 in downtown Farmington approximately every half hour at the westbound stop at 45 E. State Street. The bus will arrive in downtown Farmington approximately three (3) minutes prior to the arrival of Route 470 bus for all trips and depart immediately upon loading passengers. Anyone wishing to ride the bus from these stops may do so at no charge to the riding party. Route 455 and the shuttle service will not operate on Sundays. Route 470 will provide direct service to Lagoon on Sundays at the Lagoon Pioneer Village Campground entrance.

(c) The Authority hereby covenants and agrees to publish and distribute information regarding the route of the system in the same manner that the Authority publishes and distributes written information regarding other public transportation routes operated by the Authority within the transit district. The buses shall operate on the days and at the times according to the schedule established by the Authority after consideration of the recommendations of the City.

6. Termination. This Agreement may be terminated with or without cause by either the Authority, the City, or Lagoon by giving the other parties fifteen (15) days advance written notice of termination.

7. Labor Strike. In the event of a labor strike or threatened strike or interruption or threatened interruption by the operators of the buses or the persons performing the cleaning, maintenance and repair of the buses or other Authority employees, the Authority shall take such action in respect to the system as it deems in its best interest (including the termination of this Agreement), considering the safety of its passengers, the protection of its buses and transit equipment, and its ability to pay consistent with its other transit operations within the public transit district known as Utah Transit Authority.

8. Indemnification. The Authority, the City, and Lagoon hereby covenant and agree to indemnify and hold harmless the other parties to this Agreement from and against any and all claims, causes of action, liability, damages, costs and expenses which said parties may incur or which may be asserted against any of the other parties as the result of the failure of any of the parties to perform their obligations hereunder, including court costs and reasonable attorney's fees.

9. Default. In the event that any party fails to perform any of the terms and conditions required to be performed pursuant to this Agreement, and upon fifteen (15) days notice of such failure to perform, the rights of the defaulting party under this Agreement shall thereupon expire.

10. Remedies. In the event any party fails to perform in accordance with the terms and conditions of this Agreement, the defaulting party agrees to pay to the nondefaulting party an amount of money equal to any loss or damage which the nondefaulting party may suffer as a result of the breach of this Agreement, including attorneys' fees and costs, together with interest thereon. The failure of the nondefaulting party to exercise its right to terminate the defaulting party's interest hereunder shall not constitute waiver of the nondefaulting party's rights to exercise such rights in the event of any subsequent default.

11. Attorney Fees. The defaulting party agrees to pay the nondefaulting party's costs and reasonable attorneys fees in the event such are incurred to enforce any of the provisions of this Agreement.

12. Assignment. No party hereto shall have the right to assign its rights and obligations hereunder without the express written consent of the other parties hereto.

13. Notices or Demands. Any notice or demand to be given by one party to the other shall be given in writing per personal service, telegram, express mail, Federal Express, DHL or any other similar form of courier or delivery service, or mailing in the United States Mail, postage prepaid, certified, return receipt requested and addressed to such party as follows:

If to the City:  
Dave Millheim  
Farmington City Manager  
160 130 North Main Street  
Farmington, Utah 84025

If to Lagoon:  
David Freed  
Lagoon Corporation  
375 North Highway 91  
Farmington, Utah 84025

If to UTA:  
Utah Transit Authority  
ATTN: Janalee Hansen  
3600 South 700 West  
P.O. Box 30810  
Salt Lake City, Utah 84130-0810

Either party may change the address at which such party desires to receive notice on written notice of such change to any other party. Any such notice shall be deemed to have been given, and shall be effective, on delivery to the notice address then applicable for the party to which the notice is directed; provided, however, that refusal to accept delivery of a notice or the inability to deliver a notice because of an address change which was not properly communicated shall not defeat or delay the giving of a notice.

14. Project Manager. The Authority's Project Manager for this Agreement shall be Mr. Bart Dean, or designee. All correspondence regarding the technical aspects of this Agreement should be addressed to Mr. Dean, or designee.

15. Contract Administrator. The Authority Contract Administrator for this Agreement is Ms. Janalee Hansen, or designee. All questions and correspondence relating to the contractual aspects of this Agreement should be directed to Ms. Hansen, or designee.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year first above written.

**UTAH TRANSIT AUTHORITY**

By \_\_\_\_\_  
Bruce Cardon  
Ogden Regional General Manager

By \_\_\_\_\_  
Bart Dean  
Project Manager

ATTEST:

\_\_\_\_\_

**FARMINGTON CITY CORPORATION**

By \_\_\_\_\_

ATTEST:

\_\_\_\_\_

**LAGOON CORPORATION**

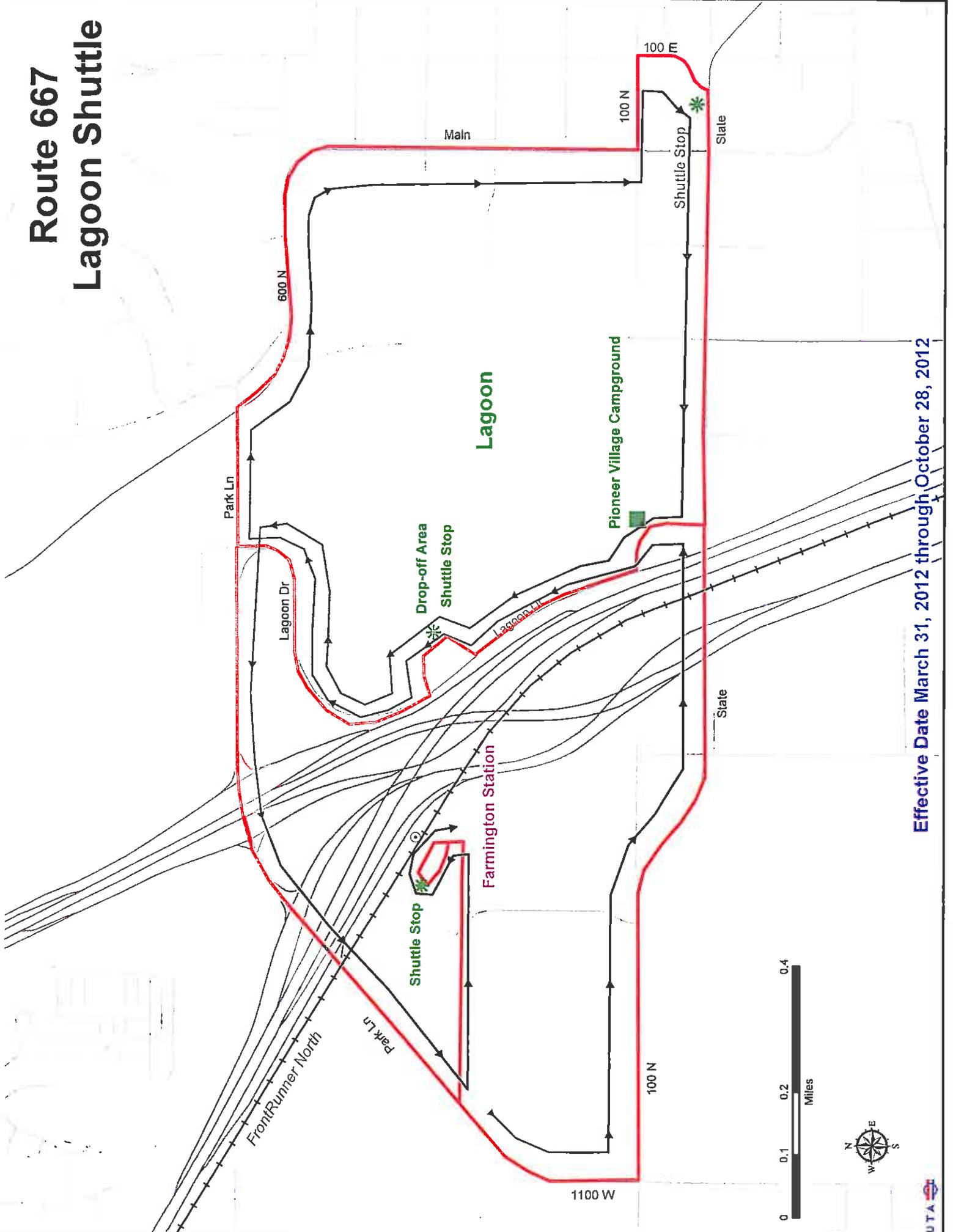
By \_\_\_\_\_

Approved As To Form:

\_\_\_\_\_  
UTA Legal Counsel

Approved As To Form  
\_\_\_\_\_  
UTA Legal

# Route 667 Lagoon Shuttle



Effective Date March 31, 2012 through October 28, 2012



# FARMINGTON CITY



SCOTT C. HARBERTSON  
MAYOR

JOHN BILTON  
NELSEN MICHAELSON  
CORY R. RITZ  
JIM TALBOT  
JAMES YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Mayor and City Council  
From: Keith Johnson, Assistant City Manager  
Date: March 14, 2012  
Subject: **SURPLUS VEHICLES.**

### RECOMMENDATION

Approve the following vehicles as surplus, in order to have these vehicles sold.

### BACKGROUND

Enclosed is a list of the 6 vehicles that the City would like to surplus at this time. The City no longer needs or uses these vehicles and would like to sell them. The City will be using Public Surplus to sell them. Anyone will be able to go to their website and bid and these vehicles.

Respectfully Submitted,

Keith Johnson,  
Assistant City Manager

Review and Concur,

Dave Millheim,  
City Manager

## Vehicles to Surplus

#102	1990 Dodge W150 4x4 Pickup	1B7HM06Y5LS682886
#105	1994 Mazda Pickup	4F4DR17X9RTM91168
#113	2001 Dodge Durango	1B4HS28N51F623621
#114	1988 Jeep	2BCCZ8111JB513901
#312	1991 Chevrolet 3500 4 door pickup	1GCHV33K3MF303926
#400	1989 GMC single axle dump truck	1GDM7D1Y3KV512362



# FARMINGTON CITY

SCOTT C. HARBERTSON  
MAYOR

JOHN BILTON  
NELSEN MICHAELSON  
CORY R. RITZ  
JIM TALBOT  
JAMES YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: March 13, 2012

SUBJECT: **DEVELOPMENT AGREEMENT FOR MILLER MEADOWS  
SUBDIVISION-AMENDMENT No. 2**

### RECOMMENDATION

Approve the enclosed Amendment No. 2 to the Development Agreement for the Miller Meadows Subdivision.

### BACKGROUND

The Planning Commission approved a revised preliminary plat for the Miller Meadows subdivision on August 25, 2011. Nevertheless, the Development Agreement for the project still references the old preliminary plat previously approved by the City. It is recommended that the City Council update the Agreement to reflect the latest preliminary plat approval.

Respectively Submitted

David Petersen  
Community Development Director

Review and Concur

Dave Millheim  
City Manager

**AMENDMENT No. 2 TO DEVELOPMENT AGREEMENT**  
**FOR**  
**THE MILLER MEADOWS SUBDIVISION**

**THIS AMENDMENT TO DEVELOPMENT AGREEMENT** is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2012, by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the “City”, and **RRR RANCH, LLC**, a Utah Limited Liability Company, hereinafter referred to as the “Developer”.

**RECITALS:**

I. The parties previously entered into a Development Agreement for the Miller Meadows Subdivision dated July 9, 2004 (the “Development Agreement”), and Amendment No. 1 thereto dated April 6, 2005, and desire to amend said Development Agreement as more particularly provided herein (“Amended to Development Agreement”); and

II. Subsequent to approval of the Development Agreement, the City approved a revised Preliminary Plat for the Project (the “Revised Preliminary Plat”), on August 25, 2011.

III. The parties now desire to amend the Development Agreement to incorporate the Revised Preliminary Plat.

**AGREEMENT**

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

1. The above recitals are hereby incorporated into the Development Agreement.
2. Recitals C of the Development Agreement is hereby amended to read in its entirety as follows:

C. Developer received approval of a revised preliminary plat (the “Revised Preliminary Plat”) for the Project from the Farmington City Planning Commission on August 25, 2011. The Preliminary Plat provides for the development of 117 single-family residential lots and 2 conservancy lots containing approximately 7.766 acres, which shall be subject to permanent conservation easement(s) acceptable to the City restricting development on such conservancy lots in accordance with the City’s Laws.

3. Exhibit “Y” of the parties’ prior Amendment No. 1 to the Development Agreement dated April 6, 2005, is hereby amended by replacing Exhibit “Y” with the Revised Preliminary Plat as set forth in Exhibit “Z” attached hereto and by this reference made a part hereof.

4. Except as expressly modified herein, the parties' Development Agreement for the Miller Meadows Subdivision, dated February 6, 2007, and Amendment No. 1 thereto, sated April 6, 2005, shall remain in full force and effect.

5. This Amendment to Development Agreement shall be binding upon the parties hereto and their respective heirs, agents, representatives, officers, successors and assigns.

6. This Amendment to Development Agreement may be amended only in writing signed by the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment No. 2 to Development Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

"CITY"  
**FARMINGTON CITY**

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Holly Gadd  
City Recorder

"DEVELOPER"  
**RRR Ranch LLC**

By: \_\_\_\_\_

Its: \_\_\_\_\_





CITY COUNCIL AGENDA

For Council Meeting:  
March 20, 2012

**SUBJECT: City Manager Report**

1. Upcoming Agenda Items
2. To Do Lists
3. Davis County Fire Chief's Pride and Ownership Seminar

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

## *Upcoming Agenda Items*

### April 17, 2012 – Staff Reports Due: April 6<sup>th</sup>

Front pocket of binder: Monthly Statistics for Police and Fire

Presentation: Lt. Earl Simmons with the National Guard re: Community Covenant Program (801)380-1378, 15 minute presentation

#### Action Items:

- Burke Lane (Red Barn Lane) Street Vacation
- Union Pacific Railroad Easement (Red Barn Lane)
- Tuscany Cove Phase 2, Final Plat and Waiver Request
- HHI Trail Easement
- Park Lane Village Trail Easement
- Computers for Historic Preservation Commission
- Farmington Ranches Bridge and Trail
- Resolution for GO Bond

#### Summary Action Items:

- Ratification of Approvals of Construction & Storm Water Bond Logs
- Approval of Disbursement Lists
- Approval of Minutes of Previous Meetings
- Arbor Day Proclamation

**City Council Action List**

<b>Dept.</b>	<b>Status</b>	<b>Meeting Date</b>	<b>Item</b>
Dave P	Not Started	January 18, 2011	Talk to Dave M on sidewalk survey and how we are going to address missing links created by wetlands, no development plans, etc.
Walt	Not Started	January 18, 2011	Contact County Health Department and prepare memo outline of fluoride requirements as they relate to water system. Ask Dave M. issues before you call.
Dave P	Not Started	June 7, 2011	Beautification plan for Park Lane Interchange. Talk to Dave M about this.
Walt	Not Started	July 19, 2011	Talk to Dave on gate and signage for Farmington Canyon near pond entrance.
Dave M	Not Started	August 16, 2011	Greg Garfield Easement - Get aerial map prepared to draft in improvements to be made to Point of View Park. Have Neil and Guido sign off before improvements are constructed. Encourage Greg to get it done within one year.
Dave P	Not Started	October 4, 2011	Bring back zoning text amendment language to include samples of detrimental use specific to section 11-18-107(2)(D) vi (Business Park)
Dave P	Not Started	October 4, 2011	Talk to Dave M about how we get neighborhood group input for business park so they are a little better informed the next time we have a related item.
Dave P	Not Started	October 4, 2011	Talk to Eric and get Dave M recommendation on digital plan storage. Costs vs. benefits, etc. Have Eric put together the staff report if this is going to be something we pursue.
Dave P	Not Started	October 4, 2011	Get with Ralph, Dave M and Ken to talk about signage enforcement fairness and process.
Walt	Not Started	October 18, 2011	Have Ray White contact UDOT to see what it would take to get better directional signage for people to get to Legacy Hwy from the west side.
Dave M	Not Started	November 3, 2011	Talk to Tim Taylor on Shepard Lane bike lane options for safety enhancements.
Walt	Not Started	November 3, 2011	Get excavation permit ordinance back on in two weeks, not summary action. Show refine changes made so Council can follow.

**City Council Action List**

Wait	Not Started	November 3, 2011	Complaint about dead cottonwoods within street ROW at 300 S 1000 W. Verify if in Right of Way and if creating safety hazard, cut them down.
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**City Council Action List**

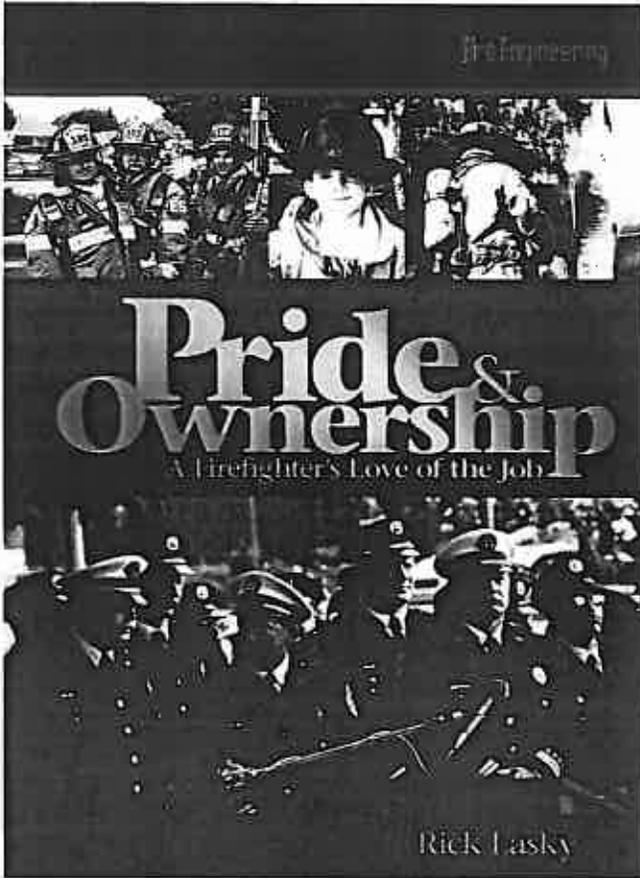
<b>Dept.</b>	<b>Status</b>	<b>Meeting Date</b>	<b>Item</b>
Walt	Initiated	December 14, 2010	Talk to Well Driller and Paul Hirst about plans to open up the future pump house site to allow access to Forbush Park from the East through the site. <i>(CRS is working on this)</i>
Dave M.	Initiated	January 5, 2011	Set up meeting with County on Court Services. Discuss with Department Heads any issues to bring up with County regarding improved prosecution needs, if any. <i>(Waiting for information from County)</i>
Dave P.	Initiated	January 5, 2011	Give Dave M status of Cory Riz trail easement. What needs to be done to put this to bed?
Keith	Initiated	January 18, 2011	Work up general guidelines for use by community groups for after hours use of building.
Dave M.	Initiated	February 16, 2011	Change ROW notice letter to be defined \$65 fee. Hand deliver to affected providers. Begin negotiating new agreements. Make sure Public Works understands new rules.
Dave P.	Initiated	February 16, 2011	Come back to PC with recommended components for Affordable Housing compliance. Think multi-year and only tools we could accomplish in Farmington without a lot of administrative oversight. Staffing is limited.
Dave P.	Initiated	March 1, 2011	How do we monitor Kambouris landscaping requirement? (follow up)
Dave P.	Initiated	March 1, 2011	Do survey of neighboring cities signs for timing, temp vs. permanent, sizing, residential vs. commercial. Bring back SR to City Council with recommendations.
Dave P.	Initiated	March 1, 2011	Do Flag Lot study and prepare future Staff Report. How big is program? Steps to mitigate? Is conforming criteria for future development (splitting) good enough or do we need more?
Dave P.	Initiated	March 29, 2011	Get matrix done on all existing approvals, development agreements, plats, etc. no later than April 22nd.
Dave P.	Initiated	March 29, 2011	Discuss with Dave M. specific list of projects you wish to complete FY using extra dollars we found in budget discussions. Specifically the Alley Rose home.
Dave M.	Initiated	April 19, 2011	Call Todd Godfrey on Farr trail easement issue and get 60 day request in play to review options.

**City Council Action List**

Wayne	Initiated	June 7, 2011	Work with me on cross walk issue for 200 East. See me for details and possible letter to UDOT. UDOT will evaluate and call with recommendations.
Guido	Initiated	July 19, 2011	Dave wants to see 8/16 staff report on Fireworks ban, season recap and potential new restrictions map no later than Monday the 8th. <i>On Hold</i>

# Davis County Fire Chief's Association

Proudly Presents  
Chief Rick Lasky's  
*Pride & Ownership Seminar*



## ***Ignite Your Love for the Job***

*Pride and Ownership* holds no punches. Chief Rick Lasky takes a hard look at the fire service and finds it short on the only element that makes it effective: passion. Chief Lasky gives an upfront and honest criticism about the need to reignite the love of the job on every level, from chiefs on down.

Do you have what it takes? Not everyone is cut out for the fire service. It takes only the best to serve the public when people need help most. *Pride and Ownership* calls for men and women with honor and integrity to measure up to the task.

There's nothing else in the world like being a firefighter. Every day Chief Lasky remembers why his job is the best in the world and he brings that passion to *Pride and Ownership*. Chief Lasky revisits the proud history and tradition of the

fire service and reflects on the family values and brotherhood that have made firefighting a truly family-oriented vocation.

Program Features:

- Our Mission
- The Firefighter
- The Company Officer
- The Chief
- Our Two Families
- Sweating the Small Stuff
- Changing Shirts-The Promotion
- What September 11<sup>th</sup> Did To Us *and* For Us
- Ceremonies That Stoke the Flames of Tradition
- Marketing Your Fire Department
- Making It All Happen and Taking Care of Number 1
- Have You Forgotten?

Don't miss out on this excellent educational opportunity and find out how to re-ignite a love for the job in both yourself and your fellow firefighters!

**Rick Lasky**, a 30-year veteran of the fire service, is chief of the Lewisville (TX) Fire Department. Rick began his career as a firefighter in the suburbs on the southwest side of Chicago and while in Illinois received the 1996 International Society of Fire Service Instructors "Innovator of the Year" award for his part in developing the "Saving Our Own" program. He served as the co-lead instructor for the H.O.T. Firefighter Survival program at FDIC for over 10 years and is an editorial advisory board member of *Fire Engineering Magazine* and also serves on the FDIC advisory board. Rick contributes monthly to *Fire Engineering's* Roundtable column, is the author of both the "Pride and Ownership-A Firefighter's Love of the Job" leadership series featured in *Fire Engineering Magazine* and the book published by PennWell Books, as well as the host for the radio show "Pride and Ownership" heard on *Fire Engineering Radio*.

**WHEN:** Saturday May 19<sup>th</sup>, 2012  
**TIME:** 8:00 am – 5:00 pm  
**WHERE:** Davis High School  
325 S. Main  
Kaysville, UT 84037  
**COST:** FREE!!!!!!!

To register for this outstanding event please call Assistant Chief James Weston at 801 644-9709, or by email [Weston@sunsetfireandrescue.com](mailto:Weston@sunsetfireandrescue.com)

CITY COUNCIL AGENDA

For Council Meeting:  
March 20, 2012

**SUBJECT: Mayor Harbertson & 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.