

**FARMINGTON CITY COUNCIL MEETING  
NOTICE AND AGENDA**

Notice is hereby given that the City Council of **Farmington City** will hold a City Council/Executive Staff Retreat on **Friday, October 26, 2012 at 6:00 p.m. and October 27, 2012 at 9:00 a.m.** The meeting will be held at the City Manager's Cabin, Lots 1 and 2 Ville Del Padres, Fruitland, Utah. The public is welcome to attend.

The agenda for the meeting shall be as follows:

**Friday, October 26th**

7:00 p.m. Dinner and Social

**Saturday, February 12th**

9:00 a.m. Discussion of Assigned Topics (see attached list)

DATED this 24th day of October, 2012.

**FARMINGTON CITY CORPORATION**

By: Holly Gadd  
Holly Gadd, City Recorder

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

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

# 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 Memo

To: Honorable Mayor and City Council

From: Dave Millheim, City Manager

Date: October 24, 2012

**SUBJECT: RETREAT SUMMARY AND ISSUES**

### HOUSEKEEPING ITEMS:

You should all have directions to the cabin. Dinner will be served at 7PM on Friday. It takes about one hour and forty-five minutes to drive from Farmington so plan accordingly. I will be leaving around 3PM on Friday to get things ready with the food, heat and dinner. All you need to bring is some warm cloths and hiking shoes if you are going to do anything outside. We will also be providing breakfast and lunch on Saturday. Planning to have dinner and spend the night Friday are the Mayor, Jim Talbot, Nelson Michaelson and Dave Millheim, each with spouses. Keith Johnson will join us without a spouse and John Bilton and spouse will be arriving later that evening after dinner. Cory Ritz and Jim Young will be coming up early Saturday morning without spouses. Some spouses will likely carpool home Saturday morning after breakfast. Friday will be purely social with the primary discussion time after breakfast Saturday until we leave for home.

### RETREAT TOPICS AND FORMAT

Attached is a list of the retreat topics and the order we suggest we address them. Some of these could only take a few minutes each to discuss and some will be quite more in depth. We tried to order them both in terms of importance and the timing upon which they may come in our future. We had the respective department heads or myself prepare a brief page or two summary memo as to make the macro issues are related to the topic. The Mayor counseled me that we may not get through all of these items on Saturday and that would be okay. Some of them will obviously require more follow up and other work sessions as the discussion progresses and the Council directs.

Respectfully Submitted

Dave Millheim  
City Manager

CITY COUNCIL RETREAT TOPICS  
October 27, 2012

Status of Justice Court

Capital Improvement Program as related to Impact Fees

Water Projects – Tank and Water Lines

Future Fire Department Staffing

Regional Park and/or Recreation Center game plan

Cost benefit studies to evaluate transition full time City Engineer and City Attorney

· Future Business Park planning

Using Technology Effectively

· Revaluation of open space/density ordinance

Tree Program for Major Streets

· Lighting on State and Main

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## City Council Staff Memo

To: Honorable Mayor and City Council

From: Dave Millheim, City Manager

Date: October 24, 2012

**SUBJECT: STATUS OF JUSTICE COURT**

### BACKGROUND

The Council is well acquainted with the prosecution agreement we have with Davis County for justice court services. While some of the emotion associated with this issue is calming down, the City will still have to face in 2013 the future status of how we provide Justice Court services. The current status of this agreement is the County has agreed to provide justice court and prosecution services through the calendar year 2013 which coincides with the County fiscal year but not the City's which starts July 1<sup>st</sup>. We also have small dispute about if proper notice was giving by the County as to terminating the service agreement.

### ISSUES

Staff believes that proper notice for termination was not given and the County contends that it was. Rather than argue about this point which will waste time and create unnecessary ill will, we should assume the County will not be providing Farmington with Justice Court services after 12-31-13 and plan accordingly. We are recommending that no later than March 1, 2013, Farmington make a final decision with Davis County as to whether or not we will continue with the present agreement. If termination of the agreement results, we believe we would need at least six months to properly prepare for the change in who is providing the service and how it would be structured.

We believe that prosecution services may suffer during 2013 based on Farmington's unwillingness to pay a higher level than is required by the interlocal agreement. For discussion purposes, staff believes we have four options (each with pros and cons) which should be carefully explored.

Option One: Say no to the County request for an increased share of prosecution charges being borne by the City but tell the County we are willing to stay with the present arrangement. Require in writing from the County their acceptance of that status at least

consistent through the end of our fiscal year with the termination notice date changed to January 1<sup>st</sup> of each year to coincide with our fiscal year for planning purposes.

Option Two: Agree to an amendment to the Agreement with the City paying a higher negotiated amount to the County and stay with the County.

Option Three: We prepare to provide for our own Justice Court Services independent of the County. A very rough estimate of this cost would be in the \$150,000 - \$200,000 range. We would receive a revenue offset from court fines currently going to the County so this would very likely be a revenue neutral option with a strong likelihood we would net around a \$100,000 positive gain. For that we end up with more management, facility, personnel and scheduling headaches we currently have the County assume.

Option Four: We contract with a neighboring City to provide these same services and negotiate the best terms possible.

Respectfully Submitted

A handwritten signature in cursive script, appearing to read "Dave Millheim".

Dave Millheim  
City Manager

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## City Council Staff Memo

To: Honorable Mayor and City Council

From: Dave Millheim, City Manager

Date: October 24, 2012

**SUBJECT: CAPITAL IMPROVEMENT PLAN UPDATES**

### BACKGROUND

The City has gone through rapid change in the last several years and some of the Capital Improvement Plans are in need of update. Following is a list of the Capital Improvements Plan components and when they were last updated:

Transportation –	12-15-09
Water –	04-20-10
Storm Water –	10-16-07
Parks & Recreation –	04-20-10
Fire Apparatus –	04-20-10
Police (Public Safety) Facilities –	10-16-07

We have also attached a list of the current city impact fees so you have some context of what is being charged. The attached list does not include building permit fees or impact fees for which we are merely a collection agent such as the sewer district.

### ISSUES

Some of the above like the Public Safety Facilities impact fee may not need much study if one assumes the new and existing police station will meet the service needs of the City for many years to come. The challenge is the current fee calculation does not include a second fire station somewhere in the future, so the fee would need to be updated if such a station is on the long term plan for the City.

Transportation is probably the most important to update due to major changes to the City's west side. New transportation improvements when built will also affect future water and storm drain plans. Final determination of the West Davis Corridor will also greatly affect the transportation component of the Capital Facilities Plan.

The last issue is impact fees will change and likely go up significantly in most cases when updated. The only fee I can see not drastically changing in the Fire Apparatus impact fee. This is a real two edged sword in a political debate sense. On one side if you keep the fees artificially low by not keeping your plans updated you run into two problems. The first is new growth is not going to pay for itself. The second is you will someday be looking at inadequate facilities and/or a large property tax increase. On the other side of the debate is the public clamor which will come from the builders and developers who will be upset at the impact fee increases when they are just starting to recover from a recession.

One example of the last point is when the Park impact fee was last updated, the City Council adopted a much smaller fee than the study identified. This means we are not collecting enough impact fees in Parks and Recreation to build what is listed on the facilities plan. The size of the future Regional Park and/or new recreation center would also greatly affect this fee.

One thing I have seen over the years is that the more honest the impact fees and the related facilities plan upon which the fees are based – the higher probability that the fees work almost as an artificial growth control measure. You also tend to see higher quality end product but slower in absorption rates where impact fees are not being subsidized by the general fund.

Respectfully Submitted

A handwritten signature in cursive script, appearing to read "Dave Millheim".

Dave Millheim  
City Manager

# Farmington City Corporation

## Impact Fees

Property Type	Unit of Measure	Impact Fees per Unit										Total	
		Storm Water Drainage		Parks & Recreation	Fire Impact Fee for Land & Bldgs	Fire Impact fee for Apparatus	Police Capital Facilities	East	West	East	West	\$	\$
		East Service Area	West Service Area										
Single Family	dwelling unit	\$ 786	\$ 1,605	\$ 3,000	\$ 139	\$	\$ 278	\$ 4,203	\$ 5,022				
Multi-Family - 8 or less per acre	dwelling unit	630	1,287	2,000	93		186	2,909	3,566				
Multi-Family - more than 8/acre	dwelling unit	560	1,144	2,000	93		186	2,839	3,423				
Hotel	room	347	709	no fee	49	293	97	786	1,148				
Commercial	1,000 sq ft	1,093	2,233	no fee	118	702	266	2,179	3,319				
Office	1,000 sq ft	836	1,707	no fee	58	344	150	1,388	2,259				
Industrial	1,000 sq ft	964	1,970	no fee	25	151	89	1,229	2,235				
Warehouse					11	65		76					
Mini-Warehouse					3	16		19					
institutional	1,000 sq ft	386	788	no fee	58	344	157	945	1,347				

Cost of Road Facilities for New Development				
Property Type	Unit of Measure	Impact Fee Amount		
		Net cost per Service Unit	Service Unit Generation Rate	Net Fee Amount
Single-Family	dwelling unit	\$2,467	1.00	\$ 2,467
Multi-Family	dwelling unit		0.65	1,614
Hotel	room		0.60	1,491
Commercial	1,000 square feet		1.46	3,592
Office	1,000 square feet		1.28	3,161
Warehouse	1,000 square feet		.37	918
Mini-Warehouse	1,000 square feet		0.22	540
Industrial	1,000 square feet		0.73	1,794
Institutional (average)	1,000 square feet		0.68	1,687

Water Impact Fees All Development	
Property Type	Amount
3/4" water meter	\$ 2,148
1" water meter	3,580
1 1/2" water meter	7,160
2" water meter	11,456
3" water meter	22,912
4" water meter	35,800
6" water meter	71,599
8" water meter	114,558

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

Amended 12/15/09, Ord. 2009-67 (Transportation)  
 Amended 4/20/10, Ord. 2010-13 (Fire)  
 Amended 4/20/10, Ord. 2010-15 (Water)

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## City Council Staff Memo

To: Honorable Mayor and City Council

From: Dave Millheim, City Manager

Date: October 24, 2012

**SUBJECT: STATUS UPDATE ON 2013 WATER TANK AND WATER LINE ISSUES**

### BACKGROUND

The City is in sore need of replacing the Spencer Reservoir due to both growth needs and deterioration. Multiple sites have been looked at on the east side and condemnation may be used to acquire the needed property. When that tank is replaced supply lines as well as new water lines in the Oak Lane area will need to be addressed. That is a very expensive but needed system improvement.

### ISSUES

Staff will be recommending getting a second appraisal on the proposed tank site.

We will also be recommending we get not to exceed design contract approved in place with CRS for the Oak lane improvements that will be part of this project.

Total bonding needs should be prepared now and teed up so that once we have both the site issues and Forest service approvals needed, we are prepared to move forward.

Respectfully Submitted

Dave Millheim  
City Manager



## Farmington City Fire Department



### Staffing Bullet Point / Review List

- Provide minimum level of fire department staffing per shift (NFPA 1710 Compliancy) with four (4) personnel on shift 24/7 – 365 days per year. (Current staffing average 2 personnel or less). This will also bring our ISO ratings down for community savings!
- Provide adequately staffed fire apparatus to respond on fire & rescue calls immediately upon notification.
- Enable delivery of service (arrival on-scene) within 4 minutes of notification (ninety-percentile of emergent calls) within city limits – meet national standards (currently greater than 9 minutes on fire and rescue calls).
- Provide immediate 2<sup>nd</sup> ambulance when two ambulances are needed within a short period of time.
- Provide platform for consistent EMS & Fire training during shifts under the supervision of a shift Captain while maintaining professional credentialing of all personnel.
  
- Provide platform for consistent delivery of annual life-safety inspections:
  1. Home Businesses
  2. Commercial Businesses
  3. Educational Facilities
  4. Specialty Facilities – Jail, Amusement Park, Fair Ground and Care of Aged Facilities.
  
- Provide platform for consistent Fire Education & Injury Prevention Programs to include:
  1. School education
  2. Day Care education
  3. Care of Aged education
  4. Special Needs education
  5. Business education
  6. Community Fire-Wise education
  7. Community Citizen Corps & CERT support - Pre-Planning, Training, and Response.
  8. Community Education to include CPR Classes & 1<sup>st</sup> Aid Training to special interest groups.

### **\$\$ Cost / Expense Potential \$\$**

Most Recommended Staffing Option - Based on Cost Effectiveness & Delivery of Services.  
2 Full-time personnel per shift - 1 Captain & 1 Firefighter / Engineer & 2 Part-time firefighters.

Total annual cost increase - Captain 46-51K plus benefits (x 2 positions), Firefighter / Engineer \$38-42K plus benefits x (3 positions).

Part-time staffing cost remains the same as today pending on full-time staffing schedules.

Total staffing cost increases between \$206K - \$228K - plus 5 benefit packages.

SAFER Grant potentials include savings of up to 500K over a five year period.



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CITY MANAGER

To: Mayor Scott Harbertson  
Members of Farmington City Council  
Dave Millheim, City Manager

From: Neil Miller, Parks and Recreation Director

Date: October 15, 2012

SUBJECT: Regional Park & Recreation Center

The Parks & Rec staff continues to discuss and evaluate what the city needs are regarding a recreation center as well as a regional park. The items we are taking into consideration are as follows:

- Location of Rec Center
- Location of regional park; should we expand Forbush Park or use the city land located on the west side at 650 West
- Size of each
- Whether or not to partner with Davis County School District

Several members of the Parks & Rec staff visited the Rec Centers for Herriman, Smithfield, South Weber and South Ogden. After visiting these facilities some of the components that we feel are an important inclusion for the Rec Center will be

- Gymnasium
- Multi-Purpose Room (Dance & Aerobics)
- Storage
- Weight Room/Cardio Room
- Track
- Racquetball Courts
- Restrooms, including lockers inside & out, separate showers & a family room

We plan to move forward with a Steering Committee to make final recommendations on both facilities.

Respectfully Submitted,

Neil Miller  
Parks and Recreation Director

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## City Council Staff Memo

To: Honorable Mayor and City Council

From: Dave Millheim, City Manager

Date: October 24, 2012

**SUBJECT: STUDY FULL TIME ENGINEERING AND CITY ATTORNEY SERVICES**

### BACKGROUND

The City spends a great deal for contract engineering and legal services. For the most part, staff is pretty pleased with the work performed by those involved. The greatest value is probably the institutional memory we receive from firms and individuals who have loyally over the years served the City. Timeliness does suffer in both of these service areas. A second complaint we often hear is it would be nice having on-site staff in these areas where small questions could be run by them on areas of concern without worrying about the expensive meter that is ticking when we do have such requests. Since starting in Farmington two years ago, I have pushed the staff that there are some things we should always be calling the contract attorney or engineer for in an attempt to get better control of these costs. Some have suggested it may be time to bring these services in house. When and if that decision is made, it should be considered based on an honest cost/benefit analysis which is not just economic in nature.

### ISSUES

Transition would be a real important to allow for a dump of important information. This is probably more true on the engineering than the legal side. How much we staff up these respective services should be considered. There will still be specialized situations in each service area which will require outside service contracts. Staff feels the engineering function is closer to bringing in house than legal services but we recommend a detailed analysis be performed of each function in 2013 if the City Council concurs.

Respectfully Submitted

Dave Millheim  
City Manager

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## \* MEMORANDUM \* \* \*

To: Mayor and City Council

From: Dave Petersen, Community Development Director *DEP*

Date: October 25, 2012

Re: Future Business Park Planning

During the recession that followed a few months after 9/11, or in the year or two thereafter, the governing body pursued a major policy shift to encourage and attract commercial development to our city. Dismal financial forecasts demonstrated a need to shore up its tax base to place the City in position to better achieve its goals for the future.

As part of this process the City always envisioned a diverse tax base. Commercial retail development is occurring, and now as result of this Council's recent actions to rezone large areas north of Station Park to Office Mixed Use it appears that the City is ready to implement more strategies to diversify our local economy.

Discussion topics for your retreat:

- A large well positioned office park/business center north of Station Park will provide jobs and a daytime populations for the retail areas, and increased property taxes.
- In setting up the RDA for the Station Park area , the City committed to other governmental entities to follow such an economic strategy.
- Where does the City want to fall in the spectrum of letting the market dictate the pace of development or pro-actively attracting the right type of development to this area?
- How high a priority is an office park/employment center for the City? As compared to other priorities?
- Is the City willing to fund a market analysis and prepare an economic development plan for the area/community?
- Is the City willing to offer incentives to companies to help ensure development of the office mixed use area?
- Should the City consider additional staff for economic development activities or to provide more time to existing staff to do such tasks?

Cc: Dave Millheim, City Manager

Date: October 4, 2012

Memorandum: Using Technology Effectively

To: Mayor and City Council

## Introduction:

Farmington City strives to use the most current technology available to benefit the elected officials, City employees, and the residents of the City. Technology changes often and popular trends seem to come and go as often as new hardware and software become available. Recognizing the constantly changing trends in technology, the City has developed a solid plan for the use of computers, internet, social media, and software within the City. This plan is flexible enough to allow the City to include some popular technology trends, such as social media, but it is also somewhat conservative so as to not overburden IT resources or require additional staffing.

## Current Technology Use:

The City is currently using technology in a number of areas. The main technology resource for the elected officials, City employees and residents is the City website, which was just redesigned and launched on October 1, 2012. A number of new features have been added to the website to help address the growing demand for social media, transparent government and online services.

The City recently created a Twitter account (@Farmington City) as a means to communicate with residents quickly and easily in the event of a disaster or other situation that could possibly affect the City at large. Each "tweet" is automatically embedded into the website on the socialmedia.twitter page. The Parks and Recreation Department is currently using Facebook (460 followers), to communicate with residents about both Arts and Events and Recreation programs.

The new City website has a link on the home page to a "Citizen Help Desk" tool designed to allow residents to make comments or suggestions and also report problems within the City. Residents can open a new ticket, which is then assigned a unique ticket number which can be used to track progress and responses from City staff online. Depending on the type of comment or problem the system forwards the message to the appropriate department for a response or solution.

As far as online services are concerned, the City currently allows residents to pay utility bills online through a service called XpressBillPay, as well as online access to the City Newsletter, GIS maps, current cemetery records and maps, and both City Council and Planning Commission agendas, packets, and minutes. A new link has also been added on the home page of the City website to GoDavis.biz, a local directory for local businesses, events, movies, coupons & more. Additionally, the City website has an improved Calendar of City meetings, events, and activities. Residents can also subscribe online to mass email lists to receive current City Council and Planning Commission agendas, news for arts and events, emergency preparedness activities and news, historic preservation topics, public notices, and recreation topics, events, and important dates.

This year the Planning Department was able to purchase a large format scanner for the purpose of converting old paper copies of subdivision plats, utility and improvement drawings, storm water master plans, and building plans to digital versions which can be stored on secure servers, backed up daily, and accessed by multiple people at a time. The Administration department has also been hard at work scanning and converting to digital format both current and past agendas, packets, minutes, agreements, and ordinances, Etc.

In 2011 the City migrated our email system to a new cloud based or hosted email provided by xmission. This new system allows employees access to their email from anywhere with internet access, including smart phones and other mobile devices. The new email system also allows employees to share calendar events, contacts, tasks, and documents. This new cloud technology is making it easier for employees to communicate more efficiently and saves time and money on expensive email servers, storage and backups.

The City Geographic information System (GIS) is a valuable technology and resource for all departments within the City, as well as elected officials, engineers, and residents. The City website has a link to the City Online Mapping Application, which integrates some of the City GIS data into a Google Maps application, making it easy to look up valuable information such as the location of City offices, schools, restaurants, hiking/walking trails, subdivisions, parks, parcels, zoning, and garbage and recycling days. The City GIS system database contains over 200 layers of information that can be displayed on a map. These layers include County wide aerial photography (captured every 2 years); transportation layers including street maintenance, street signs, street lights, and address signs; Utility layers including water lines, valves, hydrants, meters, wells, and storm water and sewer lines and manholes; Code enforcement citation locations; Emergency response events; Trees; Trails; and everything else from current demographic information and census data to FEMA flood plain data and zoning and land use layers.

Future possibilities exist for the Fire and Police Departments to utilize the GIS technology to map, analyze, and visually display Fire and EMS calls as well as traffic violations and crime statistics within the City. The expanded use of this powerful GIS technology has been made a priority as the City moves forward in the future.

## Summary:

Farmington City is using some of the best available technology to work more efficiently, save money, and stay in touch with the current trends and requests of the residents. There is always room for improvement, but as the IT Specialist for the City I feel very confident that the City is in a good position and has excellent, in fact state of the art, hardware and software, as well as a financial priority, to use technology to the greatest advantage of the elected officials, City employees, and perhaps most of all the residents that we all serve.

Thank you,

Matt McCullough

GIS/IT Administrator



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## \* MEMORANDUM \* \* \* \*

To: Mayor and City Council

From: Dave Petersen, Community Development Director 

Date: October 25, 2012

Re: Re-evaluation of Open Space/Density Ordinance

The City enacted its existing conservation subdivision ordinance and current PUD standards in 1999. It is a good time to re-evaluate these ordinances, please consider the following:

- One concern, among possibly others, expressed to staff was about the type and quality of open space received regarding past projects and if density derived in certain developments was based on constrained open space (i.e. wetlands, un-developable areas, etc.) when it should be based on non-constrained “high quality” open space. Staff attempted to respond to these concerns at a recent City Council meeting, and hopefully will resolve issues in the ordinance update now under review by the Planning Commission (see last bullet). [Note: these concerns maybe a non-issue pending the results of the legislative process, but we wanted to make sure it was referenced as part of your retreat to receive your input in case more needs to be done at this point].
- Many of our open space and trail goals have been met, but not all.
- Some types of open space have been difficult to oversee.
- If the City chooses to pursue a regional park, amended open space ordinances could help effectuate this goal.
- Some remaining areas in the community left to develop may be more conducive to conventional development patterns.
- The Planning Commission has already started the process to update these ordinances.

Cc: Dave Millheim, City Manager



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## \* MEMORANDUM \* \* \*

To: Mayor and City Council

From: Dave Petersen, Community Development Director *DEP*

Date: October 25, 2012

Re: Lighting on State and Main

Years ago the City worked with UP&L (now Rocky Mtn. Power) to raise poles and trim trees to better expose existing street lights on State from downtown to 400 West and on Main Street from Main Park (now Forbush Park) to 600 North. This was primarily done for pedestrian safety. In the intervening years since, a City Council adopted a strategy to establish decorative street lights on State and Main. Although not championed or implemented by any Mayor or Council since, this policy has remained on City plans.

- Does the City want to continue this policy?
- What is its priority?
- Is safety still an issue, or is it more aesthetics?
- Since the SID of 1999, which provided curb and gutter and complete asphalt streets to the original town, the area lost some of its rural feel still prevalent of many pioneer communities in central and southern Utah. This is not necessarily a bad or a good thing. However, does the City Council keep downtown in its current state regarding lights, or go more “urban”, if you will, consistent with the SID.
- Will decorative street lighting enhance the area, and bring downtown “up to date” and help heighten our community as the county seat of Davis County?
- Where will the City get funding for the lights?
- Aesthetics aside, does the City want staff to map areas where poor lighting may exist now to help better understand the magnitude of a lighting problem? If there is a problem.
- What about more “light pollution”.

Cc: Dave Millheim, City Manager

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To: Mayor Scott Harbertson  
Members of Farmington City Council  
Dave Millheim, City Manager

From: Neil Miller, Parks and Recreation Director

Date: October 15, 2012

SUBJECT: Tree replacement program for State Street and Main Street

As we continue to evaluate the age and health of the trees located on State Street and Main Street we are discussing ways in which we can replace trees as they start to die off.

Those items that we are taking into consideration are the process in replacing the trees as well as the cost to remove both the tree and the stump. This is in order to place another tree in that spot.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Neil Miller", is written over a light blue horizontal line.

Neil Miller  
Parks and Recreation Director



# FARMINGTON CITY

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\* M E M O R A N D U M \* \* \*

To: Mayor and City Council

From: Dave Petersen, Community Development Director *DEP*

Date: October 25, 2012

Re: Capital Improvement Program (CIP) and Impact Fee Update

It has become absolutely imperative that the City update its CIP and impact fees for a number of reasons, including but not limited to:

- As per State Law impacts fees collected for a given year must be spent within 6 years on improvements set forth in the CIP. The City is approaching that 6 year time frame for some of our fees.
- Our CIP is out of date (or will be out of date soon). Storm water, fire, police, parks, transportation and culinary water needs have dramatically changed as our mixed use area (and other areas) continue to develop. In other words, we may not be collecting enough money to meet our needs.
- Additional parks and rec goals (i.e. regional park, rec center, etc.), may increase the parks impact fee.
- We now have all of the numbers available from the 2010 Census, and are ready to prepare more accurate short and long range demographic forecasts.
- Development patterns have changed since the last update.
- The eventual location of the WDC will significantly influence the CIP
- Some of our current CIP/Impact Fee practices may or may not be consistent with existing state law. If so, this must be rectified to reduce our liability exposure.

Please consider the following at your retreat.

- Although all costs incurred to update the CIP and impact fee schedule (including consultant, legal and engineering work) are reimbursable through the respective impact fee, a great deal of staff man hours are necessary to accomplish this task and will substantially affect time and resources available to accomplish other priorities.
- This subject should be a very high priority as per some of the reasons listed above.

Cc: Dave Millheim, City Manager



# FARMINGTON CITY

SCOTT C. HARBERTSON  
MAYOR

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

DAVE MILLHEIM  
CITY MANAGER

\* MEMORANDUM \* \* \* \*

To: Dave Millheim, City Manager

From: Dave Petersen, Community Development Director *DEP*

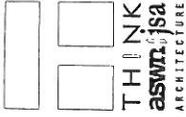
Date: October 24, 2012

Re: Follow-up to DRC

As you know, Rich Cook and Dave Rose met with the DRC regarding their development plans for the westerly 8 acres of the De Jong property north of Park Lane. In their initial meeting with me at the front counter (before they submitted an application) they balked at, and then minimized, my attempts to explain issues related to the property and the General Plan, and other development related issues. They asked if this information was really necessary to rezone and receive approval to develop the property. In this and other meetings, our exchanges have been friendly, but they just want to talk process—nothing substantive. In the end, the application(s) they submitted did not address the issues. Although they are starting to now maybe look at sewer and water issues (still not transportation), they still want the City to consider a zone change and other approvals.

Their schematic plan shows 114 units on 8 acres, or approximately 14 units per acre (see attached plan). The location of the site described above receives access from Bourne Circle at its east end (northwest of the Chevron), and access to its west end from a local cul-de-sac next to US 89. Apparently, the same architect for the Garbett Homes project is also the architect for this project. So; the design of both developments may be similar in appearance.

The area north of Park Lane and east of US 89 is a very important part of the community. We already discussed that the entire district should be master plan as one area. These applicants desire to develop a small, but crucial part of the whole. I suggest we work with them where we can, but in looking at the area from a macro level, beyond their property, it may be more prudent to work with all the property owners in the district and find developers with a more vested interest in Farmington.



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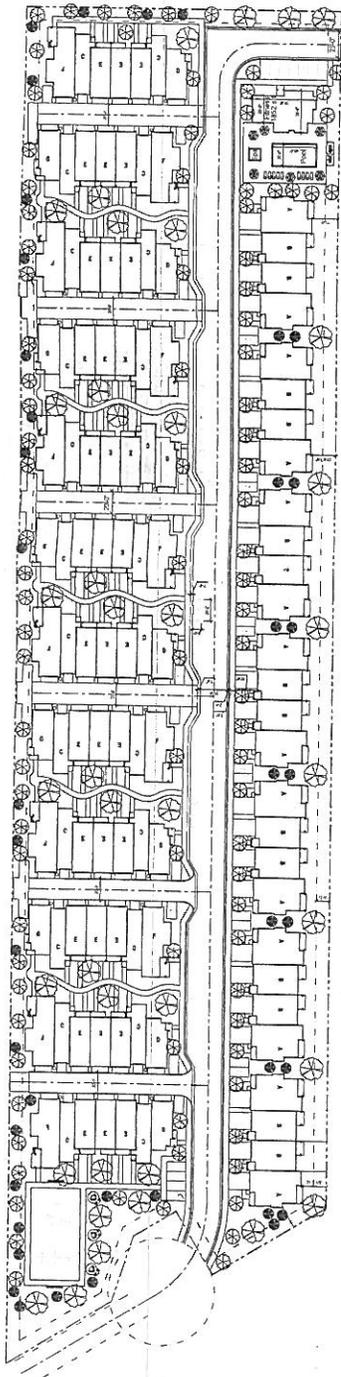
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SPRING CREEK VILLAGE  
 APARTMENTS  
 XXXXX  
 FARMINGTON CITY, UTAH 84303

PROJECT NO. 12114  
 DATE: OCT 02, 2012  
 REVISIONS:

SITE  
 PLAN  
 SHEET TITLE

SHEET NUMBER  
**A1.1**  
 SPRING CREEK



SITE PLAN  
 SCALE 1/8" = 1'-0"

SITE SUMMARY	
AREA	%
TOTAL SITE	100%
BUILDINGS	2.67 33.46%
IMPERVIOUS SURFACES	2.77 34.65%
LANDSCAPING	2.45 30.68%
OPEN SPACE	1.85 23.12%
TOTAL	7.99 100%

PARKING SUMMARY	
TYPE	SPACES
ON STREET	29
DRIVEWAYS	28
OFF STREET	47
ON STREET	30
TOTAL	134

UNIT TYPE SUMMARY	
UNIT TYPE	UNITS
A	14
B	14
C	24
D	12
E	12
F	12
TOTAL	88

TOTAL 112 UNITS @ 1.44 UNITS PER ACRE

