

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 long range priorities related to city culinary water system and to answer any questions the City Council may have on agenda items. The public is welcome to attend.

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, June 30, 2015, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS

7:05 Farmington Trails Committee Items

PUBLIC HEARINGS:

7:20 Residences at Farmington Hills Schematic Plan and Preliminary PUD Master Plan

7:30 Elementary School #61 Schematic Subdivision

7:40 Residences at Station Parkway Subdivision Schematic Plan

NEW BUSINESS:

7:50 Water Plan

8:05 Ordinance Adopting Emergency Water Conservation Measures for Culinary Water in the City

SUMMARY ACTION:

8:15 Minute Motion Approving Summary Action List

1. Approval of Storm Water Bond Log for May
2. Storm Drain Impact Fee Facilities Plan

3. Storm Drain Impact Fee Analysis
4. Improvements Agreement for Fieldstone – Farmington Park
5. Amendment to City Manager Employment Agreement

OLD BUSINESS:

- 8:20 Agreement Amendment for Station Park regarding Drive up Windows
- 8:40 Resolution Supporting the HB362 Authorized 0.25% Local Option General Sales Tax Dedicated to Transportation
- 8:45 Jeppson Flag Lot

GOVERNING BODY REPORTS:

- 9:00 City Manager Report
1. Executive Summary for Planning Commission held on June 19, 2015
 2. Building Activity Report for May
- 9:05 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

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

DATED this 25th day of June, 2015.

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.

CITY COUNCIL AGENDA

For Council Meeting:
June 30, 2015

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

It is requested that Mayor Jim Talbot give the invocation to the meeting and it is requested that City Manager Dave Millheim 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:
June 30, 2015

SUBJECT: Farmington Trails Committee Items

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

Ron Robinson from the Farmington Trails Committee will be making this presentation.

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

Honorable Mayor and City Council

From: George G. Chipman, Farmington Trails Committee Chair

Date: May 25, 2015

SUBJECT: FARMINGTON TRAILS COMMITTEE AGENDA ITEMS

RECOMMENDATIONS

Please grant twenty minutes on the June 16th City Council agenda for Ron Robinson to present four items relating to the Farmington Trails Committee:

1. Appreciation from the FTC for the City Council's approval of the re-paving of the South Frontage Road Trail
2. Presenting each City Council member with the latest trails pamphlet.
3. Recommendations for trails suitable for equestrians
4. Introduction of Donovan Bracken who completed the 100th Eagle Scout project for Farmington trails and a list of the other 99 Scouts.

BACKGROUND

The Farmington Trails Committee (FTC) is an official advisory committee to the City whose members diligently serve on behalf of our residents without compensation. The City Council assigned the FTC to review horse issues on public trails and to make a recommendation to the City Council. That recommendation and three other items of business will be presented.

The FTC acknowledges the City Council as our governing body and desires to keep them informed of our activities and hence to better coordinate our service in the future for the most benefit to our fellow citizens.

The Eagle Scout list is attached. Please put a copy in the packet going out to the members of the City Council.

Respectfully submitted,

George G. Chipman
FTC Chair
Attachment: 100 Eagle Scouts List

100 Eagle Scout Projects

File: 100 Eagle Scout Projects3.doc

Updated: April 12, 2015

<u>Name</u>	<u>Project</u>	<u>Year</u>	<u>Name</u>	<u>Project</u>	<u>Year</u>
1. Zac Call	Hornet Canyon trail work	2002	51. Tyler Walker	Bay boardwalk	2009
2. Derek Wesche	Hornet Canyon to mine	2002	52. Scott McGrath	Bay boardwalk	2009
3. Jason Vance	Steed Creek trail work	2003	53. Jared Workman	Bay boardwalk	2009
4. Gavin Scadden	Steed Creek south hillside	2003	54. Blake Davis	Bay boardwalk	2010
5. Ben Oman	Old Aqueduct trail work, east	2004	55. Matt Gibson	Haight Crk, resurface, east	2010
6. Hunter Fowers	BST trail project	2004	56. Wade Purdy	Haight Crk, resurface, west	2010
7. Nathan Carter	BST Conn, N. Compton, east	2004	57. Nick Simmons	Frontage Rd trees, no.	2010
8. Tyler Wood	BST Conn, Grand View, east	2004	58. Zac Alba	Frontg Rd tree planting, so.	2010
9. Dallin Lloyd	BST Conn, Grand View, west	2004	59. Gordon Portzline	Kiosk, Buffalo Ranch	2010
10. Alex Brown	BST Conn, BST, west	2004	60. Isaac Godderidge	400 W. trees, 4 each	2010
11. Josh Dustin	Old Aqueduct trail work, east	2004	61. Tyler Monson	Bay boardwalk bolts	2010
12. Phillip Stone	2 kiosks (Shep&So.Park),4 mrkrs	2004	62. Kurt Heimbigner	Bay boardwalk	2010
13. Scott Hunter	12 trail markers	2004	63. Tommie Moncur	BST north Compton	2010
14. Tyler Anderson	Kiosk, Main Park	2005	64. Taylor Haws	Legacy TH display	2011
15. Sheldon Baterlos	USFS supervised in Fruit Heights	2006	65. Jakob Larsen	Davis Creek to 1 st WF split	2011
16. Cameron Hirst	USFS supervised in Fruit Heights	2006	66. Matt White	Rudd/F Spine west section	2011
17. Kyle McKenna	USFS supervised in Fruit Heights	2006	67. Colton Barclay	S. Frontage Rd trees	2011
18. Justin Stringfellow	USFS supervised in Fruit Heights	2006	68. Jake Godfrey	Farm. Spine/Rudd Canyon	2011
19. Shaun Young	Kiosk, Farmington Pond	2007	69. Alex Hammond	S. Frontage Rd 5 trees	2012
20. Cory Hatch	Kiosk, Heritage Park	2007	70. Logan Orich	take trail pictures	2012
21. Brandon Garrison	BST, south of Farm. Canyon Rd.	2007	71. Daniel Christensen	Bay trail from Nature Center	2012
22. Brock Richins	Haight Crk, east	2007	72. Tanner Paskett	Farmington Ranches So	2012
23. Layne McKenna	Haight Crk, 900 N, east	2007	73. Matt LeCheminant	R2T street signs	2012
24. Boyd Furner	Haight Crk, RR, east	2007	74. J.P. Otteson	Farmington Ranches No	2012
25. Adam Fulmer	Haight Crk,	2007	75. Jayden Richins	Farmington Spine sbacks	2012
26. James Richards	Haight Crk, RR, west	2007	76. Chayce McDonald	Lagoon Trail wood	2012
27. Josh Crowley	Haight Crk, RR, far east	2007	77. Benson Rice	Bay kiosk	2012
28. Josh Tinsley	Haight Crk,	2008	78. Sam Ward	Old Aqueduct	2012
29. Andrew Casper	Haight Crk, boardw, east	2008	79. Spencer Regis	Old Aqueduct	2012
30. Matt Barnes	Haight Crk, boardw, west	2008	80. Taylor Morrison	Old Aqueduct	2012
31. Caleb Davis	Haight Crk, farm rd, west	2008	81. Cayden Cornford	Old Aqueduct	2012
32. Brian Tew	Haight Crk, far west of "T"	2008	82. Josh White	Centennial	2013
33. Taylor Paskett	Haight Crk, west of "T"	2008	83. Michael Gally	Old Aqueduct	2013
34. Ethan Tew	Haight Crk, farm rd, far west	2008	84. Matt Burt	Francis Peak Access	2013
35. Brandon Supinger	Haight Crk, farm rd, east	2008	85. Matt Van Leeuwen	Legacy signage	2013
36. Mitch Vaughan	Haight Crk, south of "T"	2008	86. Jacob Christensen	Francis Peak Access	2013
37. Caleb Young	Kiosk, Front Runner	2008	87. Lane Ferrin	Hornet Canyon	2013
38. Calvin Barnett	Bay boardwalk	2009	88. Isaac Whitmore	Steed Creek	2013
39. Ryan Brown	Bay boardwalk	2009	89. Jacob Johnson	Moss Rock	2013
40. Houston Hancock	Bay boardwalk	2009	90. Zack Lowe	Flag Rock north bench	2014
41. Cameron Howell	Bay boardwalk	2009	91. Jake Vance	Davis Creek,Frontage	2014
42. Tate Shepherd	Bay boardwalk	2009	92. Austin Brown	Ford Cyn OL/Steed Creek	2014
43. John Slaughter	Bay boardwalk	2009	93. Isaac Schraedel	Fire – north	2014
44. Brad Stroud	Bay boardwalk	2009	94. Cole Phillips	Flag Rock bench	2014
45. Nicholas Taylor	Bay boardwalk	2009	95. Luke Millet	Farm. Creek Lower Cyn	2014
46. Andrew Tolman	Bay boardwalk	2009	96. Jarom Christensen	'03 Fire – south	2014
47. Jamison Farr	Bay boardwalk	2009	97. Cesar Calvillo	Haight steps	2014
48. Tyler Nemcek	Bay boardwalk	2009	98. Tyler Smalley	Steed Creek bench	2014
49. Tanner Martin	Bay boardwalk	2009	99. Michael Petersen	Shepard Creek steps	2014
50. Kevin Hanson	Bay boardwalk	2009	100. Donovan Bracken	Davis Creek kiosk	2015

CITY COUNCIL AGENDA

For Council Meeting:
June 30, 2015

PUBLIC HEARING: Residences at Farmington Hills Schematic Plan and Preliminary PUD Master Plan

ACTION TO BE CONSIDERED:

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

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate City Planner

Date: June 19, 2015

SUBJECT: **RESIDENCES AT FARMINGTON HILLS SCHEMATIC PLAN AND PRELIMINARY PUD MASTER PLAN**
Applicant: **Jerry Preston – Elite Craft Homes**

RECOMMENDATION

1. Hold a Public Hearing, and
2. Move that the City Council approve 1) the schematic plan, 2) the Preliminary (PUD) master plan, 3) the petition to annex 20 acres into Farmington City, and 4) a zone designation of LR-F related thereto, subject to all applicable Farmington City ordinances and development standards and the following conditions:
 1. The 20 acres must be annexed prior to the City accepting any application for Final Plat and/or Final (PUD) Master Plan.
 2. All cut and fills shall meet the requirements of Chapter 30 of the Zoning Ordinance.
 3. The City Engineer must approve any exception to the maximum street slope of 12%, but in no event shall any exception exceed 14% slope as per the ordinance.
 4. The developer must work with the City Manager/City Council to acquire property now owned by the City within the proposed development. Said agreement as to valuation and acquisition terms of the city parcel must be approved by City Council prior to submittal of Final Plat and/or Final (PUD) Master Plan.
 5. The applicant must deed trail rights-of-way, for public access to the City for the Flag Rock Trail and the lower firebreak road trail, and these easements shall be shown on preliminary plat.
 6. The applicant shall meet all requirements as set forth in Section 11-30-105 of the Zoning Ordinance.
 7. The fire department shall review the plans and give a full report.
 8. The applicant shall receive preliminary plat approval prior to the property being annexed.
 9. Public works shall review all utility plans prior to or concurrent with preliminary plat.
 10. Preliminary Plat shall be a public hearing.

Findings for Approval:

1. The proposed schematic plan and Preliminary (PUD) Master Plan meet the requirements of the subdivision and zoning ordinance.
2. Thus far the developer has demonstrated that the roads providing access to and from the site meet the City's slope standards for such roads.
3. The anticipated trail rights-of-way meet the 10% open space requirement for the PUD, in that only a small area of the project near 100 North will have the PUD overlay, and the developer is not seeking a bonus of lots over and above the lots allowed by the yield plan.
4. The primary responsibility of this small PUD is to maintain the common drive for lots near what is now the east end of 400 North Street.
5. The proposed annexation is within the City's Annexation Declaration area.
6. The requested zone designation of LR-F is consistent with the General Plan and the same as the zone designation for the abutting property.

BACKGROUND

The applicant desires to develop 44 + acres east of 200 E. Access to the site will be via a looped residential street connecting the east end of 100 North Street to the east end of 400 North Street. Two points of access are required the street is more than a 1,000 feet in length. A steep hillside band separates the buildable area of this site from the relatively flat topography of downtown. The major challenge for the developer is to engineer a road across this steep band to and from the site. This City Engineer is aware of the cuts and fills necessary to construct this street, but it is more typical that the Planning Commission consider aesthetics issues related to these cuts and fills during the next stage of the subdivision process.

The applicant's 20,000 s.f. lot yield plan shows that at least 23 lots are possible on site. He is seeking no lot bonuses as per the conservation subdivision standards set forth in Chapter 12 of the Zoning Ordinance. Nor is he seeking TDR lots because the number of lots set forth on the schematic plan does not exceed the total lot count on the above referenced yield plan and, for the most part, the lots are over 20,000 s.f. in size. Nevertheless, Lots 3, 4, and 5 on the schematic plan are less than 20,000 square feet in size (17,190 s.f., 14,563 s.f., 15,008 s.f. respectively) and each of these is served by a common drive. Therefore, the developer is requesting a PUD overlay (limited to said lots) enabling him to deviate from the standards of the underlying zone. And in order to meet his open space requirement for this small PUD, he is proposing to dedicate trail easements over and across the flag rock trail on the south side of the project, and the lower firebreak road trail on the north side of the development.

The easterly 20 acres of the development is presently located in the unincorporated area of the County. As part of the process, the applicant submitted a petition to annex the acreage into Farmington City and requested the zone designation (LR-F) similar to the rest of his property already located in the City. The City Council accepted the petition for study by resolution on May 5, 2015.

At the Planning Commission meeting on June 4, 2015, the Planning Commission discussed the merits of this annexation, PUD, and schematic plan. There was a mixture of public input from both sides, those that opposed the development and those that were in favor. The majority of dissent referenced what happened in North Salt Lake and expressed concern over potential slides, dangerous fault lines, wildfires, and sloughing. However, the Planning Commission in the end determined that the schematic plan was an administrative decision and met the ordinance; the annexation and LR-F zone designation were inevitable as the surrounding zone is LR-F; and the annexation area is on our annexation declaration area plan and could not go into Centerville or Fruit Heights. The recommendation for approval included some additional conditions for approval, which are reflected in this City Council suggested motion.

Supplemental Information

1. Vicinity Map/Annexation Area
2. Yield Plan
3. Schematic Plan/Preliminary (PUD) Master Plan

Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 11 – Single Family Residential Zones

Respectfully Submitted



Eric Anderson
Associate City Planner

Concur

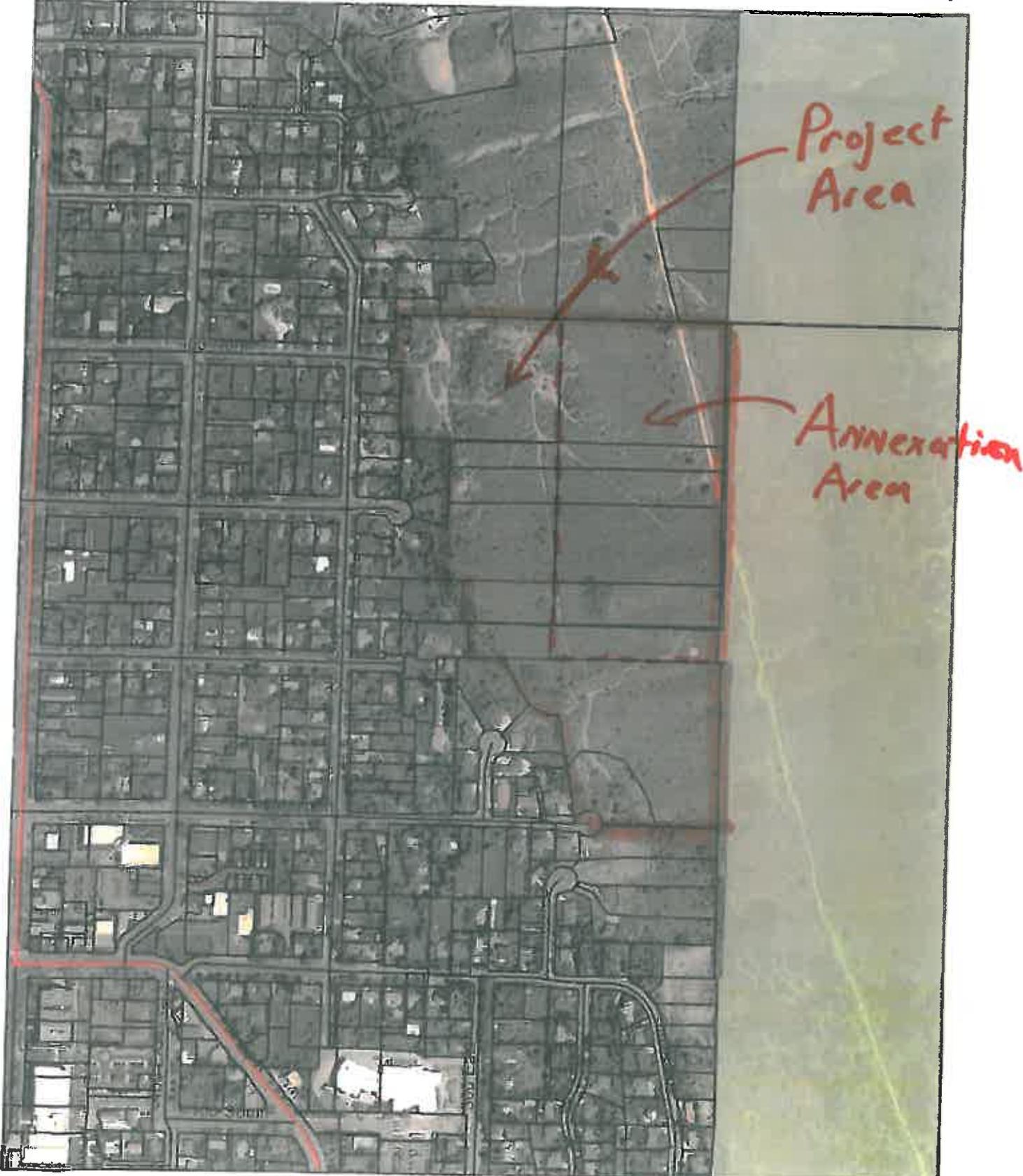


Dave Millheim
City Manager

Farmington City



Farmington City



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RESIDENCES AT FARMINGTON HILLS
 SUBDIVISION
 400 NORTH TO 100 NORTH
 FARMINGTON CITY, UTAH

1 OF 2

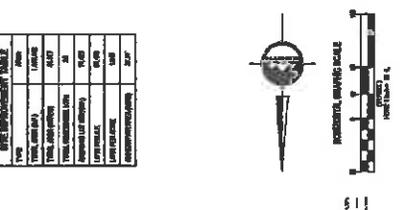
SCHEMATIC PLAN

DATE: 10/1/00
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 CHECKED BY: [Name]

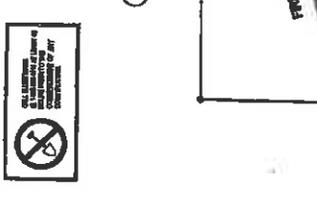
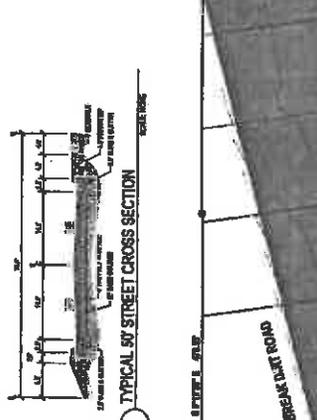
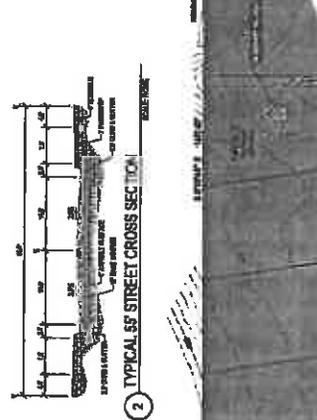
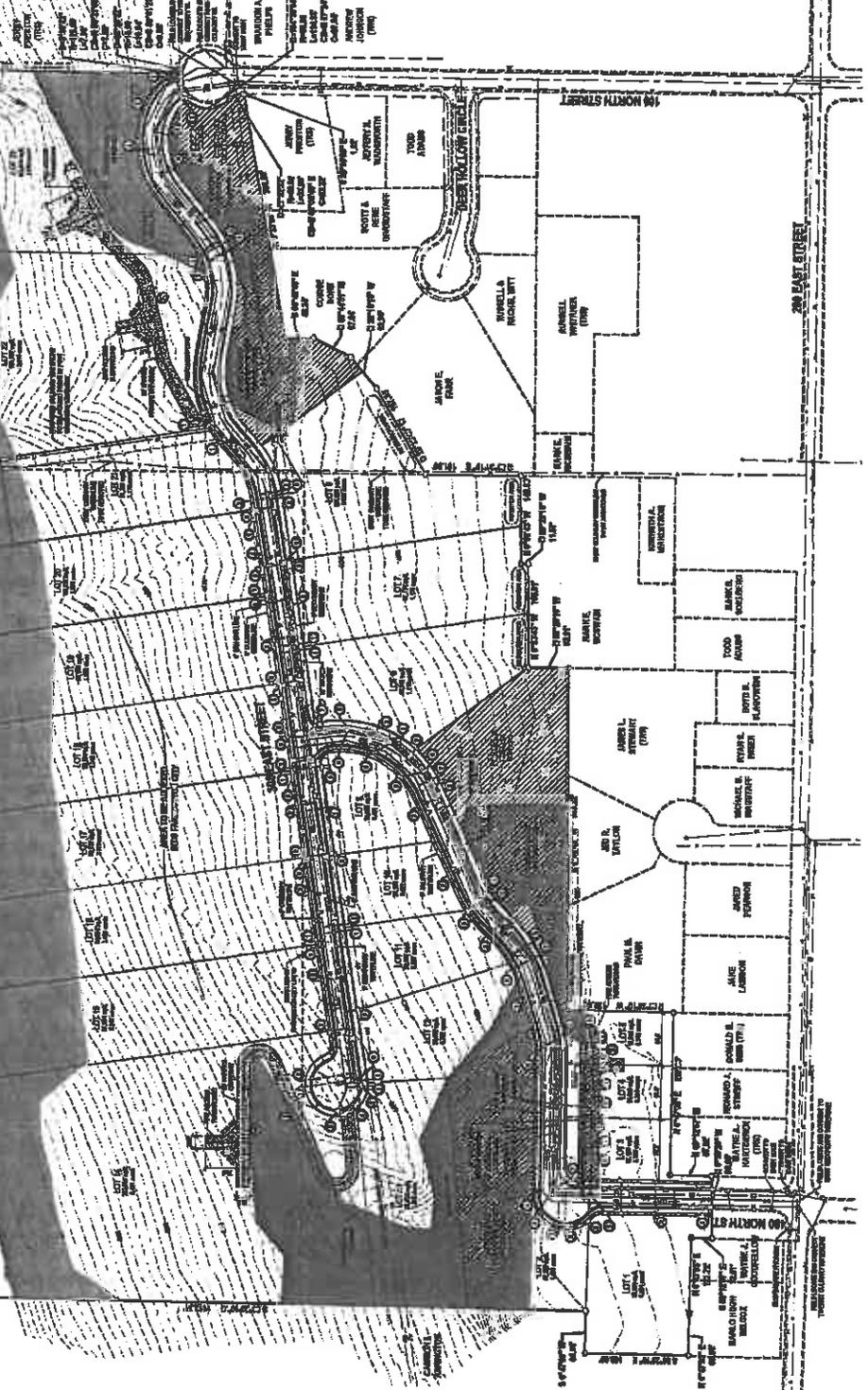
SCALE: 1" = 40'



- LEGEND**
- 1. PROPOSED 5' SIDEWALK
 - 2. PROPOSED 10' SIDEWALK
 - 3. PROPOSED 15' SIDEWALK
 - 4. PROPOSED 20' SIDEWALK
 - 5. PROPOSED 25' SIDEWALK
 - 6. PROPOSED 30' SIDEWALK
 - 7. PROPOSED 35' SIDEWALK
 - 8. PROPOSED 40' SIDEWALK
 - 9. PROPOSED 45' SIDEWALK
 - 10. PROPOSED 50' SIDEWALK
 - 11. PROPOSED 55' SIDEWALK
 - 12. PROPOSED 60' SIDEWALK
 - 13. PROPOSED 65' SIDEWALK
 - 14. PROPOSED 70' SIDEWALK
 - 15. PROPOSED 75' SIDEWALK
 - 16. PROPOSED 80' SIDEWALK
 - 17. PROPOSED 85' SIDEWALK
 - 18. PROPOSED 90' SIDEWALK
 - 19. PROPOSED 95' SIDEWALK
 - 20. PROPOSED 100' SIDEWALK



- NOTES**
1. ALL SIDEWALKS SHALL BE CONCRETE.
 2. ALL SIDEWALKS SHALL BE 4" THICK.
 3. ALL SIDEWALKS SHALL BE FINISHED WITH A BROOM.
 4. ALL SIDEWALKS SHALL BE FINISHED WITH A 1/8" FINISH.
 5. ALL SIDEWALKS SHALL BE FINISHED WITH A 1/4" FINISH.
 6. ALL SIDEWALKS SHALL BE FINISHED WITH A 3/8" FINISH.
 7. ALL SIDEWALKS SHALL BE FINISHED WITH A 1/2" FINISH.
 8. ALL SIDEWALKS SHALL BE FINISHED WITH A 3/4" FINISH.
 9. ALL SIDEWALKS SHALL BE FINISHED WITH A 1" FINISH.
 10. ALL SIDEWALKS SHALL BE FINISHED WITH A 1 1/4" FINISH.
 11. ALL SIDEWALKS SHALL BE FINISHED WITH A 1 1/2" FINISH.
 12. ALL SIDEWALKS SHALL BE FINISHED WITH A 1 3/4" FINISH.
 13. ALL SIDEWALKS SHALL BE FINISHED WITH A 2" FINISH.
 14. ALL SIDEWALKS SHALL BE FINISHED WITH A 2 1/4" FINISH.
 15. ALL SIDEWALKS SHALL BE FINISHED WITH A 2 1/2" FINISH.
 16. ALL SIDEWALKS SHALL BE FINISHED WITH A 2 3/4" FINISH.
 17. ALL SIDEWALKS SHALL BE FINISHED WITH A 3" FINISH.
 18. ALL SIDEWALKS SHALL BE FINISHED WITH A 3 1/4" FINISH.
 19. ALL SIDEWALKS SHALL BE FINISHED WITH A 3 1/2" FINISH.
 20. ALL SIDEWALKS SHALL BE FINISHED WITH A 3 3/4" FINISH.



CITY COUNCIL AGENDA

For Council Meeting:
June 30, 2015

PUBLIC HEARING: Elementary School #61 Schematic Subdivision

ACTION TO BE CONSIDERED:

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

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

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



FARMINGTON CITY

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DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate City Planner

Date: June 19, 2015

SUBJECT: **ELEMENTARY SCHOOL #61 SCHEMATIC SUBDIVISION**
Applicant: **Davis School District – Bryan Turner**

RECOMMENDATION

1. Hold a Public Hearing, and;
2. Move that the City Council approve the enclosed schematic subdivision plan for the Elementary School #61 subject to all applicable Farmington City ordinances and development standards, and the following condition: preliminary and final plat shall be held jointly.

Findings for Approval:

1. The proposed elementary school is an integral component in planning and accommodating for Farmington's projected future growth.
2. The proposed use of the proposed elementary school is compatible with the surrounding community, including the surrounding subdivisions, the 1100 West park, the Farmington Bay Wildlife Refuge Area, etc.
3. State Law (Code 10-9a-305) exempts school districts from having to conform to municipality land use ordinances, which in this case includes the City's requirement for a conditional use. However, the applicant has been amenable to going through the conditional use approval process because of the partnership nature of this project and wanting to be transparent throughout the process.
4. The proposed elementary school will complete their proportionate share of 1100 West to Glover Lane and will extend the road beyond their property as a system improvement to be possibly reimbursed by the City.
5. Likewise, the school district has committed to participating in one-third of the cost to construct a bridge at 1100 West extending the road north past 500 South where it currently ends.
6. The proposed subdivision is memorializing a deed swap and bringing the subdivision into compliance with city ordinance.

BACKGROUND

The applicant has applied for a 1-lot subdivision from the original Diument property as part of the land swap that was completed with Fieldstone Homes. While the applicant and Fieldstone swapped deeds for the property, they did not go through the subdivision process to legally create a lot. The applicant is now rectifying this oversight by creating 1-lot where the proposed elementary school will sit. Because the applicant will be dedicating right-of-way (both 1100 West and 675 South) they will need to go through a major subdivision process, which includes schematic plan, preliminary plat, and final plat. Because this subdivision is a very simple lot split, staff is recommending that the City Council combine preliminary and final plat to simplify the review process.

Supplemental Information

1. Vicinity Map
2. Schematic Plan
3. Site Plan

Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 10 – Agriculture Zones

Respectfully Submitted



Eric Anderson
Associate City Planner

Concur



Dave Millheim
City Manager

Farmington City



CITY COUNCIL AGENDA

For Council Meeting:
June 30, 2015

PUBLIC HEARING: Residences at Station Parkway Subdivision Schematic Plan

ACTION TO BE CONSIDERED:

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

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

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



FARMINGTON CITY

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DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate City Planner

Date: June 19, 2015

SUBJECT: **RESIDENCES AT STATION PARKWAY SUBDIVISION SCHEMATIC PLAN**
Applicant: **Ernie Wilmore – ICO Development**

RECOMMENDATION

1. Hold a Public Hearing, and
2. Move that the City Council approve the proposed Schematic Plan for the Residences at Station Parkway Subdivision subject to all applicable Farmington City ordinances and development standards.

Findings for Approval:

The subdivision does not change the layout of the approved site plan, including streets, building placement, utilities, etc. and the improvements will all be done at one time. This subdivision is a simple lot split meant to create two platted parcels on the map.

BACKGROUND

The applicant, ICO Development has already received site plan approval (at the April 23rd PC) for the Residences at Station Parkway apartment project. However, the applicant desires to phase the project for HUD financing reasons, but plans to do all the improvements, including but not limited to streets, sidewalks, utilities, etc. for the entire project at once, but phase the actual construction of the buildings into two separate phases. The improvements are being reviewed and the final approval for those, as well as site plan, have been delegated to staff. However, while this is a simple lot split, because the applicant will not be dedicating right-of-way, he will only need to go through the minor subdivision process, which includes schematic plan and preliminary/final plat.

Supplemental Information

1. Vicinity Map
2. Schematic Plan
3. Approved Site Plan

Applicable Ordinances

1. Title 12, Chapter 5 – Minor Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 18 – Mixed Use Zones

Respectfully Submitted



Eric Anderson
Associate City Planner

Concur



Dave Millheim
City Manager

Farmington City



PROJECT NUMBER
14-050
SHEET TITLE

SCALE: 1" = 40'-0"
SITE PLAN
ARCHITECTURAL

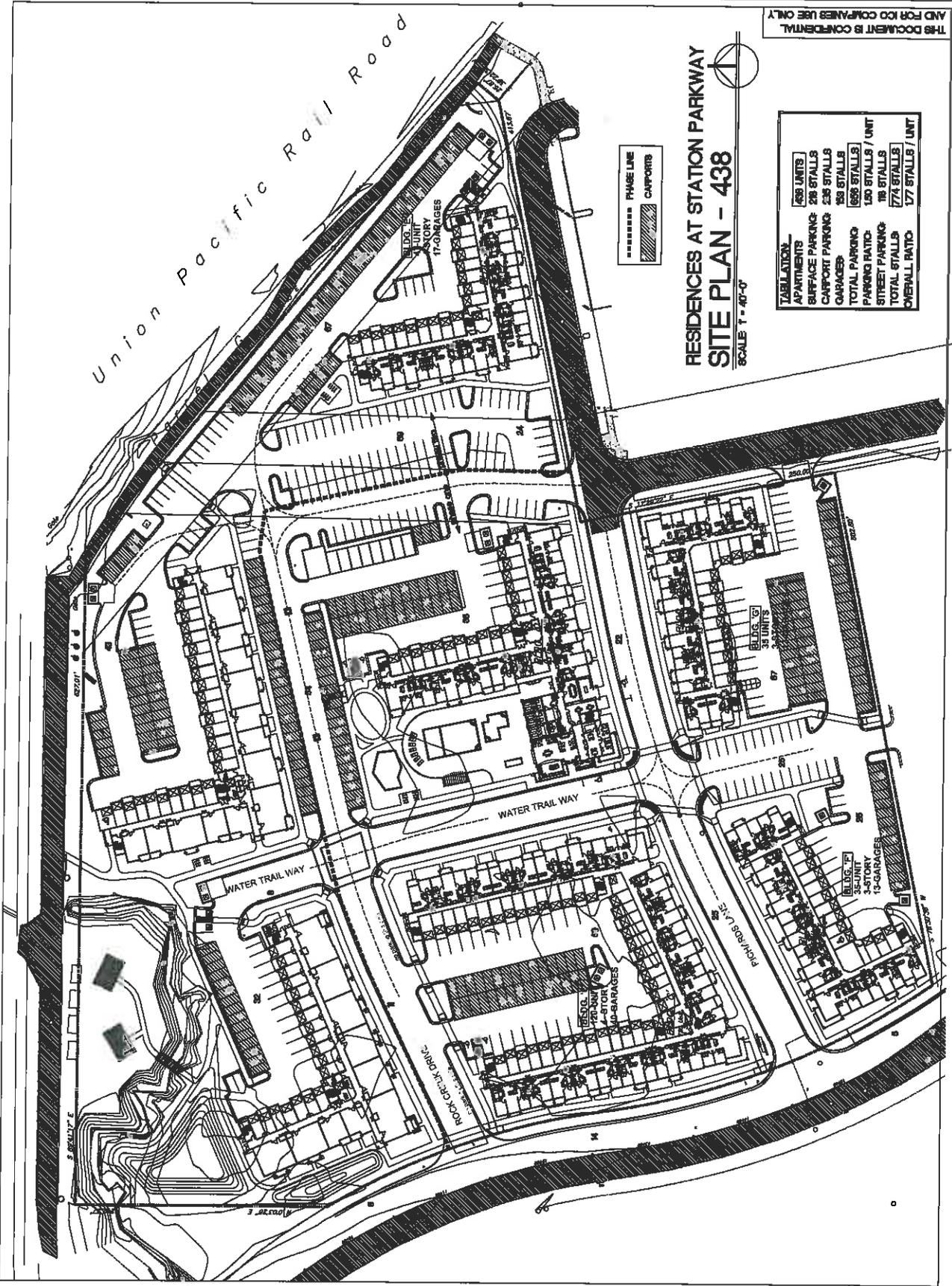
PROJECT NUMBER
RESIDENCES AT
STATION PARKWAY
STATION PARKWAY
PARIMONT, UTAH
ICD DEVELOPMENT
ARCHITECT

RESIDENCES AT
STATION PARKWAY
STATION PARKWAY
PARIMONT, UTAH
ICD DEVELOPMENT
ARCHITECT

architecture
2025 East Drive
Provo, Utah 84601
(801) 225-8531
(801) 225-8328 FAX

DATE
9 APR 2018
SHEET NUMBER
A1.1

THIS DOCUMENT IS CONFIDENTIAL
AND FOR ICD COMPANIES USE ONLY



RESIDENCES AT STATION PARKWAY
SITE PLAN - 438
SCALE 1" = 40'-0"

TABULATION	APARTMENTS	438 UNITS
SURFACE PARKING	238 STALLS	238 STALLS
CARPORT PARKING	238 STALLS	238 STALLS
GARAGES	893 STALLS	893 STALLS
TOTAL PARKING	1370 STALLS / UNIT	1370 STALLS / UNIT
PARKING RATIO	150 STALLS / UNIT	150 STALLS / UNIT
STREET PARKING	18 STALLS	18 STALLS
TOTAL STALLS	274 STALLS	274 STALLS
OVERALL RATIO	177 STALLS / UNIT	177 STALLS / UNIT

CITY COUNCIL AGENDA

For Council Meeting:
June 30, 2015

SUBJECT: Water Plan

ACTION TO BE CONSIDERED:

Implement the water plan outlined below by allowing staff to begin work on the following: perform fault explorations, well siting studies master plan RFP, begin designs for a well and water tank, and explore funding options for the remaining funds needed.

GENERAL INFORMATION:

See enclosed staff report prepared by Walt Hokanson, Larry Famuliner and Chad Boshell.

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Walt Hokanson, Larry Famuliner, & Chad Boshell

Date: June 30, 2015

SUBJECT: **WATER PLAN**

RECOMMENDATION

Implement the water plan outlined below by allowing staff to begin work on the following: perform fault explorations, well siting studies, master plan RFP, begin designs for a well and water tank, and explore funding options for the remaining funds needed.

BACKGROUND

Farmington supplies the culinary water with 3 wells spread throughout the City. The City has a water master plan that was implemented in 1995 and updated in 2001 and 2009. This plan outlines the City's culinary water supply and needs. The City has had tremendous growth over the last 15 years and has grown faster than the development of new water supplies and storage. The City's current water situation is in need of significant new water development and storage capacity. There are many different reasons why the City is in its current position, the following is a list and discussion of a few of them:

1. The City has grown faster than our foresight and planning. The master plan growth projections showed that in the year 2015 and 2025 the City's population to be 17,483 and 20,791 respectively. The City's current population is estimated at 21,500, ten years ahead of what was planned.
2. The City developed the Community Center well which produces approximately 300 gallons per minute (gpm) far short of the 1500 gpm called for in the master plan and hoped for when drilled.
3. The Community Center well produced water that was not up to its resident's standards and much time and money has been and will be spent to achieve usable water.
4. A site for a new water storage tank has taken years to locate due to fault lines, private property, access, and the exploration of other possible sites.
5. Potential well and tank site on the Armstrong property delayed the investigation of the other potential sites and developments.

The City currently has the following wells and tanks:

1. Well 1: Produces 1,500 gpm (2.16 MGD) average flow & 1,800 gpm (2.59 MGD) peak

2. Well 2 (Woodland Well): Produces 350 gpm
3. Well C-5: Produces 260 gpm
4. 9 storage tanks totaling 6.55 million gallons.

According to the existing water master plan the City needs approximately 2,000 gpm of water supply and 4 million gallons of storage by build out.

Staff has discussed our capacity and needs and have developed a plan that will get the City back on track with the master plan and construct the infrastructure needed to provide for the City's needs. The plan proposes projects and studies that need to happen to accomplish the goals and needs of the City. The plan outlined below lists the steps and projects needed with cost estimates, timelines, and funding options:

1. Community Center Well: (June – December, Impact fee eligible)
 - a. Construct and install the ozone to achieve usable water - \$500,000
2. Master Plan: (June – December, Impact fee eligible)
 - a. Create new master plan and IFFP - \$55,000
 - b. Model - \$35,000
 - c. Impact Fee Update - \$10,000
3. Develop 1 of 2 wells - (June 2015 – June 2016, Impact fee eligible) \$1.2-1.5 million
 - a. Well siting - study for 3-4 sites
 - b. Test wells – bid 2 drill both as needed
 - c. Well house
4. Design and Construct 2 million gallon tank - \$ (June 2015 – December 2016, Impact fee eligible) \$1.7 million
 - a. Potential tank site fault exploration – 2-3 potential sites
 - b. Design Engineering RFP
 - c. Construction
5. Develop 2 of 2 wells - (Jan. 2017 – Dec. 2017) \$1.2-1.5 million
 - a. Well siting
 - b. Test wells
 - c. Well house
6. Design and Construct 2 million gallon tank - (Jan. 2018 – Dec. 2018) \$1.7 million
 - a. Potential tank site fault exploration
 - b. Design Engineering RFP
 - c. Construction
7. Burke Lane I-15 water line crossing if needed - \$1 million

SUPPLEMENTAL INFORMATION

Well and Tank Site Location Map

Respectively Submitted



Chad Boshell
City Engineer

Reviewed and Concur



Dave Millheim
City Manager

CITY COUNCIL AGENDA

For Council Meeting:
June 30, 2015

S U B J E C T: Ordinance Adopting Emergency Water Conservation Measures for Culinary Water in the City

ACTION TO BE CONSIDERED:

Approve the ordinance for protecting the use of culinary water from the City for outside use.

GENERAL INFORMATION:

See enclosed staff report prepared by Keith Johnson.

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



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DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: June 19, 2015

Subject: **APPROVE THE ORDINANCE ADOPTING EMERGENCY WATER CONSERVATION MEASURES FOR CULINARY WATER IN THE CITY.**

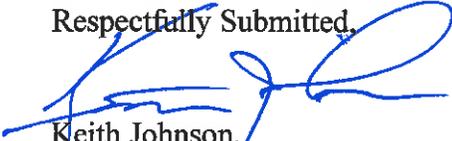
RECOMMENDATIONS

Approve the ordinance for protecting the use of culinary water from the City for outside use.

BACKGROUND

The City Council already a few weeks ago gave the go ahead with putting into place water use restrictions for outside use of City culinary water. This will be until December 31st of this year. With the severe drought that we are having, the City needs to ensure that the culinary water that the City provides is not used for outside use. The City does not have the culinary water supply or means of providing outside water for lawns, landscaping and gardens. When the secondary water is on restrictions or not available, the City needs all residents to abide by these restrictions and not try to supplement or offset the restrictions with culinary water. These penalties will be enforced through tickets from the police department.

Respectfully Submitted,



Keith Johnson,
Assistant City Manager

Review and Concur,



Dave Millheim,
City Manager

ORDINANCE NO. _____

AN ORDINANCE ADOPTING EMERGENCY WATER CONSERVATION MEASURES FOR THE PROTECTION OF PUBLIC HEALTH, SAFETY AND WELFARE

WHEREAS, the City of Farmington currently requires the installation of secondary water systems for all outdoor watering to encourage the preservation of culinary water sources

WHEREAS, due to the low snow pack in the higher elevations, restrictions on the City's water supply have been imposed by secondary water providers in the City; and

WHEREAS, the Farmington City Council has been provided with general information from City personnel on the impacts of water supply limitations on the City and the Council has been further advised that the City's culinary water supply is not sufficient to provide for any outdoor watering as a supplement to or in the place of secondary water sources; and

WHEREAS, it is recognized that the supply of culinary water service is an essential resource for the public health and safety for Farmington City; and

WHEREAS, the City Council has determined that to protect public health and safety, mandatory restrictions on culinary water usage for outdoor watering must be implemented;

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

Section 1. Culinary Water Use Restrictions. For properties served by or with a secondary water system, it shall be unlawful for any person, business or entity to use culinary water for any outdoor watering. This restriction shall be in place from the effective date of this Ordinance until December 31, 2015.

Section 2. Penalties. An initial violation of this ordinance shall result in the issuance of a warning citation from the City. A second violation shall be an infraction and shall be punishable by a fine not to exceed \$100.00, and by the discontinuation of all outdoor watering with the disconnection of culinary water. Culinary water will be restored upon payment of this fine. A third violation shall also be an infraction and shall be punishable by a fine not to exceed \$200.00, and by the disconnection of culinary water until the fine is paid. A fourth violation shall be a Class B misdemeanor and shall be punishable as such. Culinary water service will be restored upon payment of any fines due and after a minimum two (2) day waiting period.

Section 3. Severability. 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 sections, parts and provisions of this ordinance shall be severable.

Section 4. Effective Date. This ordinance, for the protection of public health, safety and welfare, shall be effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, THIS ____ DAY OF _____, 2015.**

FARMINGTON CITY

ATTEST:

City Recorder

By: _____
Mayor

CITY COUNCIL AGENDA

For Council Meeting:
June 30, 2015

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

1. Approval of Storm Water Bond Log for May
2. Storm Drain Impact Fee Facilities Plan
3. Storm Drain Impact Fee Analysis
4. Improvements Agreement for Fieldstone – Farmington Park
5. Amendment to City Manager Employment Agreement

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

STORM WATER BOND LOG

DATE	NAME	PERMIT	STORM WATER BOND
5/11	Nate Miller	11778	\$1,000.00
5/28	RPM Construction	11817	\$1,000.00
6/2	Big D Construction	11820	\$1,000.00



FARMINGTON CITY

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DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Chad Boshell
Date: June 30, 2015
SUBJECT: **STORM DRAIN IMPACT FEE FACILITIES PLAN**

RECOMMENDATION

Award CRS the Storm Drain Impact Fee Facility Plan for the amount of \$18,000 to be paid from the Storm Drain Impact Fee account.

BACKGROUND

Farmington City is currently in the process of updating its storm drain impact fees, the first step is creating an Impact Fee Facility Plan (IFFP). After the IFFP the next step is to do an Impact Fee Analysis where the actual impact fees are determined. The City received 2 proposals to complete the work, CRS had the low bid. Staff recommends that CRS be awarded the work.

SUPPLEMENTAL INFORMATION

CRS Proposal and Contract

Respectively Submitted

Chad Boshell
City Engineer

Reviewed and Concur

Dave Millheim
City Manager

April 25, 2015

Chad Boshell
Farmington City
720 West 100 North
Farmington, Utah 84025

Re: Proposal to Prepare Storm Drain Impact Fee Facilities Plan

Dear Chad,

We are pleased to have the opportunity to assist the City in updating impact fees by preparing an Impact Fee Facilities Plan (IFFP) for the Storm Drainage system. Through our experience with this type of analysis and our knowledge of the City's drainage system, we are confident we can successfully complete the desired services.

Based on discussions with you and other city officials regarding this effort, we understand the following:

Project Understanding

1. The IFFP will be prepared in accordance with the Impact Fees Act, Title 11 Chapter 36a of the Utah State Code.
2. In January of 2014, Farmington City adopted a Storm Drain Master Plan Update (SDMP). The scope of the IFFP will be limited to the areas evaluated in the 2014 SDMP update. Included in the SDMP is a list of improvement projects that are recommended in order to meet the projected growth demands. The SDMP will be the basis for the IFFP.
3. Four meetings with Farmington City and Zion's Bank are included in the scope of work. Additional meetings are not included in the scope of work and if the City requests that we attend additional meetings, a change order will be required.
4. Depreciation data, including installation dates and costs, will be necessary to calculate the value of any excess capacity in the existing system. It is assumed that this data will be provided by the City.
5. All CRS project deliverables, including drawings, will be provided in pdf format.

Scope of Work

1. **Prioritize SDMP project list.** A meeting between Farmington City and CRS will be arranged and the project list in the SDMP will be reviewed and discussed. The goal of this discussion will be to verify that any new information regarding the projects is understood by CRS. For example, it would be helpful to know if any of the projects on the list have already been completed or if they are no longer necessary. At this meeting, each of the projects on the list will be ranked in terms of priority. The projects that are expected to be necessary within the next six years will be identified. This subset of projects will be the focus of the IFFP process. New projects cannot be added to the project list without advertising the change to the public and officially updating the SDMP and IFFP.



2. **Evaluate existing capacity and identify existing deficiencies.** As part of the preparation of the 2014 SDMP, a model of the existing storm drainage system was created by CRS. This model will be used to determine the capacity of the existing system. Excess capacity in the existing system that can be used for future development will also be calculated. Special attention will be paid to areas where improvements are recommended. The existing capacity will then be compared against the City's standard requirement for new development (25 yr storm conveyance and 100 yr storm detention). The City's standard represents the desired level of service that future facilities must meet. If the existing infrastructure does not meet the City standard then at least a portion of the project will be labeled as an existing deficiency. The portion of existing deficiency will be expressed as a percentage and will be calculated as shown in the following equation.

$$\% \text{ Deficiency} = \frac{\text{existing capacity (cfs)}}{\text{city standard (cfs)}} \times 100$$

3. **Divide costs into system and project components.** Each project on the IFFP list will be analyzed and will be broken down into system costs and project costs. Project Costs are the costs that are necessary to construct the project to meet the demands of the development and to meet the City Standards. System Costs are the costs necessary to expand the project (i.e. upsize the pipe) to handle additional off-site flow that must flow through the proposed facility. Impact fees can be used to cover system costs. Project and System costs will be shown on the project list/cost estimate in terms of percentage and dollars. The relationship between Project Costs, System Costs, and %Deficiency are shown in the equation below.

$$\text{Total Cost}(1 - \% \text{Deficiency}) = \text{Project Cost} + \text{System Cost}$$

4. **Review project list with City.** CRS will set up a meeting with City officials at which the project list will be discussed and reviewed. Each project and the associated project and system costs will be evaluated and necessary revisions will be made.
5. **Prepare IFFP documents.** An impact fee facilities plan report will be prepared in accordance with Impact Fees Act in the Utah State Code. A rough outline of this report shown below.
 - a. Identify existing level of service
 - b. Establish a proposed level of service
 - c. Identify excess capacity accommodate future growth
 - d. Identify demands of new development
 - e. Identify means by which demands from new development will be met
 - f. Discussion about funding plans and revenue sources
6. **Consult with Zion's Bank.** Zion's bank will use the data included in the IFFP to determine the impact fee that will be recommended to the City. CRS will provide lists, costs, data, quantities, reports, etc. to Zion's Bank to aid in this effort. Two in-person meetings are included in the proposed scope of work. All other coordination and follow up will be performed via web conferences, telephone or email.



Project Schedule and Cost

It is anticipated that the preparation of this IFFP will take approximately four weeks to complete from the initial meeting at which the project priorities will be established. This schedule excludes review time by the City. CRS will perform services outlined in the scope of work for a fixed fee of **\$18,000**. The project will be billed monthly on a percentage of complete basis. Additional out of scope services, requested and approved by the City, will be tracked and billed on a separate time and materials basis.

We look forward to assisting you with this project. Please feel free to call me if you have any questions about this proposal. If this meets your approval, I will forward the appropriate contract documents for your review and signature.

Sincerely,
Caldwell Richards Sorensen

A handwritten signature in black ink that reads "Matt Collier". The signature is written in a cursive style with a large initial 'M'.

Matt Collier, P.E., C.F.M.
(801) 419-2813
matt.collier@crsengineers.com



FARMINGTON CITY

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DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Chad Boshell
Date: June 30, 2015
SUBJECT: **STORM DRAIN IMPACT FEE ANALYSIS**

RECOMMENDATION

Award Zions Bank the Storm Drain Impact Fee Analysis for the amount of \$6,298.00 to be paid from the Storm Drain Impact Fee account.

BACKGROUND

Farmington City is currently in the process of updating its storm drain impact fees, with CRS performing the first step of creating an Impact Fee Facility Plan (IFFP). After the IFFP the next step is to do an Impact Fee Analysis where the actual impact fees are determined. Zions Bank has submitted a proposal to do this analysis and staff recommends that they be awarded the work.

SUPPLEMENTAL INFORMATION

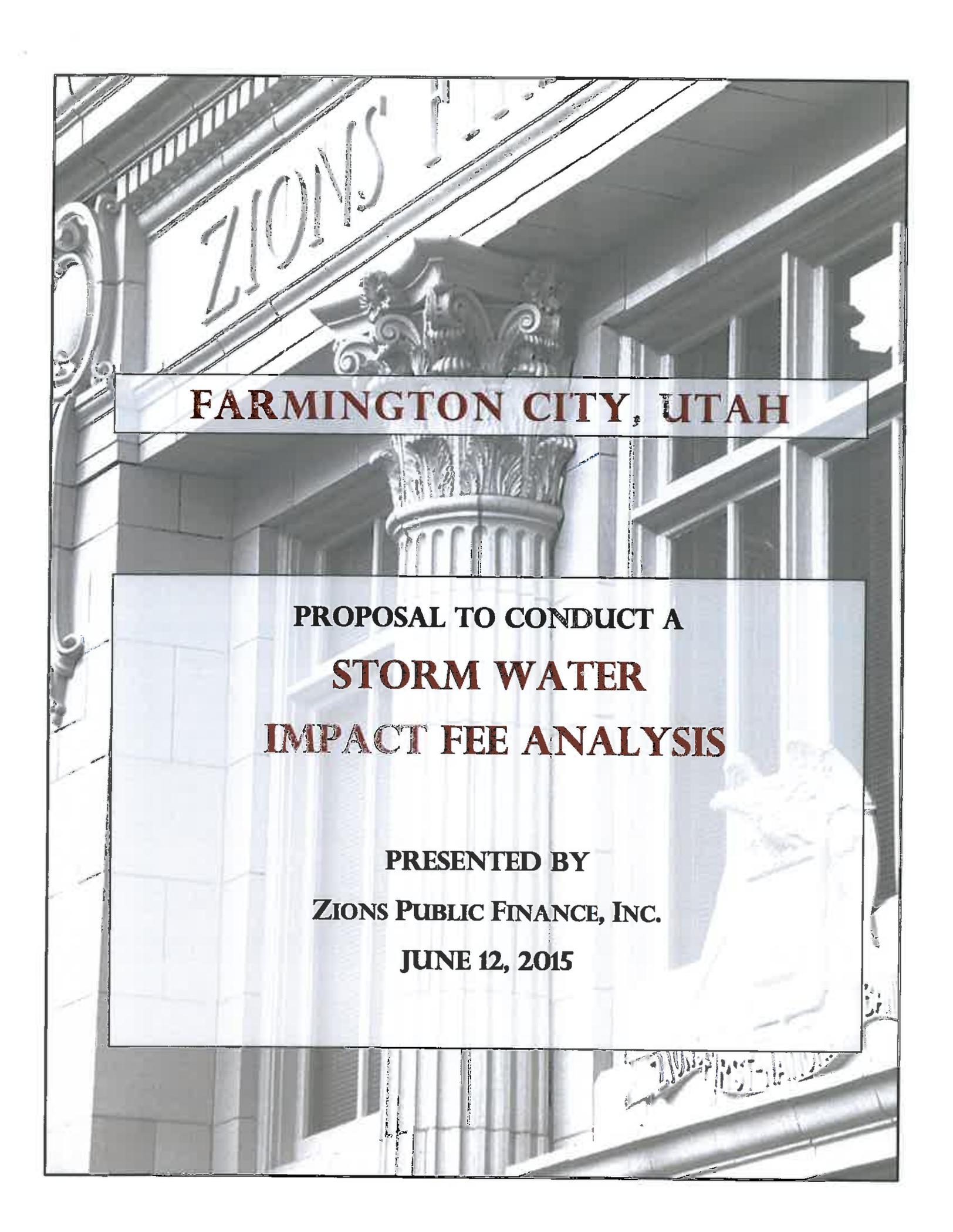
Zions Bank Contract

Respectively Submitted

Chad Boshell
City Engineer

Reviewed and Concur

Dave Millheim
City Manager



FARMINGTON CITY, UTAH

**PROPOSAL TO CONDUCT A
STORM WATER
IMPACT FEE ANALYSIS**

**PRESENTED BY
ZIONS PUBLIC FINANCE, INC.**

JUNE 12, 2015



SCOPE OF WORK AND COST PROPOSAL FOR:
**FARMINGTON CITY STORM WATER
IMPACT FEE ANALYSIS**

INTRODUCTION

Zions Public Finance, Inc. has been in the business of producing impact fee studies since 2000. Our expansion into this business line was a response to requests from our municipal clients for whom we provide other investment banking services. No other consulting team in Utah has prepared as many impact fee studies as the Zions team.

FIRM QUALIFICATIONS, BACKGROUND, AND EXPERIENCE

Zions is committed to providing unparalleled service to municipal entities throughout Utah and Idaho. Each individual that will be assigned to the City's consulting project works out of our Salt Lake City office. Zions is highly skilled and experienced in the preparation of impact fee analyses and will bring great insight and enthusiasm to the work.

Our team members at Zions have worked through numerous impact fee analyses, rate studies and other financial plans including over 150 impact fee analyses for cities and special districts throughout Utah and Idaho.

ZIONS STAFF ASSIGNED TO THE WORK

Project Team: Zions' Project Team is comprised of Matt Millis, Project Manager and Vice President of Zions Public Finance Inc. and Megan Weber, Financial Analyst. Our team works out of Zions Bank's headquarters office in downtown Salt Lake City. Our team has significant experience on impact fees, facility plans, user rates and other financial studies for municipal clients.

Matt Millis – Vice President

Project Manager (801) 935-0337
One South Main Street 18th Floor, Salt Lake City, UT 84133

Matt will be tasked with the development of our team's philosophical approach and will support in the day-to-day process of developing the study. He will supervise the work of Megan Weber and will participate in the team meetings to review the work product at each stage. He will also be the primary contact with the City on this project. Matt has prepared well over a hundred and fifty impact fees, facility plans and utility rate analyses in his fourteen years of experience in municipal consulting.

Megan Weber – Financial Analyst

Report Writer (801) 844-8369
One South Main Street 18th Floor, Salt Lake City, UT 84133

Megan will assemble the final written report. She will be responsible for creating an appealing presentation that is both clear and concise. Megan will also attend each team review meeting to provide input regarding the strengths and weaknesses of the approach, identify any errors and/or omissions and review the written report for accuracy, completeness, readability and for compliance with state law. Megan has completed the quality control, research and compliance testing for each analysis that has been completed by our team for the past five years.



ZIONS UNIQUELY SUITED TO PROVIDE DETAILED AND LEGALLY DEFENSIBLE STUDIES

Small details overlooked or misinterpreted can get a city in trouble. We have an in-depth understanding of the law and will be able to provide Farmington City with a legally defensible impact fee analysis.

- Impact fee facilities plans and impact fee analyses are being scrutinized and reviewed much more than they were in the past;
- Zions is in contact with the Utah League of Cities and Towns, Land Use Task Force, Homebuilders Associations and developers to receive comment on methodologies used in fee analyses and to stay current on the news and issues surrounding impact fee assessments across Utah; and
- Zions provides in house, readily available information on bonding plans with assistance from Johnathan Ward.

STORM WATER IMPACT FEE ANALYSIS

The Zions project team will hold an initial meeting with the City to review the project details, including contracts, timeline and final work product expectations and desires. We would like to involve all City staff who will team with Zions during the course of the project to participate in this initial meeting. This helps facilitate a clear understanding of what will be involved in this process and enables the project to progress more quickly. Additionally, we will have regular progress meetings and other discussions throughout the process.

Storm water impact fees are generally calculated based on equivalent surface units (ESU) that consider lot size, impervious surface area and any onsite detention, as required. Non-residential users require more detailed review than residential users. The existing inventories of non-residential ESUs as well as the Impact Fee Facilities Plan (IFFP) are to be completed by the engineers with coordination and support from Zions. Using the historic cost of existing infrastructure as well as the future value of the projects included in the six-year IFFP, a proportionate share analysis is completed and a fee is calculated.

NPDES/MS4 permitting requires a capital project plan that is regulatory in nature (based on water quality and not flow). The IFFP proportionate share must reflect the regulatory related projects and cannot include those costs in the growth related portion.

Milestones and Outputs:

- Consensus with stakeholder groups and consultants working on demand and growth projections in the early stages of the process;
- Review and consensus on projected facility needs, timing and costs and general IFFP compliance with the Impact Fees Act;
- Clearly defined level of service standards and proportionate share analysis for each storm water system component;
- Draft IFA for review by staff and attorney; and
- Final IFA preparation.

FARMINGTON CITY: STORM WATER IMPACT FEE ANALYSIS



COST ESTIMATE FOR ZIONS PUBLIC FINANCE INC.

Below is a summary of the cost for the Impact Fee Analysis.

IMPACT FEES ANALYSIS: STORM WATER		
HOURS PER TASK	ZIONS BANK	
	Blended Rate \$	Fee Per Task
DATA COLLECTION AND FORECASTS		
Data Gathering With the City	4	\$ 418
FEE CALCULATION AND ANALYSIS		
Determine Demand Factors	5	525
Evaluate Existing Level of Service	6	630
Determine Geographic Service Area	2	210
Identify the Facilities and Costs Eligible for Impact Fee	10	1,050
Determine Need For and Calculate "Credits" to Be Applied to Capital Costs	3	315
Funding and Cash Flow Analysis	12	1,260
DRAFT IMPACT FEE STUDY	8	840
FINAL IMPACT FEE STUDY AND PRESENTATION	10	1,050
PROPOSED TOTAL	60	\$ 6,298

TIME TO COMPLETION

Zions will work expeditiously on the City's project. Zions can complete the Impact Fee Analysis within 60 days of receipt of all necessary information. Within this timeframe Zions will deliver completed documents that will be ready for the required public hearing noticing period. If there are any changes or delays in receiving necessary information the time needed to prepare the impact fee analysis may be affected.



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Ken Klinker, Planning Department

Date: June 30, 2015

SUBJECT: FARMINGTON PARK SUBDIVISION PHASE 1 IMPROVEMENTS AGREEMENT

RECOMMENDATION

Approve the Farmington City Improvements Agreement (Escrow Deposit Form) between Fieldstone Farmington Park LLC and Zions First National Bank for Farmington Park Subdivision Phase 1.

BACKGROUND

The bond estimate for the Farmington Park Subdivision Phase 1 is \$813,225.00 which includes a 10% warranty bond. Fieldstone Farmington Park LLC has submitted an Escrow Deposit Form Improvements Agreement with Zions First National Bank to administer an escrow account for this project in the same amount.

This bond will be released as improvements are installed by the developer and inspected by the City. Once all improvements are installed and inspected, all the bond except the warranty amount will be released. After a warranty period of 1 year, the warranty bond will be released once all items are accepted as satisfactory by the City.

Respectfully submitted,

Ken Klinker
Planning Department

Review and Concur,

Dave Millheim
City Manager

**FARMINGTON CITY
IMPROVEMENTS AGREEMENT**

(ESCROW DEPOSIT FORM)

THIS AGREEMENT is made by and between FIELDSTONE FARMINGTON PARK, LLC, a Delaware limited liability company (hereinafter "Developer"), whose address is 12896 South Pony Express Road, Suite 400, Draper, Utah 84020, Farmington City, a municipal corporation of the State of Utah (hereinafter "City"), whose address is 160 South Main St., P.O. Box 160, Farmington, Utah, 84025-0160, and ZIONS FIRST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, authorized to do business in the State of Utah, whose address is 7730 Union Park Avenue, Suite 350, Midvale, UT 84047(the "Depository").

WHEREAS, Developer desires to subdivide and/or to receive a permit to develop certain property located within the City, said development to be known as Farmington Park Subdivision Phase 1, located at approximately 925 West 925 South in Farmington City, and

WHEREAS, the City will not approve the subdivision or issue a permit unless Developer promises to install and warrant certain improvements as herein provided and security is provided for that promise as set forth herein.

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

1. **Installation of Improvements.** The Developer agrees to install all improvements required by the City as specified in the bond estimate prepared by the City for Developer's project which is attached hereto as Exhibit "A", (the "Improvements"), precisely as shown on the plans, specifications, and drawings previously reviewed and approved by the City in connection with the above-described project, and in accordance with the standards and specifications established by the City, within three (3) months from the date of this Agreement. Developer further agrees to pay the total cost of obtaining and installing the Improvements, including the cost of acquiring easements.

2. **Dedication.** Where dedication is required by the City, the Developer shall dedicate to the City the areas shown on the subdivision or development plat as public streets and as public easements, provided however, that Developer shall indemnify the City and its representatives from all liability, claims, costs, and expenses of every nature, including attorneys fees which may be incurred by the City in connection with such public streets and public easements until the same are accepted by the City following installation and final inspection of all of the Improvements and approval thereof by the City.

3. **Escrow.** The Developer and the Depository hereby acknowledge that an account (the "Account") has been established at the Depository in the amount of \$813,225.00 (the "Escrow Amount"), which the Developer and the City stipulate to be a reasonable preliminary estimate of the cost of the Improvements, together with 20% of such cost to cover contingencies and to secure the warranty of this Agreement. The Account is identified by the number 978-88497-1. The Developer and the Depository further agree that if (1) the Improvements are not completed as required by this Agreement within the time period specified in Paragraph 1 above, or if (2) the Improvements are not installed strictly in accordance with Paragraph 1 above and written notice of the deficiency has been given to the Developer, who has failed to remedy the deficiency within 10 days after the notice is

sent, then in either event the City may withdraw from the account all or any part of the Escrow Amount, in a single or in multiple withdrawals. The Depository agrees to retain funds necessary for such a withdrawal in the Account. Withdrawals from the Account by the City may be effected by one or more sight drafts signed by the Mayor in the form attached as Exhibit "B", or by other instrument appropriate to the purpose. Interest shall accrue to the City and be payable by the Depository at the rate of 20% per annum beginning at the date on which payment of such a sight draft, properly signed, is refused by the Depository. The City shall not be liable for the payment of any fee or service charge incurred in connection with the Account. The Depository acknowledges sufficient consideration for its promises in the form of fees and fund deposits received from Developer.

4. **Progress Payments.** The City agrees to allow payments from the Account as the work progresses as provided herein. The City shall, when requested in writing, inspect the construction, review any necessary documents and information, and determine if the work completed complies with City construction standards and requirements, and review the bond estimate in Exhibit "A". After receiving and approving the request, the City shall, in writing, authorize disbursement to the Developer from the Account in the amount of such estimate provided that if the City does not agree with the request, the City and Developer shall meet and the Developer shall submit any additional estimate information necessary. Except as provided in this Paragraph or in Paragraphs 4 through 6 inclusive, the Depository shall not release or disburse any funds from the Account.

5. **Refund or Withdrawal.** In the event the City determines it is necessary to withdraw funds from the Account to complete construction of Improvements, the City may withdraw all or any part of the Escrow Amount and may cause the Improvements (or any part of them) to be constructed or completed using the funds received from the account. Any funds not expended in connection with the completion of said Improvements by the City shall be refunded to Developer upon completion of the Improvements, less an additional 15% of the total funds expended by the City, which shall be retained by the City as payment for its overhead and costs expended by the City's administration in completing the Improvements.

6. **Preliminary Release.** At the time(s) herein provided, the City may authorize release all funds in the Account, except 10% of the estimated cost of the Improvements, which shall be retained in the Account until final release pursuant to the next Paragraph. Said 10% shall continue as security for the performance by the Developer of all remaining obligations of this Agreement, including the warranty, and may be withdrawn by the City as provided in Paragraph 5 above for any breach of such an obligation. The release provided for in this Paragraph shall occur when the City certifies that the Improvements are complete, which shall be when the Improvements have been installed as required and fully inspected and approved by the City, and after "as-built" drawings have been supplied as required.

7. **Final Release.** Upon full performance of all of Developer's obligations pursuant to this Agreement, including the warranty obligations of Paragraph 26, the City shall notify the Depository and the Developer in writing of the final release of the Account. After giving such notice, the City shall relinquish claims and rights in the Account.

8. **Non-Release of Developer's Obligations.** It is understood and agreed between the parties that the establishment and availability to the City of the Account as herein provided, and any withdrawals from the Account by the City shall not constitute a waiver or estoppel against the City and shall not release or relieve the Developer from its obligation to install and fully pay for the Improvements as required in Paragraph 1 above, and the right of the City to withdraw from the Account shall not affect any rights and remedies of the City against the Developer for breach of any

covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, the Developer agrees that if the City withdraws from the Account and performs or causes to be performed the installation or any other work required of the Developer hereunder, then any and all costs incurred by the City in so doing which are not collected by the City by withdrawing from the Account shall be paid by the Developer, including administrative, engineering, legal, and procurement fees and costs.

9. **Connection and Maintenance.** Upon performance by Developer of all obligations set forth in this Agreement and compliance with all applicable ordinances, resolutions, rules, and regulations of the City, whether now or hereafter in force, including payment of all connection, review, and inspection fees, the City shall permit the Developer to connect the Improvements to the City's water and storm drainage systems and shall thereafter utilize and maintain the Improvements to the extent and in the manner now or hereafter provided in the City's regulations.

10. **Inspection.** The Improvements, their installation, and all other work performed by the Developer or its agents pursuant to this Agreement shall be inspected at such times as the City may reasonably require and prior to closing any trench containing such Improvements. The City shall have a reasonable time of not less than 24 hours after notice in which to send its representatives to inspect the Improvements. Any required connection and impact fees shall be paid by the Developer prior to such inspection. In addition, all inspection fees required by the ordinances and resolutions shall be paid to the City by the Developer prior to inspection.

11. **Ownership.** Off-site Improvements covered herein shall become the property of the City upon final inspection and approval of the Improvements by the City and the Developer shall thereafter advance no claim or right of ownership, possession, or control of the Improvements.

12. **As-Built Drawings.** The Developer shall furnish to the City, upon completion of the Improvements, drawings showing the Improvements, actual location of water and sewer laterals including survey references, and any related structures or materials as such have actually been constructed by the Developer. The City shall not be obligated to release the Account until as-built drawings have been provided to the City.

13. **Amendment.** Any amendment, modification, termination, or rescission (other than by operation of law) which affects this Agreement shall be made in writing, signed by the parties, and attached hereto.

14. **Successors.** No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld. When validly assigned or transferred, this Agreement shall be binding upon and inure to the benefit of the legal representatives, successors and assigns of the parties hereto.

15. **Notices.** Any notice required or desired to be given hereunder shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.

16. **Severability.** Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity or unenforceability of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

17. **Governing Law.** This Agreement and the performance hereunder shall be governed by the laws of the State of Utah.

18. **Counterparts.** The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each such counterpart shall be deemed an original.
19. **Waiver.** No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.
20. **Captions.** The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.
21. **Integration.** This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties as of its date, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.
22. **Attorney's Fees.** In the event either party hereto defaults in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.
23. **Other Bonds.** This Agreement and the Account do not alter the obligation of the Developer to provide other bonds under applicable ordinances or rules of any governmental entity having jurisdiction over the Developer. The furnishing of security in compliance with the requirements of other ordinances or rules of other jurisdictions shall not adversely affect the ability of the City to draw on the Account as provided herein.
24. **Time of Essence.** The parties agree that time is of the essence in the performance of all duties herein.
25. **Exhibits.** Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.
26. **Warranty.** The Developer hereby warrants that the Improvements installed, and every part hereof, together with the surface of the land and any improvements thereon restored by the Developer, shall remain in good condition and free from all defects in materials, and/or workmanship during the Warranty Period, and the Developer shall promptly make all repairs, corrections, and/or replacements for all defects in workmanship, materials, or equipment during the Warranty Period, without charge or cost to the City. The City may at any time or times during the Warranty Period inspect, photograph, or televise the Improvements and notify the Developer of the condition of the Improvements. The Developer shall thereupon immediately make any repairs or corrections required by this Paragraph. For purposes of this Paragraph, "Warranty Period" means the one-year period beginning on the date on which the Improvements are certified complete by the City.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their respective duly authorized representatives this ____ day of _____, 20____.

DEVELOPER:

FIELDSTONE FARMINGTON PARK, LLC

By: _____

Its: Authorized Person

DEPOSITORY:

**ZIONS FIRST NATIONAL BANK,
A NATIONAL BANKING ASSOCIATION**

By: Ang Ripplinger

Its: Vice President

CITY:

FARMINGTON CITY CORPORATION

By: _____

H. James Talbot, Mayor

ATTEST:

Holly Gadd, City Recorder

DEVELOPERS ACKNOWLEDGEMENT

(Complete if Developer is an Individual)

STATE OF UTAH)
: ss.
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me, _____, the signer(s) of the foregoing instrument who duly acknowledged to me that he/she/they executed the same.

NOTARY PUBLIC
Residing in _____ County, _____

(Complete if Developer is a Corporation)

STATE OF UTAH)
: ss.
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me _____, who being by me duly sworn did say that he/she is the _____ of _____ a _____ corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

NOTARY PUBLIC
Residing in _____ County, _____.

(Complete if Developer is a Partnership)

STATE OF UTAH)
: ss.
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me _____ who being by me duly sworn did say that he/she/they is/are the _____ of _____, a partnership, and that the foregoing instrument was duly authorized by the partnership at a lawful meeting held by authority of its by-laws and signed in behalf of said partnership.

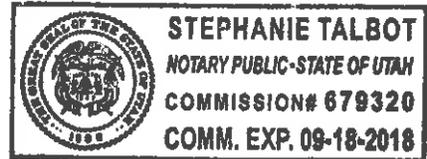
NOTARY PUBLIC
Residing in _____ County, _____.

(Complete if Developer is a Limited Liability Company)

STATE OF UTAH)
COUNTY OF Salt Lake : ss.

On this 17 day of June, 2015, personally appeared before me Alan Arthur who being by me duly sworn did say that he or she is the ~~Authorized Person of Fieldstone Farmington~~ a limited liability company, and that the foregoing instrument was duly authorized by the Members/Managers of said limited liability company.

Stephanie J
NOTARY PUBLIC
Residing in Salt Lake County, Utah.



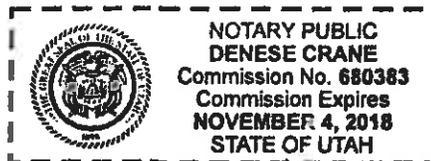
DEPOSITORY ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.

COUNTY OF Salt Lake)

On this 15th day of June, 2015, personally appeared before me Greg Ripplinger, who being duly sworn did say that he/she is the Vice President of Lions First National Bank national association corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

Denese Crane
NOTARY PUBLIC
Residing in Salt Lake County Utah



CITY ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.

COUNTY OF DAVIS)

On the _____ day of _____, 20____, personally appeared before me H. James Talbot and Holly Gadd, who being by me duly sworn, did say that they are the Mayor and City Recorder, respectively, of Farmington City Corporation, and said persons acknowledged to me that said corporation executed the foregoing instrument.

NOTARY PUBLIC
Residing in Davis County, Utah

(OR AS SUPPLIED BY BANK)

EXHIBIT "B"

SIGHT DRAFT

To Drawee

_____, Utah _____

Pay To The Order Of FARMINGTON CITY CORPORATION on sight the sum of
_____ Dollars (\$ _____) drawn against Account No.
_____.

FARMINGTON CITY CORPORATION

By: _____
H. James Talbot, Mayor



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Dave Millheim, City Manager

Date: June 22, 2015

SUBJECT: AMENDED EMPLOYMENT AGREEMENT FOR CITY MANAGER

RECOMMENDATION

By minute motion, approve the attached amended employment agreement for the City Manager.

BACKGROUND

The Council met on June 16th in closed session to discuss the performance of the City Manager. The City Manager was not present for that discussion but was provided positive feedback by the Mayor the following day. Individual Council members have also provided one on one feedback to the City Manager over the last several days. As a result of that meeting the Mayor directed the City Attorney to review and modify the existing employment agreement to reflect a merit increase and other adjustments to the contract which is attached for Council consideration.

For the record, I want to state my personal gratitude to the Mayor and Council for their support and feedback. Farmington is going through a lot of growth pressure and change which will likely persist for the next few years. It is not an easy City to manage but with the great people we have involved, it is a truly rewarding place to serve. It takes a dedicated team effort with the Mayor, City Council, Manager, Departments Heads, all employees and the residents to keep things on track.

Respectfully Submitted

Dave Millheim
City Manager

CITY MANAGER EMPLOYMENT AGREEMENT
(Amended June 30, 2015)

THIS EMPLOYMENT AGREEMENT is made and entered into as of the 30th day of June, 2015, by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the “City,” and **DAVE MILLHEIM**, an individual, hereinafter referred to as “Millheim.” It rescinds and replaces the agreement approved in July of 2014.

RECITALS:

WHEREAS, the City desires to modify the terms of employment for Millheim who is serving as City Manager of Farmington City in accordance with the provisions of Title 2, Chapter 3 of the Farmington City Code; and

WHEREAS, the City desires to recognize Millheim with a salary merit increase; and

WHEREAS, the City and Millheim desire to revise other provisions of the Agreement and the restate the Agreement in its entirety.

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 agree as follows:

1. **Purpose.** The purpose of this Agreement is to provide for the employment of Millheim as City Manager of the City in accordance with the provisions of Title 2, Chapter 3 of the Farmington City Code.

2. **Duties.** The City agrees to employ Millheim to perform and carry out the duties and functions of City Manager for the City as specified in the City’s job description for such position and the City’s ordinances, rules and regulations, and to perform such other legally permissible and proper duties and functions as the City shall from time to time assign. Millheim shall not have any legislative, judicial or policymaking authority. Millheim agrees that to the best of his ability and experience he will at all times loyally and conscientiously perform all of the duties and obligations required of him either expressly or implicitly by the terms of this Agreement. Millheim shall be subject to the general direction of the governing body of the City. For purposes of this Agreement, governing body shall consist of the Mayor and members of the City Council as more particularly described in Utah Code Ann. § 10-3b-101, et. seq., as amended.

3. **Term of Employment.** It is expressly understood and agreed that Millheim serves as an at-will employee of the City and that subject to the provisions set forth herein, he may be terminated at any time by the governing body with or without cause as more particularly provided in Section 11 of this Agreement. It is further acknowledged and understood that the position of City Manager is a full-time position and that Millheim is an exempt employee under applicable provisions of the Fair Labor Standards Act.

4. Compensation.

a. The City shall pay Millheim for his services an annual base salary of One Hundred and Forty Thousand Dollars (\$140,000). Compensation increases and/or bonuses may be provided by the City at the discretion of the City Council and will not require contract amendment but must be approved in a duly noticed Council meeting. Compensation shall be payable in regular payroll installments at the same time as other employees of the City are paid. The City shall pay the required employer's contributions on Millheim's salary where required for Social Security and Medicare. Millheim shall be responsible to pay the employee's portion of any Social Security and Medicare taxes.

b. The City shall contribute equal to the percentage that is paid to the State Retirement System for regular City employees, plus 3% of Millheim's annual salary to a qualified 401(a) defined contribution plan in accordance with the provisions and subject to the conditions of such plan as adopted by the City to the extent Millheim is qualified to participate in such plan.

c. Millheim shall be entitled to all benefits and qualified leave provided for full-time City employees in accordance with the City Personnel Policies and Procedures, including, but not limited to, retirement, group health insurance coverage, vacation, sick leave, holidays, and other benefits and qualified leave as determined and normally provided by the City to its employees and Department Heads. Annual vacation accrual shall have added ten (10) days on a proportionate basis per pay period above that Millheim is entitled under the City Personnel Policies and Procedures. This is to recognize Millheim for extra hours worked in the performance of his duties including some holidays and weekends as the job of City Manager may require. Millheim and the City acknowledge that he is also designated the Emergency Manager for the City and occasional after business hours and weekend needs may arise in the performance of his duties. The City requires that Millheim use at least five (5) continuous vacation days each calendar year while employed with the City.

d. In addition to the regular leave provisions of subparagraph c., above, Millheim shall be entitled to not more than 5 days per year of personal time off which time is intended to allow Millheim to pursue personal and business interests outside of and separate from his duties and responsibilities with the City. Use of this time shall be communicated with reasonable notice to the Mayor prior to taking the time and shall be at the Mayor's discretion, which discretion shall not be unreasonably withheld. During the exercise of this time, Millheim shall not be entitled to partial days off, but must take personal time off in full day increments, and may use those days as single or multiple days, and as approved by the Mayor in conjunction with his regular leave as described in subparagraph c, above. It is anticipated by the parties that Millheim will use personal time off to pursue personal interests. Consistent with his duty of fidelity to the City, Millheim shall take reasonable measures to prevent private interests from occupying any time at the City and shall further use his best efforts to refrain from accepting calls related to personal business at the City. Millheim shall use his best efforts to assure that during any regular leave or personal time off, his use of City property or equipment does not reflect negatively on the City.

e. Salary and other benefits furnished to Millheim by the City may be reviewed and adjusted periodically by the City. Any changes to Millheim's salary shall

be consistent with the City's compensation plan. Pursuant to the City's Personnel Policies and Procedures, the City reserves the right to unilaterally alter, amend, except or revoke any policy, practice, procedure or employee benefits as deemed necessary in the sole discretion of the City. Nothing herein shall be deemed to alter such right of the City to unilaterally alter, amend, except or revoke any policy, practice, procedure or employee benefit provided to Millheim and/or to amend or alter the City's compensation plan. This Agreement shall be automatically amended to reflect any salary adjustments approved by the governing body.

f. The City shall provide Millheim a vehicle during the term of this Agreement, in addition to other salary and benefits provided herein to perform necessary job functions. The City and Millheim understand significant driving for site visits, handling citizen complaints and other coordination meetings is necessary for the performance of the job. The City agrees to pay the fuel, repairs, maintenance, registration, insurance and any other sums necessary to keep the vehicle in proper working order. The City authorizes Millheim that he may transport family members and others within the vehicle and that personal use of the vehicle is allowed within a sixty (60) mile radius of Farmington City. This sixty mile radius rule does not apply if the vehicle is being used to perform City related business such as, but not limited to, attending conferences and training outside of the area.

g. A personal vehicle furnished by Millheim may also be used for City business. When Millheim's personal vehicle is used for City business beyond the sixty (60) mile radius from the City, Millheim shall be entitled to collect the standard mileage reimbursement afforded full-time employees in accordance with City policy. Millheim agrees to maintain adequate liability, property damage, and comprehensive insurance coverage on the vehicle. Millheim shall be subject to and shall comply with all City risk management rules, practices, and standards and City vehicle use policies and accident review procedures applicable to City employees when using his personal vehicle on City business. Millheim should follow defensive driving techniques as suggested by the City's insurance carrier.

5. **Bonding.** The City shall pay the cost of any fidelity or other bonds required of Millheim under any law or ordinance.

6. **Office and Time Spent.** Millheim shall maintain an office in the Farmington City Hall or such other location as the City shall direct and shall spend such time in the performance of his duties for the City as is necessary or may reasonably be required from time to time by the governing body consistent with the discharge of his duties specified under this Agreement. Millheim shall be reasonably accessible during the City's business hours. Millheim shall not accept any outside employment on his personal time which in any way creates a conflict of interest with any parties doing business with Farmington City. If Millheim chooses to accept outside employment on his personal time which does not conflict with any City business, he will use personal sick or vacation time in full day increments so as to avoid any claims of not being available for conducting City business. It is also understood by the parties the nature of the position of City Manager will occasionally require weekend, holiday, emergency response and evening work meetings.

7. **Performance Evaluations.** Millheim shall be subject to annual employee performance evaluations in accordance with the City's Performance Evaluation System. In

addition to formal evaluations, the Mayor and/or governing body may conduct informal evaluations from time to time.

8. **Professional Development.** The City agrees to budget for and to pay the professional dues, subscriptions, travel, courses, seminars and stipend expenses of Millheim for professional participation and travel adequate to continue his professional development. Such participation may be on City time and may include, but is not limited to, International City/County Management Association (ICMA), Utah League of Cities and Towns (ULCT), and the Utah City Manager's Association (UCMA). Any such professional development and travel expenses provided for herein shall be subject to annual budget approval by the governing body.

9. **Other Terms and Conditions of Employment.** The governing body, in consultation with Millheim, shall fix any other terms and conditions of employment as it may determine from time to time, relating to the performance of Millheim, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement and the City Ordinances. All provisions of the City's ordinances, rules and regulations pertaining to City personnel, including the Personnel Policies and Procedures, shall apply to Millheim as they would to other employees of the City except as herein expressly modified.

10. **Termination.** As an at-will employee, Millheim shall serve at the pleasure of the governing body and may be terminated at any time with or without cause. Any such termination shall require a majority vote of the governing body in accordance with City Ordinances.

11. **Severance Pay and COBRA.** In the event Millheim is terminated by the governing body of the City, other than for cause, Millheim shall be entitled to receive as severance pay, a lump sum payment equal to six (6) months salary at the current rate of pay less applicable taxes and other customary deductions. In the event of termination, other than for cause, Millheim shall be paid for accrued vacation and sick leave, excluding the allowance for personal time set forth in paragraph 4.d., above, and the City shall make the appropriate contribution to Millheim's qualified 401(a) plan for the six (6) months salary to the extent permitted by the plan. In return for severance pay, Millheim agrees to be available for consultation and assistance during such period to the new City Manager or any other Council appointee. For purposes of this Agreement, for cause termination shall be defined as set forth or contemplated in the City's Personnel Policies and Procedures. Contemporaneously with the delivery of the severance pay hereinabove set out, Millheim agrees to execute and deliver to the City a written release, releasing the City and its officers and employees of and from all claims that Millheim may have or claim against the City and its officers and employees for claims arising out of or in the course of such officer or employee's agency or employment with the City. In the event of termination, other than for cause, the City shall continue to pay for six (6) months group health and dental insurance coverage premiums for Millheim in the amount provided immediately prior to termination and in accordance with City policies and coverage plans in effect at the time. In any event, Millheim shall be afforded continued insurance coverage in accordance with the applicable terms and requirements of the Consolidated Omnibus Budget Reconciliation Act of 1985 (COBRA). In the event Millheim is terminated without cause by the City during the six (6) months immediately following the seating and swearing-in of one or more new governing body members, and during such time Millheim is willing and able to perform his duties under this Agreement, then the City agrees to pay severance in accordance with this Section plus salary and benefits for any portion of the six (6) months not worked.

COUNTY OF DAVIS)

On the _____ day of June, 2015, personally appeared before me **DAVE MILLHEIM**, who being duly sworn, did say that he is the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public

CITY COUNCIL AGENDA

For Council Meeting:
June 30, 2015

S U B J E C T: Agreement Amendment for Station Park regarding Drive up Windows

ACTION TO BE CONSIDERED:

See enclosed staff report for recommendation.

GENERAL INFORMATION:

Representatives from CenterCal will be making this presentation. This item was brought back from a previous CC meeting. See enclosed staff report prepared by David Petersen.

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: June 16, 2015

SUBJECT: **AGREEMENT AMENDMENT FOR STATION PARK
REGARDING DRIVE UP WINDOWS**

RECOMMENDATION

Approve the enclosed draft amendment to Development Agreement for Station Park provided that the amendment will only affect Area A as redlined on the draft, and subject to final review and critique of the document by the City Attorney.

BACKGROUND

CenterCal desires to establish a Chick-fil-la abutting the road to the station in Area A of their development as illustrated on the attached drawing. Fast food restaurants with drive-up windows are only allowed as a conditional use along the outside periphery for such areas. The outside periphery for this area is Park Lane. Therefore, the applicant is requesting an amendment to the development agreement to allow consideration of such as conditional use without being located on the periphery.

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager

WHEN RECORDED, RETURN TO:

Station Park CenterCal, LLC
Attr: Jean Paul Wardy
1600 E. Franklin Avenue
El Segundo, CA 90245

DRAFT

**AMENDMENT
TO
DEVELOPMENT AGREEMENT
FOR STATION PARK**

THIS AMENDMENT TO DEVELOPMENT AGREEMENT FOR STATION PARK (the "Agreement") is entered into as of this ___ day of _____, 2015, by and among STATION PARK CENTERCAL, LLC, a Delaware limited liability company ("Developer"), and FARMINGTON CITY, a Utah municipal corporation (the "City"); Developer and the City are hereinafter sometimes referred to individually as a "Party" or collectively as the "Parties."

RECITALS

A. Developer and City entered into that certain Development Agreement dated as of January 26, 2007 (as previously amended, the "Development Agreement") relating to that certain 97 acre Project Site (the "Project Site") which is more particularly described in the legal descriptions attached hereto as Exhibits A-1 and A-2.

B. The Parties desire to amend certain provisions of the Development Agreement to clarify the use provisions of the Development 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 to amend the Development Agreement as follows:

1. Amendment to Conditional Use Provisions for Fast Food Establishments with Drive-up. The tables of conditional uses contained in the Development Agreement as Attachment 5 to the Project Management Plan in Development Agreement Exhibit B-1 and also in Development Agreement Exhibit C are hereby amended with respect to the fast food establishments with drive-up [Core] to delete the asterisks and references to "the periphery of the Property" on the use tables so as to not restrict fast food establishments with drive-up facilities to the periphery of the Property. *↳ in Area A.*

2. No Further Amendments. Except as set forth above Exhibits attached hereto and except as may be necessary to conform to the changes set forth above and in the Exhibits attached hereto, the Development Agreement and its Exhibits shall remain unamended and in full force and effect. *↳ in Area A*

IN WITNESS WHEREOF, this Amendment to Development Agreement for Station Park has been executed by Farmington City, acting by and through the City Council of Farmington City, Davis County, State of Utah, pursuant to Ordinance No. _____, authorizing such execution, and by a duly authorized representative of Developer as of the above-stated date.

ATTEST:

FARMINGTON CITY,
a Utah municipal corporation

City Recorder

By: _____
Mayor

STATE OF UTAH)
 :ss.
COUNTY OF DAVIS)

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

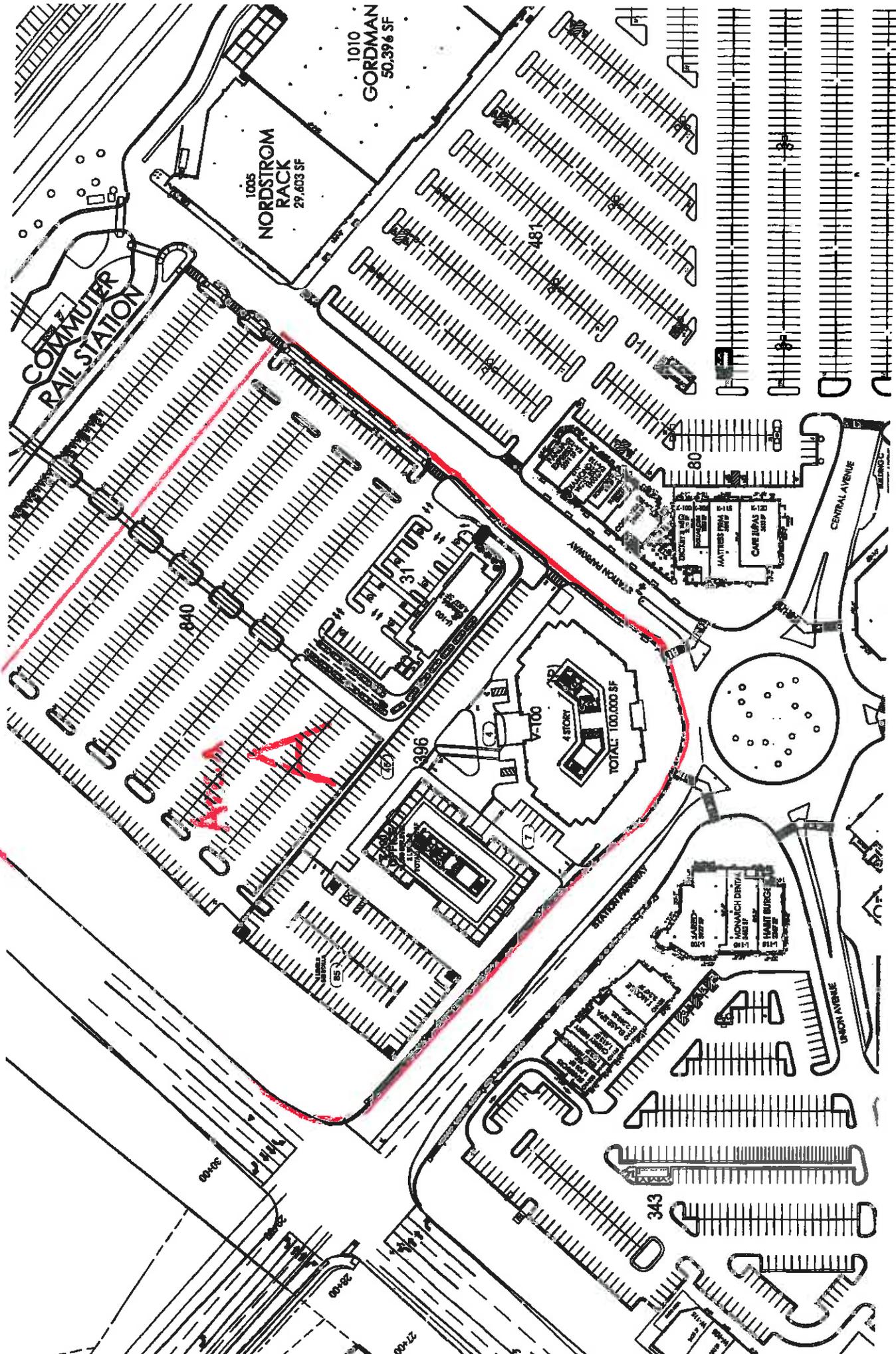
NOTARY PUBLIC
Residing at: _____

My Commission Expires:

**EXHIBIT C
(Allowed Uses)**

	AREAS				
	A	B	C	D	E
Schools and colleges over 65,000 square feet in size [Core]; over 75,000 square feet in size [Secondary, Tertiary]	X	X	0	X	X
Theaters over 65,000 square feet in size [Core]; over 75,000 square feet in size [Secondary]	X	X	X	X	X
Commercial fee parking lots [Core, Secondary]	X	X	X	X	X
Churches, synagogues, temples and other places of worship [Core, Secondary]	0	0	0	0	0
Fitness, recreation & entertainment facilities over 65,000 square feet in size [Core]; over 75,000 square feet in size [Secondary]	X	X	0	X	X
Financial and other businesses with drive-thru facilities [Core, Secondary, Tertiary]	X	X	0	X	X
Fast food establishments with drive-up [Core]	X*	X*	X*	X*	X*
Convenience retail with gasoline sales [Core]	0	X*	0	X*	X*
Laboratories [Core]	X**	X**	X**	X**	X**

X = the use is allowed within the Property
0 = Although the use is permitted under the Ordinance, the use is not allowed within the Property
[blank] = The use does not apply to the Property
* = The use is to be located on the periphery of the Property.
** = The use is allowed in conjunction with retail uses and medical/dental office and clinic uses.



1010
GORDMAN
50,396 SF

1005
NORDSTROM
RACK
29,403 SF

COMMUTER
RAIL STATION

396
DENTAL
TOTAL: 100,000 SF
4 STORY

80
MATTRESS DEPOT
CAREMALS
DENTAL

MONARCH DENTAL
HARVEY BURGER

CENTRAL AVENUE

UNION AVENUE

3040

2840

2740

343

CITY COUNCIL AGENDA

For Council Meeting:
June 30, 2015

**S U B J E C T: Resolution of Support for HB 362 for Local Option Sales Tax for
Transportation Projects**

ACTION TO BE CONSIDERED:

Approve the attached resolution of support for a .25% local option sales tax to be placed before the voters on November 2015.

GENERAL INFORMATION:

See attached staff report prepared by Dave Millheim, City Manager.

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

FARMINGTON CITY



H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Dave Millheim, City Manager

Date: June 23, 2015

SUBJECT: **RESOLUTION OF SUPPORT FOR HB 362 FOR LOCAL OPTION
SALES TAX FOR TRANSPORTATION PROJECTS**

RECOMMENDATION

Approve the attached resolution of support for a .25% local option sales tax to be placed before the voters on November 2015.

BACKGROUND

During the last legislative session, transportation funding received a lot of attention. The gas tax was indexed and adjusted for the first time since 1997. The current nature of the gas tax and B&C road funds causes a negative cycle where more local roads are being built with less and less to pay for their upkeep. One of the provisions of the last legislative cycle was that voters could on a county by county basis be able to approve a .25% local option addition to the sales tax dedicated to transportation. The League of Utah Cities prepared a sample resolution for cities to pass if they want the respective counties to place this item on the ballot for voter consideration. This resolution has been adapted slightly to cite some Farmington examples. Several cities in Davis County have already passed similar resolutions of support to put the issue before the voters. The County Commission has asked each city to state whether or not you think this would be a good idea in the upcoming election cycle.

Respectfully Submitted

A handwritten signature in black ink that reads "Dave Millheim".

Dave Millheim
City Manager

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMINGTON, UTAH, SUPPORTING THE HB 362 (2015) AUTHORIZED 0.25% LOCAL OPTION GENERAL SALES TAX DEDICATED TO TRANSPORTATION , ENCOURAGING DAVIS COUNT TO SUBMIT THE PROPOSAL TO VOTERS IN NOVEMBER 2015, AND ENCOURAGING VOTERS TO SUPPORT THE PROPOSAL.

WHEREAS, a safe and efficient transportation system creates the foundation for economic growth, improved air quality and public health, and enhanced quality of life; and

WHEREAS, the creation and maintenance of transportation infrastructure is a core responsibility of local government; and

WHEREAS, Utah's population is expected to grow by 2 million residents by 2040; and

WHEREAS, Farmington's residents demand new comprehensive transportation options such as bike lanes, multi-use paths, off-road trails, and transit in addition to traditional roads; and

WHEREAS, due to our drastic shortfall in transportation revenue, Farmington is using \$1.64 million dollars from the general fund in the last four years to supplement the Class B & C fund revenue in order to try to meet our local transportation needs; and

WHEREAS, research from the Utah Department of Transportation indicates that road rehabilitation costs six times as much as road maintenance, and road reconstruction costs ten times as much as road maintenance, and

WHEREAS, investing in transportation results in economic development for Farmington City and Davis County and accessible good-paying jobs for our residents; and

WHEREAS, improving comprehensive transportation in Farmington City and Davis County will reduce private vehicle usage which will in turn lead to improved air quality; and

WHEREAS, poor air quality discourages economic development, business recruitment and tourism visits, and contributes to asthma and other health ailments; and

WHEREAS, nearly 1 in 10 Utah adults suffer from asthma and struggle to breathe during poor air quality days; and

WHEREAS, nearly 57% of Utah adults are overweight, nearly 200,000 Utahns have diabetes, and diabetes and obesity related health care costs in Utah exceed \$700 million; and

WHEREAS, investing in safe and connected trails, bike lanes, sidewalks, and multi-use paths will encourage our residents to be more active, enable them to spend more time with their families via active transportation, and result in improved personal and community health; and

WHEREAS, Utah has created a Unified Transportation Plan to address these comprehensive transportation and quality of life issues; and

WHEREAS, the Utah State Legislature recognized the local transportation needs and enacted HB 362 which authorized counties to impose and voters to approve a 0.25% local option general sales tax dedicated to local transportation; and

WHEREAS, Farmington City will, upon county imposition and voter approval, receive 0.10 of the 0.25% sales tax to invest in critical local transportation needs.

THEREFORE, BE IT RESOLVED BY FARMINGTON CITY, UTAH:

SECTION 1. Support the 0.25% Local Option General Sales Tax. The Farmington City Council supports the proposed 0.25% Local Option General Sales Tax that the Davis County governing body may submit to voters in Davis County in November.

SECTION 2. Encourage Submission of Proposal to the Voters of Davis County. The City Council urges the county governing body to submit the 0.25% local option general sales tax dedicated to transportation to the voters of the county for the November 2015 election. The City Council also publicly supports the county governing body in submitting the 0.25% local option general sales tax dedicated to transportation to the electorate of the county.

SECTION 3. Encourage Voters to Enact the 0.25% Local Option General Sales Tax. The City Council encourages voters to carefully consider the potential impact from the 0.25% general sales tax local option and to support the enactment of the 0.25% local option general sales tax because of the potential impact explained below.

SECTION 4. Road and Street Need in Farmington City. The City has significant traditional transportation needs that the municipal 0.10 portion could address. For example, we need to be spending over \$1,000,000 in annual overlays that adoption of the municipal 0.10 would enable the city to invest in the critical projects that our residents expect.

SECTION 5. Active and Alternative Transportation Infrastructure Needs in Farmington City. The City has significant active and alternative transportation needs that the municipal 0.10 portion could address. For example, we have a proposed bicycle/pedestrian overpass proposed linking Lagoon to the Front Runner Station. That investment in active transportation options will encourage residents to travel via walking, biking, and transit, result in a healthier population, reduced emissions, decreased health care costs, and improved quality of life. Adoption of the municipal 0.10 would enable the city to invest in the critical projects that our residents expect.

SECTION 6. Investment in Transit (if applicable). The City supports continued investment in public transit because transit can help relieve traffic, promote walkable communities, and improve air quality. The transit system will receive 0.10 of the county imposed and voter approved 0.25% local option general sales tax. The City expects the transit system to utilize the revenues collected within the City for projects that will expand local bus service, foster local and regional connectivity, and benefit the residents of the City.

SECTION 7. Distribution of this Resolution. A copy of this resolution shall be sent to the Davis County governing body, the Utah League of Cities & Towns, the Utah Association of Counties, the

Speaker of the Utah House of Representatives, the President of the Utah State Senate, State Representatives and Senators who represent the City, and the Governor of Utah.

SECTION 8. Effective Date. This Resolution shall become effective upon passage.

APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMINGTON, UTAH, ON THIS 30TH DAY OF JUNE, 2015 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
City Council Member John Bilton	_____	_____	_____	_____
City Council Member Jim Young	_____	_____	_____	_____
City Council Member Cory Ritz	_____	_____	_____	_____
City Council Member Brigham Mellor	_____	_____	_____	_____
City Council Member Doug Anderson	_____	_____	_____	_____

ATTEST:

H. James Talbot, Mayor

Holly Gadd, City Recorder

Approved as to form:

City Attorney

CITY COUNCIL AGENDA

For Council Meeting:
June 30, 2015

S U B J E C T: Jeppson Flag Lot

ACTION TO BE CONSIDERED:

See enclosed staff report for recommendation.

GENERAL INFORMATION:

See enclosed staff report prepared by David Petersen.

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

FARMINGTON CITY



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City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: June 16, 2015

SUBJECT: **JEPPSON FLAG LOT DISCUSSION ITEM**

RECOMMENDATION

A vote is not anticipated regarding this item, it is intended to for discussion purposes only in order to receive guidance from the Mayor and City Council. This item was on the May 5, 2015 Council agenda, but the direction received was unclear, and a trial committee member and key city personnel were not present.

NOTE: the Planning Commission previously reviewed this as a “discussion item only” and took a vote anyway. Therefore, and on their own imitative they recommended that the City Council not create a flag lot, thus not extending the trail on the Jeppson’s property nor on the Kempe’s property for the following reasons:

1. The trail cannot utilize the Haight Creek Draw (as it is already tied up in private property);
2. The trail doesn’t connect any neighborhoods one to another;
3. The trail would be too close to the Kempe house;
4. There is questionable utility for such a short trail;
5. There is already a parallel sidewalk available that already connects the trail.
6. The commission also suggested that the City look into purchasing the land for a trail easement on John Jeppson’s property.

BACKGROUND

A trail easement, but no trail, now exists connecting open space in the Silverwood Subdivision to the June Drive cul-de-sac, a distance of about 2 lots. Should the City cause the trail to be constructed within the current easement? Or should the City work with John Jeppson to re-route the trail across Lot 217 (of Silverwood Phase 2) and possibly exploring the idea of a flag lot as an incentive to do so?

Attached is an aerial of the neighborhood with an outline of what could be a flag lot on the Jeppson lot. The ideas set forth in this staff report will be further discussed at the City Council meeting.

Supplementary Information

1. Vicinity maps.
2. Draft flag lot illustration.

Respectively Submitted

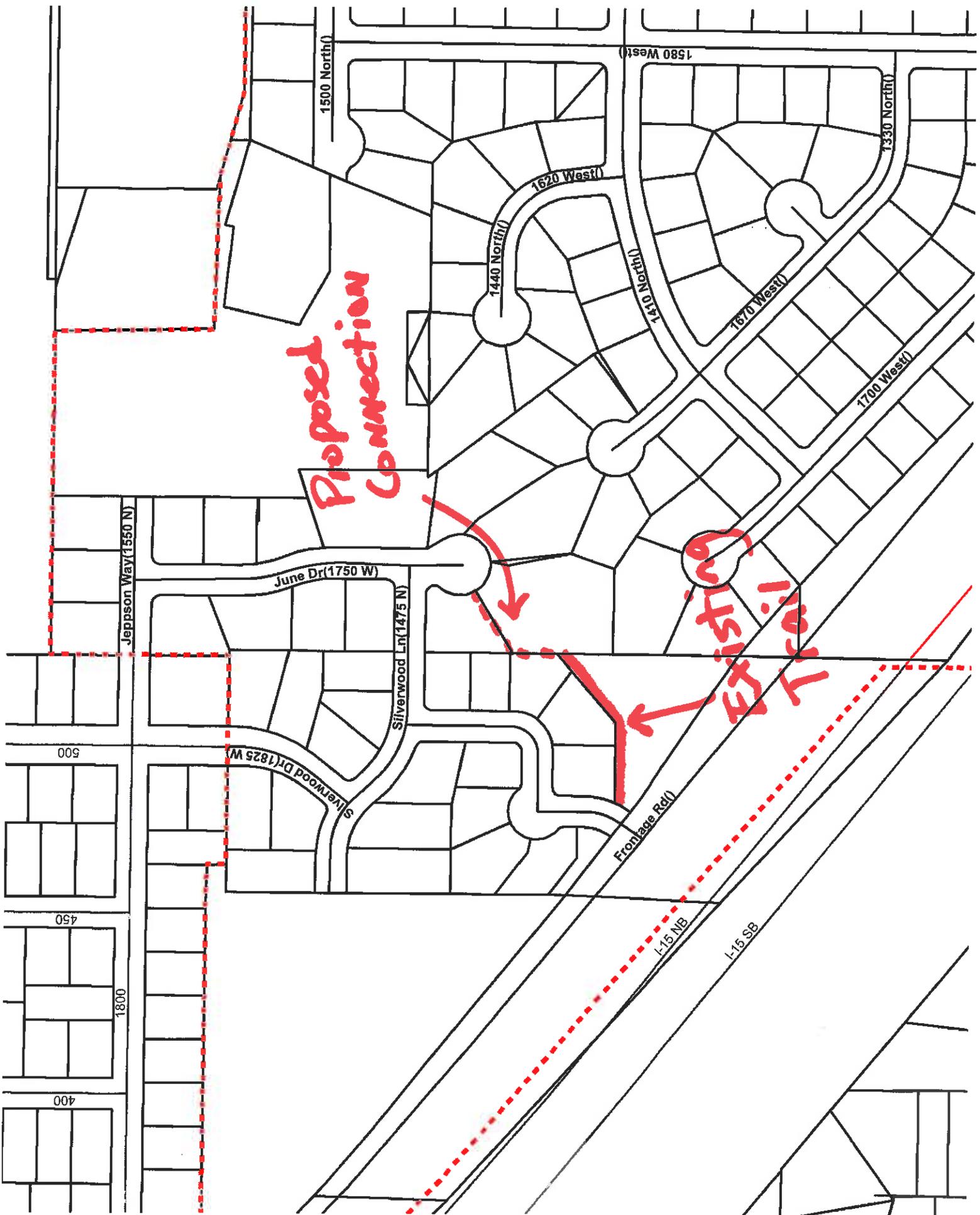


David Petersen
Community Development Director

Review and Concur



Dave Millheim
City Manager



Proposed Connection

Existing Trail

Jeppson Way (1550 N)

June Dr (1750 W)

Silverwood Ln (1475 N)

Silverwood Dr (1825 W)

Frontage Rd (I)

I-15 NB

BS 91-1

500

450

400

1800

Farmington City



CITY COUNCIL AGENDA

For Council Meeting:
June 30, 2015

SUBJECT: City Manager Report

1. Executive Summary for Planning Commission held on June 19, 2015
2. Building Activity Report for May

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



FARMINGTON CITY

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City Council Staff Report

To: Honorable Mayor and City Council
From: Eric Anderson, Associate City Planner
Date: June 19, 2015
SUBJECT: EXECUTIVE SUMMARY FOR PLANNING COMMISSION HELD JUNE 18, 2015

RECOMMENDATION

No action required.

BACKGROUND

The following is a summary of Planning Commission review and action on June 18, 2015 [note: five commissioners attended the meeting—Chair Rebecca Wayment, Kent Hinckley, Brett Anderson, Alex Leeman, and Heather Barnum. Dan Rogers, the new commissioner was not in attendance as his nomination was only approved Tuesday June 16th. Brett Gallacher was excused.

- Ernie Wilmore – ICO Development (Public Hearing) – Applicant is requesting a recommendation for schematic approval for the Residences at Station Parkway Subdivision consisting of 2 lots on 13.03 acres located at approximately 550 North and Station Parkway in a TMU (Transit Mixed Use) zone. (S-22-15)

The Planning Commission recommended that the City Council approve the schematic subdivision plan as written in the staff report.

Vote: 5-0

- Pete Smith – Advanced Solutions Group (Public Hearing) – Applicant is requesting a recommendation for schematic plan and preliminary PUD master plan approval for the Meadows at City Park Phase II Subdivision consisting of 14 units on 2.37 acres located at approximately 55 South and 200 West in an R-4 zone. (S-12-15)

Voted to recommend the schematic plan and preliminary PUD master plan for approval as written in the staff report, with the added condition:

2- A more detailed landscape plan will be provided at Final PUD Master Plan.

Vote: 5-0

5. Walter Bornemeier (Public Hearing) – Applicant is requesting a recommendation for minor subdivision/plat amendment approval creating an additional lot in the Shepard Creek Country Estates PUD on 2.07 acres located at 351 Shepard Ridge Road in an LR-F (Large Residential-Foothill) zone. (S-21-15)

Voted to recommend approval of the minor plat schematic plan and plat amendment as written in the staff report with the added conditions:

- 1- The owner shall demonstrate to staff that the lot is buildable;*
- 2- There is access to the property, and if that access is from the north end of the property, then there shall be a reciprocal access easement through Lot;*
- 3- Subject to all applicable Farmington City ordinances and development standards.*

Vote: 5-0

6. Harley and Jean Evans (Public Hearing) – Applicant is requesting a recommendation for minor subdivision/plat amendment approval creating an additional lot in the Cornerstone Subdivision on .65 acres located at 696 West Emerald Oaks Drive in an LS-F (Large Suburban – Foothill) zone. (S-23-15)

There were a lot of neighbors that came out opposed to this subdivision and plat amendment because the smaller lot sizes would “lower property values” and devalue the character of the surrounding neighborhood.

The Planning Commission voted to recommend denial of the subdivision and plat amendment because they found the neighbors’ arguments compelling.

Vote: 5-0

7. Davis School District (Public Hearing) – Applicant is requesting conditional use and site plan approval, and a recommendation for schematic subdivision approval for the Elementary School #61 on 10.55 acres of property located at approximately 750 South and 1100 West in an AE (Agriculture Estates) zone. (SP-6-14)

The Planning Commission voted to approve the conditional use permit and site plan for the Elementary School #61 as written in the staff report with the additional condition:

- 13. There shall not be a fence on the south boundary (that borders the park).*

Vote: 5-0

Respectfully Submitted



Eric Anderson
Associate Planner

Review & Concur



Dave Millheim
City Manager

Month of May 2015	BUILDING ACTIVITY REPORT - JULY 2014 THRU JUNE 2015				
RESIDENTIAL	PERMITS THIS MONTH	DWELLING UNITS THIS MONTH	VALUATION	PERMITS YEAR TO DATE	DWELLING UNITS YEAR TO DATE
NEW CONSTRUCTION *****					
SINGLE FAMILY	15	15	\$2,877,000.00	107	107
DUPLEX	0	0	\$0.00	0	0
MULTIPLE DWELLING	0	0	\$0.00	0	0
OTHER RESIDENTIAL	0	0	\$0.00	0	0
SUB-TOTAL	15	15	\$2,877,000.00	107	107
REMODELS / ALTERATION / ADDITIONS *****					
BASEMENT FINISH	1		\$6,612.00	32	
CARPORIT/GARAGE	2		\$127,085.00	8	
ADDITIONS/REMODELS	3		\$223,459.00	32	
SWIMMING POOLS/SPAS	0		\$0.00	12	
OTHER	9		\$88,300.00	106	
SUB-TOTAL	15		\$445,456.00	190	
NON-RESIDENTIAL - NEW CONSTRUCTION *****					
COMMERCIAL	1		\$8,033,000.00	5	
PUBLIC/INSTITUTIONAL	0		\$0.00	3	
CHURCHES	0		\$0.00	0	
OTHERS	0		\$0.00	2	
SUB-TOTAL	1		\$8,033,000.00	10	
REMODELS / ALTERATIONS / ADDITIONS - NON-RESIDENTIAL *****					
COMMERCIAL/INDUSTRIAL	3		\$1,366,000.00	29	
OFFICE	0		\$0.00	1	

PUBLIC/INSTITUTIONAL	0		\$0.00	0	
CHURCHES	0		\$0.00	0	
OTHER	0		\$0.00	1	
SUB-TOTAL	3		\$1,366,000.00	31	
MISCELLANEOUS - NON-RESIDENTIAL *****					
Demolitions & Signs	3		\$137,600.00	41	
SUB-TOTAL	3		\$137,600.00	41	
TOTALS	37	15	\$12,859,056.00	379	107

CITY COUNCIL AGENDA

For Council Meeting:
June 30, 2015

SUBJECT: Mayor Talbot & City Council Reports

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