

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 the Zoning and Sign Ordinance regarding electronic signs and the request for an Engine Brake Ordinance. The public is welcome to attend.

CLOSED SESSION: Minute motion adjourning to closed session at 6:30 p.m. for potential property acquisition.

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, September 4, 2012, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

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

The agenda for the meeting shall be as follows:

CALL TO ORDER:

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

REPORTS OF COMITTEES/MUNICIPAL OFFICERS

7:05 Executive Summary for Planning Commission held August 16, 2012

7:10 Introduction of new Police Officer/Administration of Oath of Office

SUMMARY ACTION:

7:20 Minute Motion Approving Summary Action List

1. Approval of Minutes from August 7, 2012 and August 21, 2012
2. Ratification of Approvals of Storm Water Bond Logs
3. Approval of Disbursement Lists for June
4. Ambulance Write Offs for 2009
5. Chestnut Farms Phase 2 Improvements Agreement
6. Final Plat Approval for Oakwood Estates Phase 4 Conservation Subdivision
7. Final Plat Approval for Rice Farms Phase 6 PUD Subdivision

GOVERNING BODY REPORTS:

7:25 City Manager Report

1. Upcoming Agenda Items

7:30 Mayor Harbertson & City Council Reports

ADJOURN

DATED this 30th day of August, 2012.

FARMINGTON CITY CORPORATION

By: Holly Gadd
Holly Gadd, City Recorder

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

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

CITY COUNCIL AGENDA

For Council Meeting:
September 4, 2012

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

It is requested that Council Member Nelsen Michaelson give the invocation/opening comments 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:
September 4, 2012

S U B J E C T: Executive Summary for Planning Commission held August 16, 2012

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

See enclosed staff report prepared by Christy Alexander.

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



FARMINGTON CITY

SCOTT C. HARRBERTSON
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Christy Alexander, Associate City Planner
Date: September 4, 2012
SUBJECT: EXECUTIVE SUMMARY FOR PLANNING COMMISSION ON AUGUST 16, 2012

RECOMMENDATION

No action required.

BACKGROUND

The following is a summary of Planning Commission review and action on August 16, 2012 [note: seven commissioners attended the meeting—Michael Nilson, Rick Draper, Kris Kaufman, Michael Wagstaff, Brigham Mellor, Brett Anderson, and Bob Murri]:

1. Leavitt Properties LLC – (Public Hearing) - Applicant is requesting a recommendation for Schematic Plan and Preliminary PUD Master Plan approval for the Kestrel Bay Townhomes PUD subdivision encompassing .775 acres and consisting of 11 units located at approximately 123 West and 620 South in an R-8 zone. (S-11-12)
Voted to continue the public hearing and table the item until the next meeting, Vote: 7 – 0
(The Commission continued this item to allow time for Tim Taylor, the City's Traffic Engineer, to prepare an analysis and recommendation regarding the large number and short distances between curb cuts, to let the applicant explore ways to improve his site plan per the comments received at the meeting, and to allow for more public input.)
2. Shepard Ridge Enterprises, L.C. – Applicant is requesting Preliminary Plat approval and a recommendation for Final Plat approval for the Oakwood Estates Phase 4 subdivision encompassing 7.88 acres and consisting of 4 lots located at approximately North Compton Road and Oakwood Place in an LR-F zone. (S-7-12)
Voted to approve, Vote: 7 – 0 for Preliminary Plat
Voted to recommend for approval, Vote: 7 – 0 for Final Plat
3. Rice Farms Estates, LLC – Applicant is requesting a recommendation for Final Plat approval for the Rice Farms Estates Phase 5 PUD subdivision encompassing 6.0 acres and consisting of 17 lots located at approximately 750 South and 140 East in an LR (PUD) zone. (S-8-12)
Voted to recommend for approval, Vote: 7 – 0

4. Woodside Homes – (Public Hearing) – Applicant is requesting Conditional Use approval for the operation of a sales office in a model home on property located at 2237 West Rifleman Drive in an AE zone. (C-9-12)
Voted to approve, Vote: 7 – 0

5. Farmington City – (Public Hearing) - Applicant is requesting a recommendation to amend the Zoning Ordinance regarding the demolition of buildings and structures. (ZT-6-10)
Voted to table for further review, Vote: 7 – 0
(The Commission tabled this item to receive recommendations from the Historic Preservation Commission and for staff to make changes as per the comments given by specific Commission members.)

6. Farmington City – (Public Hearing) - Applicant is requesting a recommendation to amend the Zoning Ordinance regarding the transfer of lots in exchange for open space off-site or outside the boundaries of a conservation subdivision or PUD, and other miscellaneous changes. (ZT-8-12)
Voted to table for further review, Vote: 7 – 0
(The Commission tabled this item pending direction from the City Attorney regarding consistency of the proposed text changes and State law.)

7. Farmington City - Applicant is presenting a first draft of changes to the Zoning & Sign Ordinance regarding electronic message signs in preparation for a future public hearing. (ZT-3-12 & ZT-7-12)
No vote needed

8. Farmington City - Applicant is presenting a proposal for a new Lagoon Ride that exceeds 200 feet in height.
Voted to approve, Vote: 4 – 3
The Planning Commissioners were all concerned about approving a very tall ride that they are not able to know what it looks like or what color it is. They asked that if they are responsible to approve these matters in the future that staff works to provide more details from Lagoon in the future or else not give them the authority to approve the excessive height.

Respectfully Submitted


Christy Alexander
Associate City Planner

Review & Concur


~~Dave Millheim~~
City Manager

CITY COUNCIL AGENDA

For Council Meeting:
September 4, 2012

S U B J E C T: Introduction of new Police Officer/Administration of Oath of Office

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

Mayor Harberson will introduce Taylor Jacobson, the new Police Officer.
Holly Gadd will perform the administration of the Oath of Office.

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

CITY COUNCIL AGENDA

For Council Meeting:
September 4, 2012

SUBJECT: Minute Motion Approving Summary Action List

1. Approval of Minutes from August 7, 2012 and August 21, 2012
2. Ratification of Approvals of Storm Water Bond Logs
3. Approval of Disbursement Lists for June
4. Ambulance Write Offs for 2009
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7. Final Plat Approval for Rice Farms Phase 6 PUD Subdivision

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

FARMINGTON CITY COUNCIL MEETING

August 7, 2012

WORK SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Nelsen Michaelson, Cory Ritz, Jim Talbot, and Jim Young, City Manager Dave Millheim, Community Development Director David Petersen, Associate Planner Christy Alexander, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey

Request for a Zone Text Amendment to allow small neighborhood Truck and Trailer Rental Dealers as a conditional use in the BR Zone

The **Mayor** said the Council needs to decide whether or not to allow this type of use in the downtown area and pointed out that the use is currently allowed in other areas of the City. There was discussion regarding the look and feel of the Historic District and other alternatives for this type of business. **Dave Millheim** said there may be other uses currently listed in the Zoning Ordinance that would no longer be appropriate for the Historic District which can be addressed at a later date.

Final Plat/Development Agreement/Right of Way Vacation for the Meadow View Conservation Subdivision

David Petersen reported that there are several issues which need to be addressed: (1) a right-of-way vacation; (2) secondary water shares document; (3) a final development agreement; and (4) a conservation easement on the preserved open space parcels.

Summary Action List

The **Mayor** said Item #6 was pulled from the agenda. **Dave Millheim** read an email from Symphony Homes concerning Item #7 which stated that they were very disappointed that this item was pulled from the agenda at the last minute. Staff did not talk to the developer before they made the decision to pull it. **Jim Young** recommended leaving it on the agenda and allowing staff to handle the final details. Other Council Members agreed and said it should be voted on separately.

MOU for Fire Dept.

The **Mayor** said the Fire Department is requesting approval for a Memorandum of Understanding (MOU) between the Utah Division of Forestry, Fire, and State Lands which will allow the Department to receive monetary compensation for apparatus, equipment and personnel which are utilized on State and Federal lands.

1500 Gallon Water Tender Truck

Mayor Harbertson pointed out that the City's tender truck was a huge asset during the fire season, and **Chief Smith** believes a second truck would be equally valuable. He is requesting approval of a \$30,000 cost which would be taken from the fund balance.

SAFER Grant

Chief **Guido Smith** said the Fire Department is not ready to apply for a SAFER (Adequate Fire & Emergency Response) Grant this year, and he recommended that the City apply for the Grant in late 2013 which would allow time for his staff to reach various certification levels. The Grant would offer 100% funding for a 24-month period, after which the City would be responsible for the funding of five additional full-time firemen. **Dave Millheim** said these types of grants are meant to be transitional grants which allow a city to increase staffing. **Cory Ritz** said that depending on the outcome of the presidential election, there may be cuts to government funded grants. **Jim Talbot** expressed concern regarding the substantial commitment of hiring additional staff members.

REGULAR SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Nelsen Michaelson, Cory Ritz, Jim Talbot, and Jim Young, City Manager Dave Millheim, Community Development Director David Petersen, Associate Planner Christy Alexander, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Youth City Council Members Emily Madsen and Abby Mattinson were also in attendance.

CALL TO ORDER

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

Mayor **Harbertson** welcomed those in attendance, **Jim Young** offered the invocation, and the Pledge of Allegiance was led by **Cory Ritz**.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS

Executive Summary for Planning Commission Meeting held July 26, 2012

The summary was included in staff report, and there were no questions from the Council.

Presentation by Heather Barnum on Residents Perception Survey regarding Public Safety

Heather Barnum is a Farmington resident and a market researcher, and her husband is a fireman and paramedic in the City. Four years ago her placenta tore, and they called 911. The ambulance responded in an adequate manner, but one EMT suffered a heart attack while carrying the stretcher up the steps so a second ambulance was called. Her husband provided care for her while the other workers cared for the EMT, but she received a \$500 bill from the Fire Department. The EMT was not physically fit for duty and resigned after he failed the basic EMT certification three times. She was frustrated by the City's inadequate emergency services, and she wanted to receive feedback from residents regarding emergency care. She and a neighbor, **Christy Powell**, set up and conducted a survey (July 5-31, 2012) which included the following nine questions:

1. Do you expect coverage at the Fire Station 24-7?
2. Do you expect the firemen to be state certified?
3. Should personnel be required to pass an annual physical fitness test?
4. Should uniforms be worn?
5. Should personnel be clean shaven for health and safety reasons?

6. If Farmington City cannot provide 24-hour staffing, should staff from other cities be hired?
7. Should females be excluded from employment in the Fire Department?
8. Do you want a fire station in West Farmington?
9. Do you want the Fire Department to inspect commercial buildings?

They received 390 responses, and the results showed that there is overwhelming support for improved emergency services in the City. There were no comments and/or questions about the cost of the services. **Nelsen Michaelson** thanked **Ms. Barnum** for her efforts.

PUBLIC HEARING

Request for a Zone Text Amendment to allow small neighborhood Truck and Trailer Rental Dealers as a conditional use in the BR Zone

Christy Alexander explained that when the applicant applied for a business license for a U-haul Rental Dealership, he was told that it was not listed as a use in the BR zone, and a zone text amendment would be necessary. The Planning Commission held a public hearing in which there were no public comments and recommended approval of the Amendment. Staff does not feel this is a suitable use in the Historic District.

Craig Holmes currently owns a windshield repair business on 97 North Main Street, and he would like to include a U-Haul dealership. The impact would be minimal because most of the equipment would be parked behind his building or in the garage. One truck and one trailer would be parked in the front, and there would be no parking on Main Street or 100 North.

Public Hearing:

Mayor Harbertson opened the Public Hearing at 7:25 p.m.

Cliff Lackman, area field manager for U-haul, said the company has complete control of how much equipment can be handled at a specific site, and if there are too many vehicles, they can be directed elsewhere.

Mack McDonald, 856 N. Spring Pond Drive, is a member of the Planning Commission and voted against this amendment because he wants to protect Main Street. He urged the City to clearly define uses which will contribute to the historic fiber of downtown.

Alyssa Revel, Historic Preservation Commission Chair, said it is important for a City to enforce its zoning codes. She pointed out that other U-haul locations along the Wasatch Front are typically located in commercial or light industrial zones with long frontages and areas where sound, safety, and visual incongruity are not problematic. She has nothing against the U-haul company, but this type of business does not fit in this location.

Michael Brown, 2018 North Kingston Road, said that one of the things that attracted him to Farmington was Main Street. Because this is an extension to an existing business, the U-haul business is not intrusive because there are similar businesses in the area—including an auto repair shop directly across the street. He pointed out that there is an historic home in north Farmington that is falling apart because of the lack of funds to restore it.

The *Public Hearing* was closed at 7:45 p.m.

The **Mayor** pointed out that if this amendment was approved, the City could not stop another truck rental business from opening in the same area; he would prefer to have the U-haul business elsewhere in the City. **Nelsen Michaelson** said the intent of the BR zone is for office-type space and other uses which fit with the residential area. **Cory Ritz** believes this use would erode the historic nature of downtown. **John Bilton** asked about other Planning Commission members' opinions, and **Mack McDonald** said several had a difficult time with the City's current definition of "historic" and the lack of clear guidelines. **Jim Young** said the intent of the historic designation is clear.

Motion:

Jim Young made a motion not to approve an amendment to the Zoning Ordinance allowing small neighborhood truck and trailer rental dealers as a conditional use in the BR zone and directed staff to review any other conditional uses in the Ordinance which may need revision and possibly establish a differential within Chapter 15 between the BR zone and the OTR/BR zone. The motion was seconded by **Cory Ritz** and approved by Council Members **Bilton, Michaelson, Ritz, Talbot** and **Young**.

PRESENTATION OF PETITIONS AND REQUESTS

Final Plat/Development Agreement/Right of Way Vacation for the Meadow View Conservation Subdivision

David Petersen said the developer will be required to install curb and gutter on both sides of the street, and he has asked the City to pay for its share of the system improvements on 1525 West. **Dave Millheim** asked who owns the existing right-of-way on 1525 West and was informed that the City owns it in fee title. **Jared Darger**, 15757 South Pack Saddle Drive, Bluffdale, pointed out that 1525 West is a City-owned street. Following a brief discussion, the Council decided that no changes should be made.

Motion:

Cory Ritz made a motion to approve the Final Plat for the Meadow View Conservation Subdivision (19 lots) located at approximately 1525 West and Spring Meadow Drive, subject to the conditions and findings as set forth in the Planning Commission Staff Report, to approve the Development Agreement, and to approve the attached Ordinance vacating a portion of 1525 West as a public right-of-way. The motion was seconded by **Jim Talbot** and approved by Council Members **Bilton, Michaelson, Ritz, Talbot** and **Young**.

SUMMARY ACTION

Minute Motion Approving Summary Action List

The **Mayor** reported that Item #6 was removed from the Agenda to allow additional time to set the formula for the amount of open space, and the Council will vote on Item #7 separately.

1. Approval of Minutes from the July 17, 2012 City Council Meeting

2. Memorandum of Understanding (MOU) between the Utah Division of Forestry, Fire, and State Lands and Farmington City Fire Department
3. Proposed Members for the Building Board of Appeals
4. Development Agreement Matrix Update 4
5. Interlocal Cooperation Agreement between Davis County and Davis County Cities relating to the Davis County Council of Governments
6. Final Plat & Waiver of Open Space for the Spring Creek Estates Phase 7 Subdivision
7. Final Plat & Final PUD Master Plan for the Chestnut Farms PUD Phase 2 Subdivision

Motion:

Nelsen Michaelson made a motion to approve the first five items on the Summary Action List. The motion was seconded by **John Bilton** and approved by Council Members **Bilton, Michaelson, Ritz, Talbot** and **Young**.

Motion:

Jim Talbot made a motion to approve Item 7—the Final Plat and Final PUD Master Plan for the Chestnut Farms PUD Phase 2 Subdivision—based on staff's recommendations that the elevations and landscaping remain consistent with the existing development. The motion was seconded by **John Bilton** and approved by Council Members **Bilton, Michaelson, Ritz, Talbot** and **Young**.

NEW BUSINESS

1500-Gallon Water Tender Truck

Motion:

Nelsen Michaelson made a motion to approve funding for a 1500-gallon Water Tender Truck acquired through the Federal Excess Property Program (FEPP). The \$30,000 fee for a new 1500-gallon tank, pump unit and installation with warranty will be an off-cycle budget amendment to the fund balance of the general fund. The motion was seconded by **Jim Young** and approved by Council Members **Bilton, Michaelson, Ritz, Talbot** and **Young**.

Farmington City Fireworks Restriction Proposals – Options 1-3

Guido Smith said the Fire Department's preferred option is #1. **John Bilton** said he visited several areas in Farmington to get a better perspective, and he said the Fire Department's efforts this summer were well received. He is in favor of moving the line to Main Street and 200 East. The change would be in effect for Chinese New Year (January 2013) and July 1-7 and July 20-27, 2013.

Motion:

John Bilton made a motion to approve Option #1 as detailed in the staff report. The motion was seconded by **Jim Young** and approved by Council Members **Bilton** and **Young**. It was not approved by Council Members **Michaelson, Ritz, Talbot**; therefore, the line will remain where it

was determined in the spring of 2012. **Dave Millheim** suggested it be brought back to the City Council at the first City Council meeting in April 2013 as conditions warrant.

GOVERNING BODY REPORTS

City Manager – Dave Millheim

- The new interface fire engine is almost ready, and **Chief Smith** will fly to Minnesota next week to make sure it meets all of the criteria, and it will be delivered in several weeks.

Mayor – Scott Harbertson

- The annual Utah League of Cities and Towns Convention will be held September 11-14 in Salt Lake City. He asked Council Members to inform **Holly Gadd** if they plan to attend.
- He thanked **John Bilton**, **Cory Ritz** and **Jim Talbot** for attending various (Development Committee) meetings to offer inputs for future development in the City.
- He toured the Park Lane Village apartments last week and reported that 93 units are complete (90% are leased). 93 more units will be completed within 4-6 weeks. The rental rates range from \$900-\$1300; internet/cable is \$100/month, and carports/garages are \$75-\$100/month. They are concerned regarding safety on the passage from Park Lane to the Front Runner/Station Park and have asked for the City's assistance.

City Council

John Bilton

- He and **Cory Ritz** met with a developer to review a plan for property located on west State Street. Concerns include high density and additional traffic.
- He attended a SPARC meeting related to Park Lane Village with The Haws Companies' architect and landscape planner. They are planning a commercial development on a 3-acre parcel south of the Red Barn.

Jim Talbot

- There is property owner on Walker Lane behind the Oakridge Golf Course who works on cars in his front yard. **Dave Millheim** said they have towed vehicles from this home in the past, and he will address the situation once again.

Nelsen Michaelson

- He and **John Bilton** attended several meetings to study electronic message signs, and progress is being made. They are addressing the ability to control the technology related to flashing/light output, and sign company representatives have been very cooperative.

CLOSED SESSION

Motion:

At 8:50 p.m. a motion was made by **Cory Ritz** for the Council to go into a closed meeting to discuss property acquisition. The motion was seconded by **John Bilton** and approved by Council Members **Bilton, Michaelson, Ritz, Talbot and Young**.

Sworn Statement

I, **Scott C. Harbertson**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was so convened in a closed meeting.

Scott C. Harbertson, Mayor

Motion:

At 8:55 p.m. a motion to reconvene into an open meeting was made by **John Bilton**, seconded by **Nelsen Michaelson**, and approved by Council Members **Bilton, Michaelson, Ritz, Talbot and Young**.

ADJOURNMENT

Motion:

John Bilton made a motion to adjourn the meeting. The motion was seconded by **Jim Young** and approved by Council Members **Bilton, Michaelson, Ritz, Talbot and Young**. The meeting was adjourned at 8:55 p.m.

Holly Gadd, City Recorder
Farmington City Corporation

Resident Expectations for Farmington Fire/EMS

Independent Survey Results – July 2012

Who we are

- ▶ Heather Barnum
 - Farmington resident
 - Mother of two
 - Professional communicator and market researcher
 - Wife of Farmington firefighter
- ▶ Kristy Powell
 - Farmington resident
 - Mother of three
 - Active community and school volunteer

Why we are here

- ▶ Direct experience with a limited Department
- ▶ Assumptions made as a condition of residency

Bottom line

- ▶ Vital service for the growing community
- ▶ Not about one person, but about customer expectations
- ▶ Confirmation from the source – the residents
- ▶ Show appreciation to those who have supported these improvements

Survey setup

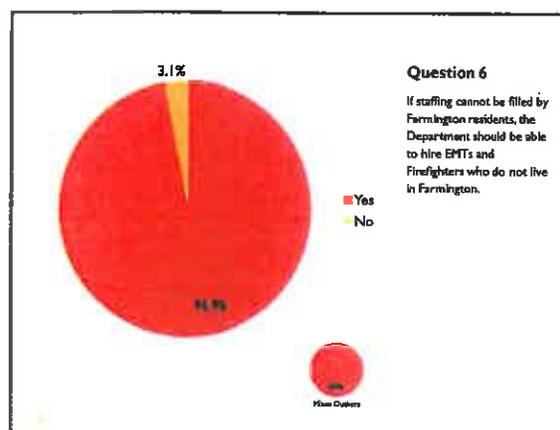
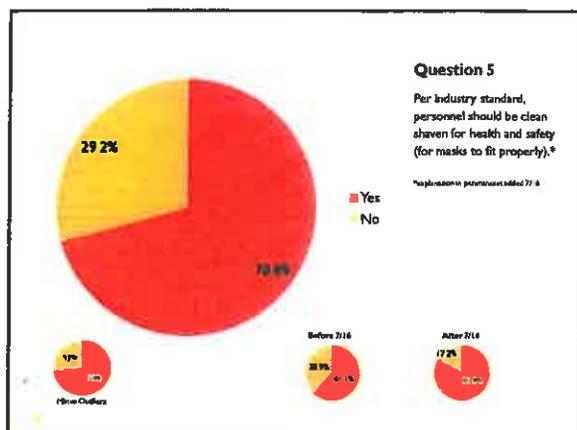
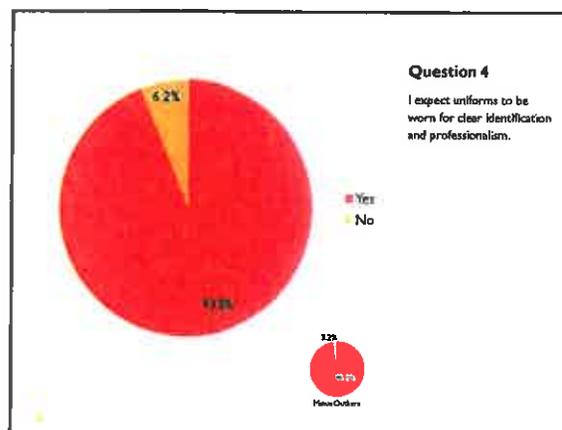
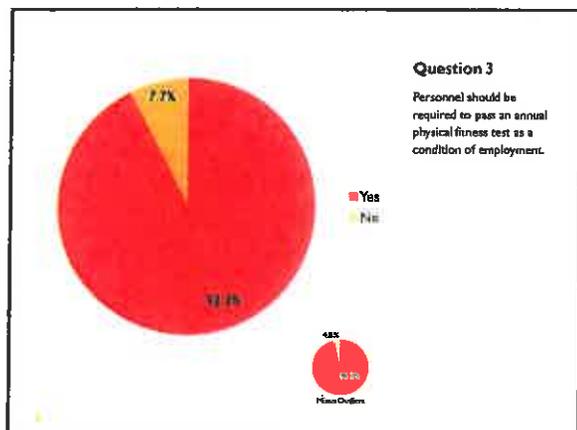
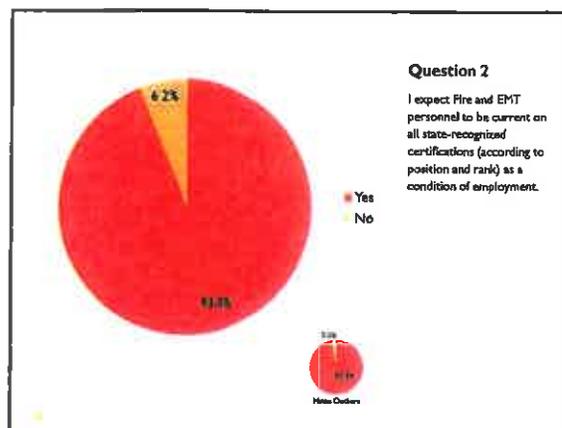
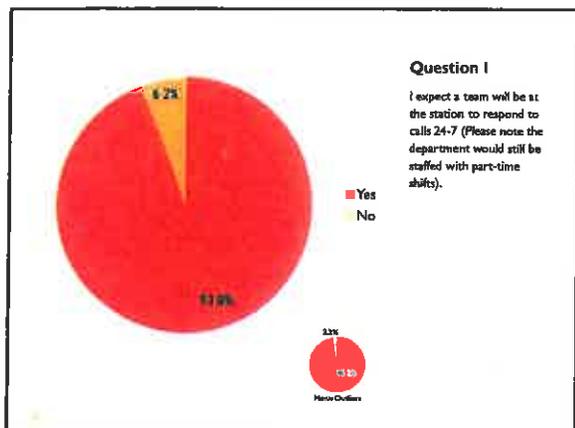
- ▶ Developed nine online survey questions from changes presented by Chief Smith in spouses' meeting
- ▶ Removed bias through impersonal introduction and "yes" and "no" questions
- ▶ Identified the survey for Farmington residents
- ▶ Clearly indicated it was not an official city survey
- ▶ Distribution through word of mouth, email and social media to both west and east Farmington residents
- ▶ Program eliminated duplication from same IP address

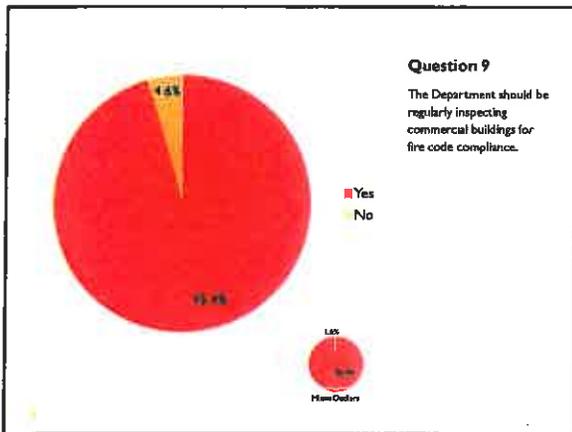
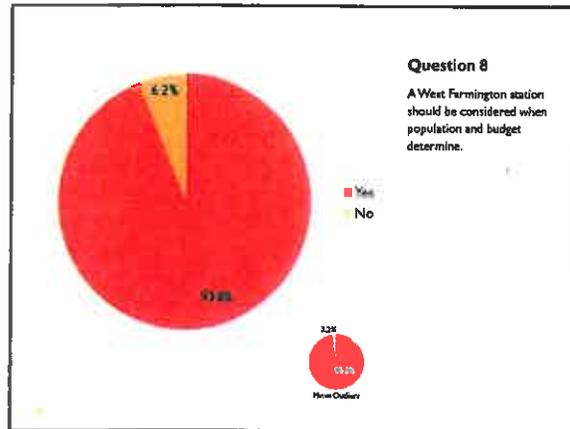
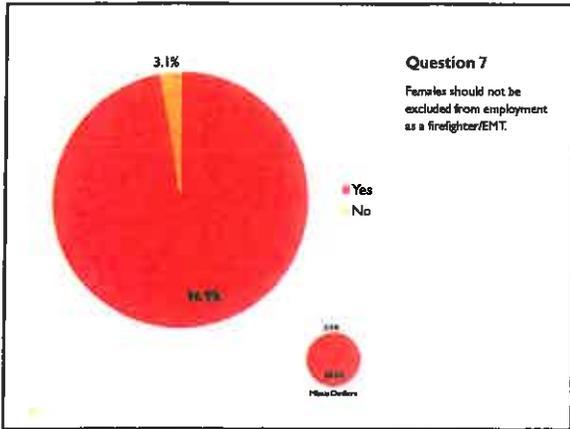
Potential errors

- ▶ Grassroots approach over a statistically valid random sample
- ▶ Residency unknown
- ▶ Inability to have more than one respondent per computer
- ▶ **Outlier:** 12 surveys within two days were straight across negative answers
 - Uncharacteristic of other responders
 - May have produced some duplicate spreads
- ▶ Human error
 - Misunderstood questions or inability for middle ground Youth survey takers

Survey Summary

- ▶ Survey dates: July 5-31, 2012
- ▶ 390 responses
 - Online – 341
 - Door-to-door and Station Park – 49
- ▶ Well exceeds 95% confidence level with 3% margin of error (181 response minimum) for total Farmington population





- Question 10 (Optional)**
 Please add any comment, concern, accolade, story or suggestion about these changes or the service of the Farmington Fire and Ambulance Department.
- ▶ Supportive comments for a west-side station
 - ▶ A few concerns for female firefighter discrimination
 - ▶ Disagreement with perceived "east-side nepotism" and "good 'ol boys club"
 - ▶ Expression of support for those who wish to keep facial hair
 - ▶ Desires to keep part-time pool over the expense of a full-time staff as long as 24/7 coverage could be achieved

What we learned

- ▶ Improvements received overwhelming support from Farmington residents
- ▶ EMS/Fire customers expect these criteria
- ▶ Champions who supported these efforts are in line with the voters' expectations
- ▶ Gratitude for putting the community needs above the challenge of change

Thank you.

FARMINGTON CITY COUNCIL MEETING
August 21, 2012

WORK SESSION

Present: Mayor Scott Harbertson, Council Members Nelsen Michaelson, Cory Ritz, Jim Talbot, and Jim Young, City Manager Dave Millheim, Finance Director Keith Johnson, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Council Member Bilton was excused.

The Mayor began the meeting at 6:20 p.m., and the following items were reviewed:

Summary Action List

1. **Audit Engagement Letter for FY 2012** -- The City received the audit engagement from Ulrich & Associates for the fiscal year 2012. The cost of their services will not exceed \$25,300 which is a \$500 (2%) increase from the previous year.
2. **Final Plat/Waiver of Open Space for the Spring Creek Estates Phase 7 Subdivision** -- All of the outstanding issues for this Subdivision were resolved.
3. **Crosswalk and bike lane improvements in the Station Park area** -- CenterCal has agreed to assist with the cost (a limit of \$5,000) of crosswalk and bike lane improvements in the Station Park Area. The total cost estimates are \$11,610.
4. **Lease Purchase Agreement with Zions Bank for purchase of new fire truck** -- The City ordered a new fire truck last fall which will be delivered in the near future, and the amount of the Agreement is \$100,000.

Mayor's Report

Scott Harbertson

- The Town Hall Meeting will be held Wed., August 23rd. **Jim Talbot** has a conflict, and **Nelsen Michaelson** agreed to attend.
- Registrations for the League of Cities and Towns Conference have been submitted.
- He was disappointed that only one City Council member attended the Volunteer Appreciation/Employee Barbecue, and he reminded the Council that they are public servants and encouraged them to support as many extra activities as possible.
- Station Park is having a summer concert series on Friday nights in August. The first one went well—more than 500 people attended.

- He asked if the Council wanted to support “Idle-Free Awareness Month”, and it was determined that they did not.
- The Alley Rose home is currently under UDOT control but ownership will be transferred to the City in the near future. The City received a proposal called “The Rose Cottage” which is a plan to gut the inside of the home and rebuild it into an office/warehouse. The Developer wants the City to donate the home/property, an additional ½-acre of property, and to pave and widen the street. The Council decided they need additional time to make a plan for the entire area.
- He and **Dave Millheim** attended a meeting with Lagoon to discuss the protocol for emergencies, and it was decided that better communication is needed.

REGULAR SESSION

Present: Mayor Scott Harbertson, Council Members Nelsen Michaelson, Cory Ritz, Jim Talbot, and Jim Young, City Manager Dave Millheim, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Youth City Council Members Ben Barlow and Jace Riley were also in attendance. Council Member Bilton participated in the meeting via telephone.

CALL TO ORDER

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

Mayor Harbertson began the meeting at 7:05 p.m. and welcomed those in attendance. The Invocation was offered by **Dave Millheim**, and the Pledge was led by **Jim Young**.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS

Presentation of “Award of Financial Reporting Achievement” (AFRA) to Keith Johnson

Galen Rasmussen, Utah GFOA (Government Finance Officers Association), said the City’s comprehensive annual financial report (CAFR) for 2011 qualified for a Certificate of Achievement for Excellence in Financial Reporting. When a city earns this Certificate, an Award of Financial Reporting (AFRA) is also presented to the individual who is primarily responsible, and a plaque was presented to City Finance Director **Keith Johnson**.

Festival Days Follow-up Report by Neil Miller

Neil Miller reported that Festival Days was a great success. The Bike Parade had over 150 participants, and a larger location will be necessary for 2013. **Rick Dutson** will again serve as Chair for Festival Days July 8-15, 2013, and **Sid Young** will be the Chair Elect. The **Mayor** and the Council expressed gratitude to **Neil Miller** and his staff for all they did to have another successful Festival Days celebration.

Motion:

Jim Young made a motion to appoint **Rick Dutson** as Chair and **Sid Young** as Chair Elect for Festival Days in 2013. The motion was seconded by **Jim Talbot** and approved by Council Members **Bilton, Michaelson, Ritz, Talbot** and **Young**.

Presentation by Miss Farmington – Victoria Pozzuoli

Victoria Pazzouli said her platform is “Healthy Lifestyles”, and \$1,285.51 was raised during Festival Days. She contacted PTA presidents and principals of schools in Farmington to schedule assemblies at each school. On October 26 she will sponsor Halloween Eve (a carnival for kids), and in December she will sponsor a silent auction in raise money for the Children's Miracle Network. She thanked **Sarah Hale** for her support and assistance.

SUMMARY ACTION

Summary Action List

1. **Audit Engagement Letter for FY 2012**
2. **Final Plat/Waiver of Open Space for the Spring Creek Estates Phase 7 Subdivision**
3. **Crosswalk and Bike Lane improvements in the Station Park area**
4. **Lease Purchase Agreement with Zions Bank for purchase of new fire truck**
5. **Ratification of Approvals of Storm Water Bond Logs**

Motion:

Nelsen Michaelson made a motion to approve the items on the Summary Action List. The motion was seconded by **Cory Ritz** and approved by Council Members **Bilton, Michaelson, Ritz, Talbot** and **Young**.

GOVERNING BODY REPORTS

City Manager – Dave Millheim

1. Upcoming Agenda Items (included in staff report)
2. To Do Lists (included in staff report)

City Council

Nelsen Michaelson

- A developer asked how the City feels about further development on the west side and if higher density housing may be allowed in the future. **Jim Talbot** said he does not want to allow high density in the near future—**Jim Young** agreed and said much of the area does not lend itself to higher density.

Cory Ritz

- A resident asked him for an update on the HHI trail easement agreement. The **Mayor** said **Don Hokanson** has been difficult to contact, but the City Planner spoke with him

two weeks ago. He apparently does not like the agreement, and the City is still waiting for a decision.

- He asked for an update on the West Davis Corridor. **Dave Millheim** said there has been various talk about the issue, but the City has not heard any official updates from UDOT.
- He suggested that the Council schedule a date for their annual shoot.

Jim Young

- He commended the City Manager for the positive way he handled several difficult issues during the past few weeks.

CLOSED SESSION

Motion:

At 7:40 p.m. a motion was made by **Jim Talbot** for the Council to go into a closed meeting to discuss personnel issues. The motion was seconded by **Cory Ritz** and approved by Council Members **Bilton, Michaelson, Ritz, Talbot** and **Young**.

Sworn Statement

I, **Scott C. Harbertson**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was so convened in a closed meeting.

Scott C. Harbertson, Mayor

Motion:

At 8:00 p.m. a motion to reconvene into an open meeting was made by **Cory Ritz**, seconded by **Jim Talbot**, and approved by Council Members **Bilton, Michaelson, Ritz, Talbot** and **Young**.

OPEN SESSION

Miscellaneous

Mayor Harbertson said he has 1½ years left as the Mayor of Farmington, and he asked for input on the future of Farmington and the conducting of meetings. **Nelsen Michaelson** said the Council needs to be more proactive with the future vision of Farmington—to set the stage and create a vision. **Jim Young** said he is not sure what triggers the dialog about future

development. The **Mayor** said he would like to wait until Station Park is built out to create a plan for the 18 acres the City owns near US-89. **Jim Talbot** said he sometimes feels that he is the only one expressing opinions, and he encouraged the other Council Members to share their thoughts more frequently. He stressed the need for respect and the ability to express opinions without fear of a reprimand. **Cory Ritz** said he often holds back on touchy subjects because he does not want to be the first one to speak. The **Mayor** said although he does not vote, he wants to express his opinion. The Council agreed that they want his opinion, and **Jim Talbot** suggested that his comments follow the Council's comments. **Jim Young** said there has been a learning curve regarding the proper protocol, and he would likely need reminders in the future.

ADJOURNMENT

Motion:

At 8:30 p.m. **Nelsen Michaelson** made a motion to adjourn the meeting. The motion was seconded by **Cory Ritz** and approved by Council Members **Bilton, Michaelson, Ritz, Talbot** and **Young**.

Holly Gadd, City Recorder
Farmington City Corporation

STORM WATER & CONSTRUCTION BOND LOG

DATE	NAME	PERMIT	STORM WATER BOND	CONSTRUCTION BOND
8/3	HENRY WALKER	10438	\$1,000.00	
8/7	GARBETT HOMES	10486	\$1,000.00	
8/7	GARBETT HOMES	10485	\$1,000.00	
8/7	GARBETT HOMES	10484	\$1,000.00	
8/7	GARBETT HOMES	10482	\$1,000.00	
8/7	GARBETT HOMES	10481	\$1,000.00	
8/7	GARBETT HOMES	10480	\$1,000.00	
8/7	GARBETT HOMES	10479	\$1,000.00	
8/7	GARBETT HOMES	10478	\$1,000.00	
8/7	GARBETT HOMES	10477	\$1,000.00	
8/13	SOUTH POINT BLDRS.	10495	\$1,000.00	
8/16	GARBETT HOMES	10466	\$1,000.00	
8/16	GARBETT HOMES	10467	\$1,000.00	
8/16	GARBETT HOMES	10468	\$1,000.00	
8/16	GARBETT HOMES	10469	\$1,000.00	
8/16	GARBETT HOMES	10470	\$1,000.00	
8/16	GARBETT HOMES	10471	\$1,000.00	
8/16	GARBETT HOMES	10472	\$1,000.00	
8/16	GARBETT HOMES	10473	\$1,000.00	
8/16	GARBETT HOMES	10474	\$1,000.00	
8/16	COMPREHENSIVE BLDR	10498	\$1,000.00	
8/17	WESTATES CONST.	10516	\$1,000.00	
8/17	DESTINATION HOMES	10492	\$1,000.00	
8/20	ED MCDONALD	10517	\$1,000.00	
8/21	MARTINEAU HMS.	10488	\$1,000.00	
8/22	HOME ENERGY SOL.	10465	\$1,000.00	
8/24	GARBETT HOMES	10515	\$1,000.00	
8/24	GARBETT HOMES	10514	\$1,000.00	
8/24	GARBETT HOMES	10513	\$1,000.00	
8/24	GARBETT HOMES	10512	\$1,000.00	

8/24	GARBETT HOMES	10511	\$1,000.00
8/24	GARBETT HOMES	10510	\$1,000.00
8/24	GARBETT HOMES	10509	\$1,000.00
8/24	GARBETT HOMES	10507	\$1,000.00
8/24	GARBETT HOMES	10506	\$1,000.00
8/24	GARBETT HOMES	10505	\$1,000.00
8/24	HENRY WALKER	10504	\$1,000.00
8/24	VERIZON WIRELESS	10522	\$1,000.00



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

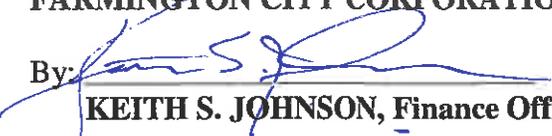
JOHN BILTON
NELSEN MICHAELSON
CORY R. RITZ
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

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

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

FARMINGTON CITY CORPORATION

By: 
KEITH S. JOHNSON, Finance Officer

By: 
DAVE MILLHEIM, City Manager

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

SCOTT C. HARBERTSON, Mayor

Report Criteria:

Transaction Journal Code = cd, cda, cdpt

Journal	Payee or Description	Date	Check No	Amount
CDPT	ICMA RETIREMENT TRUST-#801021	06/06/2012	66	6,156.80
CDPT	ICMA RETIREMENT TRUST-107328	06/06/2012	67	2,253.12
CDPT	ICMA RETIREMENT TRUST-301813	06/06/2012	68	2,595.96
CDPT	ICMA RETIREMENT TRUST-705873	06/06/2012	69	50.00
CDPT	IRS TAX DEPOSIT	06/06/2012	70	29,183.13
CDPT	UTAH RETIREMENT SYSTEMS	06/06/2012	71	18,861.01
CDPT	ICMA RETIREMENT TRUST-#801021	06/20/2012	72	1,527.98
CDPT	ICMA RETIREMENT TRUST-107328	06/20/2012	73	7,991.76
CDPT	ICMA RETIREMENT TRUST-301813	06/20/2012	74	2,448.84
CDPT	ICMA RETIREMENT TRUST-705873	06/20/2012	75	50.00
CDPT	IRS TAX DEPOSIT	06/20/2012	76	30,730.98
CDPT	UTAH RETIREMENT SYSTEMS	06/20/2012	77	20,546.74
CDPT	UTAH STATE TAX COMMISSION	06/20/2012	78	10,685.60
CDPT	CHILD SUPPORT SERVICES/ ORS	06/08/2012	30706	702.37
CDPT	VOID CK	06/08/2012	30707	.00
CDPT	AFLAC	06/26/2012	30708	541.04
CDPT	CHILD SUPPORT SERVICES/ ORS	06/26/2012	30709	702.37
CDPT	FARMINGTON FIREMEN ASSOCIATION	06/26/2012	30710	208.00
CDPT	FCF BENEFITS & ADMINISTRATION	06/26/2012	30711	227.50
CDPT	FRATERNAL ORDER OF POLICE	06/26/2012	30712	490.00
CDPT	HARTFORD LIFE AND ANNUITY	06/26/2012	30713	60.58
CDPT	STANDARD INSURANCE CO.	06/26/2012	30714	4,230.04
CDPT	WASHINGTON NATIONAL INSURANCE	06/26/2012	30715	123.15
CDPT	PEHP	06/27/2012	30716	3,409.32
CD	DONALD SIDES - COMM. CENTER DEPOSIT REFU	06/06/2012	88767	295.00
CD	ERIC MILLER - REIMB. FOR WORK CLOTHES	06/07/2012	88768	90.82
CD	SUSAN JACOBSON - OFFICE CLEANING	06/07/2012	88769	550.00
CD	KEITH JOHNSON - REIMB. FOR RETIREMENT LU	06/07/2012	88770	141.94
CD	ADRIENNE BADGER - COMM. CENTER DEPOSIT R	06/07/2012	88771	400.00
CD	JANET BALDWIN - PARK DEPOSIT REFUND	06/07/2012	88772	125.00
CD	JILL BRIGGS - PARK DEPOSIT REFUND	06/07/2012	88773	50.00
CD	BEN BROWN - PARK DEPOSIT REFUND	06/07/2012	88774	100.00
CD	SYLVIA CLARK - REIMB. FOR WATER AEROBICS	06/07/2012	88775	16.50
CD	LORI FARNSWORTH - COMM. CENTER CLEANING	06/07/2012	88776	500.00
CD	SARAH HALE - REIMB. FOR MISS. FARM. SUPP	06/07/2012	88777	37.28
CD	ANDREA HANCOCK - PARK DEPOSIT REFUND	06/07/2012	88778	50.00
CD	NEIL MILLER - REIMB. FOR MUSIC TRACKS	06/07/2012	88779	200.00
CD	WHITNEY LANCASTER - PARK DEPOSIT REFUND	06/07/2012	88780	50.00
CD	JENNIFER LARSON - SWIM CERT. REFUND	06/07/2012	88781	35.00
CD	REBECCA MAUSS - SWIM LESSON REFUND	06/07/2012	88782	30.00
CD	KIM MOODY - SWIM LESSON REFUND	06/07/2012	88783	60.00
CD	WENDE MOORE - PARK DEPOSIT REFUND	06/07/2012	88784	100.00
CD	LORIE MURPHY - PARK DEPOSIT REFUND	06/07/2012	88785	50.00
CD	BRUCE NEEDHAM - SWIM LESSON REFUND	06/07/2012	88786	60.00
CD	PARISH O. SNYDER - HEALTH REIMBURSEMENT	06/07/2012	88787	250.00
CD	CINDY NELSON - PARK DEPOSIT REFUND	06/07/2012	88788	50.00
CD	JEANINE NILSON - PARK DEPOSIT REFUND	06/07/2012	88789	50.00
CD	MICHELLE PETERSON - ART CAMP REFUND	06/07/2012	88790	60.00
CD	JUSTEN SMITH - PARK DEPOSIT REFUND	06/07/2012	88791	50.00
CD	HOLLY STATS - SWIM LESSON REFUND	06/07/2012	88792	30.00
CD	BIG T RECREATION - SUPPLIES	06/07/2012	88793	2,920.40
CD	ICC - UTAH CHAPTER - MEMBERSHIP	06/07/2012	88794	125.00
CD	KEITH CARLSON - KEY DUPLICATION	06/07/2012	88795	114.00
CD	DALTON CONSTRUCTION - PERMIT #12-10137,	06/07/2012	88796	1,000.00
CD	DESTINATION HOMES - PERMIT #12-10199	06/07/2012	88797	4,000.00
CD	DESTINY HOMES -	06/07/2012	88798	1,500.00

Journal	Payee or Description	Date	Check No	Amount
CD	GARBETT CONSTRUCTION - PERMIT #12-9624	06/07/2012	88799	6,000.00
CD	LODDER HOMES, INC. - PERMIT #12-10158, V	06/07/2012	88800	1,000.00
CD	JERRY PRESTON CONSTRUCTION -	06/07/2012	88801	1,500.00
CD	SYMPHONY HOMES - PERMIT #11-10020	06/07/2012	88802	8,000.00
CD	KIMBALL ENGINEERING - STRUCTURAL ASSESSM	06/07/2012	88803	330.00
CD	MASTER INSPECTIONS - INSPECTION SERVICES	06/07/2012	88804	875.00
CD	PC WORLD - SUBSCRIPTION RENEWAL	06/07/2012	88805	22.97
CD	WAYNE HANSEN - HEALTH REIMBURSEMENT	06/07/2012	88806	250.00
CD	HOLLY GADD - OPEN HOUSE	06/07/2012	88807	581.43
CD	GEORGE CHIPMAN - REIMB. FOR TRAILS EXPEN	06/07/2012	88808	175.00
CDA	ACADEMY SPORTS	06/13/2012	88809	443.80
CDA	ALLES ENTERPRISES, INC.	06/13/2012	88810	310.00
CDA	AMERICAN EXPRESS	06/13/2012	88811	1,838.25
CDA	AMERICAN LINEN - STEINER	06/13/2012	88812	61.58
CDA	BLACK & MCDONALD	06/13/2012	88813	5,828.74
CDA	BLUE PEBBLE PRESS	06/13/2012	88814	1,150.00
CDA	BLUE STAKES OF UTAH	06/13/2012	88815	331.49
CDA	BRADY INDUSTRIES, LLC	06/13/2012	88816	81.01
CDA	BUREAU OF EMERGENCY MED SRV	06/13/2012	88817	185.00
CDA	BURT BROTHERS TIRE & SERVICE	06/13/2012	88818	13.13
CDA	CARQUEST AUTO PARTS STORES	06/13/2012	88819	398.55
CDA	ROSS CAMPBELL	06/13/2012	88820	9,311.00
CDA	CRS CONSULTING ENGINEERS II	06/13/2012	88821	19,055.13
CDA	CANYON OFFICE PRODUCTS	06/13/2012	88822	97.53
CDA	CARR PRINTING COMPANY	06/13/2012	88823	385.00
CDA	CENTERVILLE CITY	06/13/2012	88824	80.08
DA	CENTRAL DAVIS SEWER	06/13/2012	88825	100,084.99
CDA	CHANSARE, INC.	06/13/2012	88826	10.56
CDA	CENTURY LINK	06/13/2012	88827	1,085.77
CDA	CLIPPER PUBLISHING COMPANY	06/13/2012	88828	35.00
CDA	COLONIAL BUILDING SUPPLY, INC.	06/13/2012	88829	319.50
CDA	COMCAST	06/13/2012	88830	75.81
CDA	COMFORT SYSTEMS	06/13/2012	88831	3,441.38
CDA	COSTCO HSBS BUSINESS SOLUTIONS	06/13/2012	88832	87.07
CDA	CROFT POWER EQUIPMENT	06/13/2012	88833	21.05
CDA	L. N. CURTIS & SONS	06/13/2012	88834	9,595.00
CDA	DJB GAS SERVICES, INC.	06/13/2012	88835	27.00
CDA	DAVIS COUNTY CORPORATION	06/13/2012	88836	4,282.84
CDA	DICK'S MARKET	06/13/2012	88837	77.40
CDA	DISH NETWORK	06/13/2012	88838	88.87
CDA	DURK'S PLUMBING SUPPLY	06/13/2012	88839	15,437.60
CDA	EWING IRRIGATION	06/13/2012	88840	39.75
CDA	F.A.R.M. Police Supply	06/13/2012	88841	183.97
CDA	FASTENAL COMPANY	06/13/2012	88842	88.01
CDA	FLEET PRIDE	06/13/2012	88843	96.20
CDA	W. W. GRAINGER, INC.	06/13/2012	88844	274.46
CDA	GRANITE CONSTRUCTION COMPANY	06/13/2012	88845	1,051.20
CDA	M.C. GREEN & SONS, INC.	06/13/2012	88846	16,597.36
CDA	HACH COMPANY	06/13/2012	88847	125.95
CDA	HARMON'S	06/13/2012	88848	35.98
CDA	HD SUPPLY WATERWORKS, LTD	06/13/2012	88849	44.63
CDA	HERRICK INDUSTRIAL SUPPLY CO.	06/13/2012	88850	409.08
CDA	HINCKLEY DODGE CHRYSLER JEEP	06/13/2012	88851	9.89
CDA	HOLT CLEANING SUPPLY	06/13/2012	88852	184.54
DA	HOME DEPOT	06/13/2012	88853	1,959.36
JDA	ROBERT & TERESA HOWE	06/13/2012	88854	5,800.00
CDA	HYDRO ENGINEERING	06/13/2012	88855	169.08
CDA	INFOBYTES, INC.	06/13/2012	88856	228.89
CDA	INTEGRA TELECOM	06/13/2012	88857	2,322.46

Journal	Payee or Description	Date	Check No	Amount
CDA	INTERMOUNTAIN TRAFFIC SAFETY	06/13/2012	88858	1,551.15
CDA	IRIS MEDICAL, INC.	06/13/2012	88859	3,484.30
CDA	J & C TESTING	06/13/2012	88860	1,200.00
CDA	J & J PRODUCE	06/13/2012	88861	174.50
CDA	KASTLE ROCK EXCAVATING	06/13/2012	88862	1,230.72
CDA	KAYSVILLE CITY	06/13/2012	88863	1,120.00
CDA	KENT'S REPAIR	06/13/2012	88864	328.32
CDA	KROGER - SMITH'S CUSTOMER CHGS	06/13/2012	88865	691.11
CDA	KURT'S SHOP	06/13/2012	88866	315.00
CDA	LAKEVIEW HOSPITAL	06/13/2012	88867	630.00
CDA	LES SCHWAB TIRE CENTER	06/13/2012	88868	2,718.31
CDA	LEXIS NEXIS RISK DATA MANAGMT	06/13/2012	88869	50.00
CDA	MAC'S LOCK & KEY	06/13/2012	88870	163.00
CDA	MAIN STREET LUBE & OIL	06/13/2012	88871	44.95
CDA	MARLO PRODUCTS	06/13/2012	88872	259.85
CDA	MATRIX MEDICAL	06/13/2012	88873	590.29
CDA	METERWORKS	06/13/2012	88874	2,199.60
CDA	LARRY H. MILLER CHRYSLER JEEP	06/13/2012	88875	167.25
CDA	MOENCH PRINTING	06/13/2012	88876	1,903.00
CDA	MOUNT OLYMPUS WATERS, INC.	06/13/2012	88877	12.69
CDA	MUSIC THEATRE INTERNATIONAL	06/13/2012	88878	15.00
CDA	NU-TREND ELECTRIC CORPORATION	06/13/2012	88879	1,270.30
CDA	OFFICE DEPOT	06/13/2012	88880	379.17
CDA	OGDEN PUBLISHING CORPORATION	06/13/2012	88881	81.21
CDA	PACIFIC OFFICE AUTOMATION	06/13/2012	88882	160.00
CDA	JACK B. PARSON COMPANY	06/13/2012	88883	597.75
CDA	PITNEY BOWES	06/13/2012	88884	242.47
CDA	PRIME SYSTEMS	06/13/2012	88885	2,885.00
CDA	PURCELL TIRE & RUBBER COMPANY	06/13/2012	88886	243.39
CDA	TOM RANDALL DISTRIBUTING	06/13/2012	88887	13,245.20
CDA	RAY'S MUFFLER SERVICE	06/13/2012	88888	332.73
CDA	RED FLAME CATERING	06/13/2012	88889	70.00
CDA	Void - Information Only Check	06/13/2012	88890	.00
CDA	ROCKY MOUNTAIN POWER	06/13/2012	88891	20,153.35
CDA	SAM'S CLUB	06/13/2012	88892	6,094.31
CDA	SHRED-IT USA - SALT LAKE CITY	06/13/2012	88893	50.29
CDA	SINGLE SOURCE	06/13/2012	88894	37.25
CDA	SKILL STAFF	06/13/2012	88895	71.33
CDA	SPEEDEZE PEST CONTROL	06/13/2012	88896	140.00
CDA	SPRINKLER SUPPLY-LAYTON	06/13/2012	88897	3,981.24
CDA	STARWEST	06/13/2012	88898	578.00
CDA	STAPLES ADVANTAGE	06/13/2012	88899	124.12
CDA	TEC SERV, INC.	06/13/2012	88900	750.00
CDA	THATCHER COMPANY	06/13/2012	88901	198.40
CDA	THURGOOD EXCAVATING, INC.	06/13/2012	88902	2,500.00
CDA	TRI CITY NURSERY	06/13/2012	88903	75.00
CDA	TURF EQUIPMENT & IRRIGATION	06/13/2012	88904	18.08
CDA	UPS STORE	06/13/2012	88905	12.21
CDA	US FOODSERVICE, INC.	06/13/2012	88906	5,117.53
CDA	UTAH BARRICADE COMPANY	06/13/2012	88907	1,003.60
CDA	UTAH COMMUNICATIONS AGENCY NET	06/13/2012	88908	2,580.75
CDA	UT DEPT OF WORKFORCE SERVICES	06/13/2012	88909	1,091.91
CDA	WARNER TRUCKLAND	06/13/2012	88910	38.33
CDA	WASATCH INTEGRATED WASTE	06/13/2012	88911	36,021.04
CDA	WEST	06/13/2012	88912	120.00
CDA	W.R. WHITE SUPPLY	06/13/2012	88913	33.80
CDA	WILLEY FORD	06/13/2012	88914	79.51
CDA	WOODY'S PAVEMENT STRIPING	06/13/2012	88915	190.00
CDA	YOUNG CHEVROLET	06/13/2012	88916	194.07

Journal	Payee or Description	Date	Check No	Amount
CD	VOID CK	06/15/2012	88917	.00
CD	HUGHES GENERAL CONTRACTORS - METAL ROOF	06/15/2012	88918	1,035.00
CD	HUGHES GENERAL CONTRACTORS - WIND DAMAG	06/15/2012	88919	36,779.00
CD	CINTAS CORP. #180 - UNIFORM CLEANING	06/15/2012	88920	148.08
CD	ANNETTE TIDWELL - CONTRACT SERVICES/HIST	06/15/2012	88921	200.00
CD	GRANT WRITING USA - GRANT WRITING COURSE	06/15/2012	88922	425.00
CD	PINETOP ENGINEERING, LLC - EVALUATION SE	06/15/2012	88923	137.77
CD	GADES SALES CO., INC. - SIGNAL LIGHT LOO	06/15/2012	88924	1,145.00
CD	WHITAKER CONSTRUCTION - HYDRANT METER DE	06/15/2012	88925	150.00
CD	DA. CO. FIRE TRAINING ALLIANC - DUES	06/15/2012	88926	400.00
CD	ROCKART INC. - TRAILS SUPPLIES	06/15/2012	88927	365.50
CD	TRIPLE CROWN SHIRTS - SHIRTS	06/15/2012	88928	562.00
CD	AMERICAN RED CROSS - LIFEGUARD SUPPLIES	06/15/2012	88929	50.00
CD	VORTEX -	06/15/2012	88930	515.24
CD	T MINUS 5 ENTERTAINMENT - DEPOSIT	06/15/2012	88931	1,000.00
CD	ROCKY MOUNTAIN - POLICE STATION GENSET	06/15/2012	88932	585.00
CD	WATKINS PRINTING - DARE	06/15/2012	88933	679.70
CD	MKB MECHANICAL, INC - SERVICE	06/15/2012	88934	340.00
CD	REDROCK COUNTRY - ENTERTAINMENT	06/15/2012	88935	200.00
CD	HOLLEE'S HAVEN - SHIRTS	06/15/2012	88936	1,113.00
CD	NEWMAN CONSTRUCTION INC. - LEAK REPAIR	06/15/2012	88937	1,860.00
CD	BOYCE EQUIPMENT & PARTS CO. - FILLER HOS	06/15/2012	88938	132.00
CD	U. S. POST OFFICE - POSTAGE	06/15/2012	88939	50.00
CD	PARISH SNYDER - TRAINING EXPENSES	06/15/2012	88940	8.00
CD	BRYANT IVES - TRAINING EXPENSE	06/15/2012	88941	8.00
CD	BRIAN COOPER - TRAINING EXPENSE	06/15/2012	88942	8.00
CD	BRETT WINKELMAN - TRAINING EXPENSE	06/15/2012	88943	8.00
CD	SCOTT BASS - PARK DEPOSIT REFUND	06/15/2012	88944	50.00
CD	ZACH BECKMAN - SOCCER OFFICIAL	06/15/2012	88945	60.00
CD	KRISTIN BELL - SWIM LESSON REFUND	06/15/2012	88946	20.00
CD	MATT BENEDICT - SOCCER OFFICIAL	06/15/2012	88947	60.00
CD	SHERRY COBURN - SWIM LESSON REFUND	06/15/2012	88948	20.00
CD	BECKY CROWTHER - PARK DEPOSIT REFUND	06/15/2012	88949	50.00
CD	GEORGE DUNNIGAN - PARK DEPOSIT REFUND	06/15/2012	88950	45.00
CD	SYDNEY ELWOOD - PARK DEPOSIT REFUND	06/15/2012	88951	25.00
CD	JEREMY EVERTS - COMM. CENTER DEPOSIT REF	06/15/2012	88952	25.00
CD	LESLIE HACKMEISTER - PARK DEPOSIT REFUND	06/15/2012	88953	50.00
CD	REX HANCEY - PARK DEPOSIT REFUND	06/15/2012	88954	50.00
CD	KRISTEN HARBERTSON - FYCC FESTIVAL DAYS	06/15/2012	88955	37.31
CD	SHERRY HILL - COMM. CENTER DEPOSIT REFUN	06/15/2012	88956	150.00
CD	KRISTI JARMAN - TENNIS INSTRUCTION	06/15/2012	88957	800.00
CD	MIKE KELLEY - TENNIS INSTRUCTION	06/15/2012	88958	800.00
CD	MEGAN KIMBALL - PARK DEPOSIT REFUND	06/15/2012	88959	50.00
CD	CHELSEA MAISEY - PARK DEPOSIT REFUND	06/15/2012	88960	100.00
CD	STEVE MCRAE - SOCCER OFFICIAL	06/15/2012	88961	120.00
CD	NEIL MILLER - REIMB. POOL BARCODE SCANNE	06/15/2012	88962	168.66
CD	EMILY PACE - PARK DEPOSIT REFUND	06/15/2012	88963	50.00
CD	GREG POOLE - PUNCH PASS REFUND	06/15/2012	88964	54.00
CD	TAANYA RAMIREZ - COMM. CENTER DEPOSIT RE	06/15/2012	88965	150.00
CD	CINDY STANLEY - PARK DEPOSIT REFUND	06/15/2012	88966	50.00
CD	JANET TOLMAN - SWIM LESSON REFUND	06/15/2012	88967	25.00
CD	ANN VANDERHOEK - COMM. CENTER DEPOSIT RE	06/15/2012	88968	300.00
CD	DARLENE WILLIAMS - REIMB. MISC. SUPPLIES	06/15/2012	88969	25.73
CD	FARMINGTON EAST, LC - CASH BOND RELEASE	06/22/2012	88970	275,329.00
CD	SAM'S CLUB - MEMBERSHIP	06/22/2012	88971	367.43
CD	OLYMPUS FIREWORKS - OVERPAYMENT OF BUSINE	06/22/2012	88972	50.00
CD	HOLLY GADD - REIMB. FOR DUED MTG. LUNCHE	06/22/2012	88973	186.05
CD	GREEN SOURCE, LLC - SUPPLIES	06/22/2012	88974	146.76
CD	THE COMPANY GRILL - DINNER FOR CENTRAL	06/22/2012	88975	1,007.40

Journal	Payee or Description	Date	Check No	Amount
CD	MASTER INSPECTIONS - INSPECTION SERVICES	06/22/2012	88976	697.50
CD	SLI COMMERCIAL REAL ESTATE CO. - BOND RE	06/22/2012	88977	117,283.77
CD	ANNE ALLRED - PARK DEPOSIT REFUND	06/22/2012	88978	50.00
CD	SANDY ANDERSON - PARK DEPOSIT REFUND	06/22/2012	88979	100.00
CD	VICTOR BARNES - CANCELLED CLASS REFUND	06/22/2012	88980	130.00
CD	KELLY BECK - PARK DEPOSIT REFUND	06/22/2012	88981	50.00
CD	MATT BENEDICT - SOCCER OFFICIAL	06/22/2012	88982	60.00
CD	JEREMY CALL - EXCAVATION PERMIT REFUND	06/22/2012	88983	1,000.00
CD	WAYNE CEDERLOF - OVERPAYMENT OF UTILITY	06/22/2012	88984	35.56
CD	LORI CHILD - CLASS CANCELLATION REFUND	06/22/2012	88985	120.00
CD	JOHN CLAYTON - PARK DEPOSIT REFUND	06/22/2012	88986	50.00
CD	TONYA COLLINS - PARK DEPOSIT REFUND	06/22/2012	88987	50.00
CD	SPENCER DEARDEN - OVERPAYMENT OF UTILITY	06/22/2012	88988	65.21
CD	JOULIE HALTINNER - PARK DEPOSIT REFUND	06/22/2012	88989	50.00
CD	KRISTI JARMAN - TENNIS INSTRUCTION	06/22/2012	88990	400.00
CD	KEN KLINKER - PARK DEPOSIT REFUND	06/22/2012	88991	50.00
CD	JUSTIN KNOWLES - SOCCER OFFICIAL	06/22/2012	88992	120.00
CD	COURTNEY MILES - SWIM LESSON REFUND	06/22/2012	88993	30.00
CD	SHAYLEE PETERSEN - SOCCER OFFICIAL	06/22/2012	88994	60.00
CD	MARY PLAIZIER - COMM. CENTER DEPOSIT REF	06/22/2012	88995	300.00
CD	JONATHAN PUGMIRE - PARK DEPOSIT REFUND	06/22/2012	88996	50.00
CD	SIMONE RUDAS - PARK DEPOSIT REFUND	06/22/2012	88997	50.00
CD	TED STEPAN - SWIM LESSON REFUND	06/22/2012	88998	25.00
CD	CATHERINE STIMPSON - PARK DEPOSIT REFUND	06/22/2012	88999	45.00
CD	ZACH STONEHACKER - PARK DEPOSIT REFUND	06/22/2012	89000	50.00
CD	NORMA STURGEON - PARK DEPOSIT REFUND	06/22/2012	89001	50.00
CD	STEPHANIE STURGEON - SWIM LESSON REFUND	06/22/2012	89002	85.00
CD	DAVID SUMMERHAYS - EXCAVATION PERMIT REF	06/22/2012	89003	1,000.00
CD	ELIZABETH TAYLOR - PUNCH PASS REFUND	06/22/2012	89004	54.00
CD	RICH TAYLOR - REIMB. FOR ARCHERY VESTS	06/22/2012	89005	69.12
CD	DAX TEUSCHER - PARK DEPOSIT REFUND	06/22/2012	89006	50.00
CD	THOMAS ARTS - COMM. CENTER DEPOSIT REFUN	06/22/2012	89007	50.00
CD	LINDA TUKE - PARK DEPOSIT REFUND	06/22/2012	89008	350.00
CD	JEREMY WHITEHEAD - OVERPAYMENT OF UTILIT	06/22/2012	89009	59.05
CD	BRETT WOOD - PARK DEPOSIT REFUND	06/22/2012	89010	50.00
CD	ZIONS BANK - TRUST #2745968	06/22/2012	89011	15,372.14
CD	ERIC MILLER - REIMB. FOR WORK BOOTS	06/22/2012	89012	69.99
CD	HUGHES GENERAL CONTRACTORS -	06/22/2012	89013	3,572.00
CD	HUGHES GENERAL CONTRACTORS INC - REPAIRS	06/22/2012	89014	17,205.00
CD	DEANN CARLILE - HEALTH REIMBURSEMENT	06/22/2012	89015	250.00
CD	PITNEY BOWES - RENTAL CHARGES	06/22/2012	89016	572.47
CD	XMISSION - E MAIL	06/22/2012	89017	511.33
CD	KEITH JOHNSON - TRAVEL EXPENSES	06/22/2012	89018	332.00
CD	RUBY'S INN - CONFIRMATION #4904308	06/22/2012	89019	555.90
CDA	A-1 UNIFORMS	06/26/2012	89020	1,817.87
CDA	AAA FIRE & SAFETY & ALARM, INC	06/26/2012	89021	169.00
CDA	ALLES ENTERPRISES, INC.	06/26/2012	89022	240.00
CDA	ALPHA GRAPHICS	06/26/2012	89023	40.91
CDA	AMERICAN LINEN - STEINER	06/26/2012	89024	61.58
CDA	BLACK & MCDONALD	06/26/2012	89025	3,064.95
CDA	BLOMQUIST HALE CONSULTING	06/26/2012	89026	150.00
CDA	CANYON OFFICE PRODUCTS	06/26/2012	89027	246.54
CDA	CARR PRINTING COMPANY	06/26/2012	89028	245.00
DA	CARRY-CRETE	06/26/2012	89029	125.00
DA	CHANSARE, INC.	06/26/2012	89030	66.00
CDA	CENTURY LINK	06/26/2012	89031	1,215.86
CDA	CINTAS LOCBOX636525	06/26/2012	89032	91.91
CDA	SHELLIE CHRISTENSEN	06/26/2012	89033	1,752.00
CDA	CLIPPER PUBLISHING COMPANY	06/26/2012	89034	163.24

Journal	Payee or Description	Date	Check No	Amount
CDA	COLONIAL BUILDING SUPPLY, INC.	06/26/2012	89035	71.07
CDA	COMCAST	06/26/2012	89036	75.60
CDA	CRAYTHORNE, INC.	06/26/2012	89037	8,105.12
CDA	DJB GAS SERVICES, INC.	06/26/2012	89038	62.50
CDA	DALLAS GREEN FARM & HOME	06/26/2012	89039	163.68
CDA	DAVIS COUNTY CORPORATION	06/26/2012	89040	27.50
CDA	DIGIS	06/26/2012	89041	50.40
CDA	ELECTRICAL WHOLESALE SUPPLY	06/26/2012	89042	31.40
CDA	EVCO HOUSE OF HOSE	06/26/2012	89043	7.56
CDA	FLEET PRIDE	06/26/2012	89044	27.29
CDA	GALL'S INC.	06/26/2012	89045	224.18
CDA	M.C. GREEN & SONS, INC.	06/26/2012	89046	23,247.56
CDA	HD SUPPLY WATERWORKS, LTD	06/26/2012	89047	50.24
CDA	HOLT CLEANING SUPPLY	06/26/2012	89048	11.18
CDA	HOME DEPOT	06/26/2012	89049	402.94
CDA	HYDRO ENGINEERING	06/26/2012	89050	60.00
CDA	INTERMOUNTAIN TRAFFIC SAFETY	06/26/2012	89051	3,784.14
CDA	J & C TESTING	06/26/2012	89052	160.00
CDA	KAYSVILLE CITY	06/26/2012	89053	920.00
CDA	KENT'S REPAIR	06/26/2012	89054	1,023.94
CDA	KILGORE PAVING	06/26/2012	89055	176,970.06
CDA	KURT'S SHOP	06/26/2012	89056	140.00
CDA	LES SCHWAB TIRE CENTER	06/26/2012	89057	58.00
CDA	LIFEGUARD STORE, INC	06/26/2012	89058	509.04
CDA	MAIN STREET	06/26/2012	89059	43.45
CDA	MATRIX MEDICAL	06/26/2012	89060	105.20
CDA	MAZURAN & HAYES, PC	06/26/2012	89061	10,164.00
CDA	METERWORKS	06/26/2012	89062	12,004.80
CDA	MOUNTAIN STATES SUPPLY, INC.	06/26/2012	89063	207.27
CDA	NORCO WELDING SAFETY MEDICAL	06/26/2012	89064	189.04
CDA	NU-TREND ELECTRIC CORPORATION	06/26/2012	89065	86.00
CDA	OCE NORTH AMERICA	06/26/2012	89066	12.36
CDA	OFFICE DEPOT	06/26/2012	89067	285.85
CDA	OLDCASTLE PRECAST, INC.	06/26/2012	89068	2,000.00
CDA	PACIFIC OFFICE AUTOMATION	06/26/2012	89069	160.00
CDA	PARK LANE CHEVRON	06/26/2012	89070	40.34
CDA	LEEANN LAWSON	06/26/2012	89071	415.00
CDA	QUESTAR GAS	06/26/2012	89072	2,632.23
CDA	TOM RANDALL DISTRIBUTING	06/26/2012	89073	12,197.43
CDA	RAY'S MUFFLER SERVICE	06/26/2012	89074	27.50
CDA	RED FLAME CATERING	06/26/2012	89075	110.50
CDA	ROCKY MOUNTAIN POWER	06/26/2012	89076	3,701.39
CDA	SALT CITY SALES, INC.	06/26/2012	89077	396.00
CDA	SAM'S CLUB	06/26/2012	89078	1,781.88
CDA	SHRED-IT USA - SALT LAKE CITY	06/26/2012	89079	64.20
CDA	SPRINT	06/26/2012	89080	3,170.35
CDA	SUNRISE ENGINEERING, INC.	06/26/2012	89081	2,890.42
CDA	THB, INC.	06/26/2012	89082	83.18
CDA	THATCHER COMPANY	06/26/2012	89083	2,317.16
CDA	TURF EQUIPMENT & IRRIGATION	06/26/2012	89084	832.49
CDA	US FOODSERVICE, INC.	06/26/2012	89085	1,210.69
CDA	UNITED SITE SERVICE	06/26/2012	89086	246.51
CDA	UTAH COMMUNICATIONS AGENCY NET	06/26/2012	89087	863.50
CDA	WCEC	06/26/2012	89088	3,160.68
CDA	W.R. WHITE SUPPLY	06/26/2012	89089	45.11
CDA	WORKERS COMPENSATION FUND	06/26/2012	89090	3,416.63
CDA	YOUR VALET CLEANERS	06/26/2012	89091	420.29
CD	GREYSTONE REAL ESTATE - OVERPAYMENT OF B	06/28/2012	89092	35.00
CD	PETTY CASH - LUNCHEON	06/28/2012	89093	99.07

Journal	Payee or Description	Date	Check No	Amount
CD	ACTION TARGET - SUPPLIES	06/28/2012	89094	1,475.00
CD	AMERICAN RED CROSS - SUPPLIES	06/28/2012	89095	105.00
CD	APPLIED CONCEPTS, INC. - SUPPLIES	06/28/2012	89096	3,074.50
CD	ARBOR DAY FOUNDATION - ANNUAL MEMBERSHIP	06/28/2012	89097	15.00
CD	CINTAS CORP.#180 - UNIFORM CLEANING	06/28/2012	89098	148.08
CD	EXPRESS SERVICES, INC. - FLAGGERS	06/28/2012	89099	118.00
CD	HOLBROOK ASPHALT CO. - STREET IMPROVEMEN	06/28/2012	89100	29,880.41
CD	IACP - MEMBERSHIP RENEWAL	06/28/2012	89101	120.00
CD	JCM CONSULTING, INC. - SUPPLIES	06/28/2012	89102	90.00
CD	NORTH AMERICAN TITLE, LLC - FADEL PROPER	06/28/2012	89103	200.00
CD	MOUNTAIN STATES CONCESSIONS - SUPPLIES	06/28/2012	89104	258.46
CD	SALT LAKE CITY FIRE DEPT. - DRIVER OPERA	06/28/2012	89105	243.62
CD	SWISS BOY VACUUM - PARTS	06/28/2012	89106	54.00
CD	UZ ENGINEERED PRODUCTS - SUPPLIES	06/28/2012	89107	160.62
CD	WATER GEAR, INC. - SUPPLIES	06/28/2012	89108	241.96
CD	HENRY WALKER HOMES -	06/28/2012	89109	2,500.00
CD	DESTINATION HOMES - PERMIT #12-10223, VE	06/28/2012	89110	2,000.00
CD	HASKELL HOMES, INC. - PERMIT #12-10230	06/28/2012	89111	2,000.00
CD	JERRY PRESTON CONSTRUCTION -	06/28/2012	89112	4,500.00
CD	SYMPHONY HOMES -	06/28/2012	89113	3,000.00
CD	DIXON HOMES - PERMIT #11-10091, VENDOR #	06/28/2012	89114	1,500.00
CD	GARBETT CONSTRUCTION - PERMIT #12-8628,	06/28/2012	89115	1,000.00
CD	VERTIS ANDERSEN - PARK DEPOSIT REFUND	06/28/2012	89116	50.00
CD	HEIDI BLANCH - PARK DEPOSIT REFUND	06/28/2012	89117	50.00
CD	JOHN CREER - PARK DEPOSIT REFUND	06/28/2012	89118	50.00
CD	TRAVIS FORBUSH - PARK DEPOSIT REFUND	06/28/2012	89119	50.00
CD	ANNALIESE GARDNER - PARK DEPOSIT REFUND	06/28/2012	89120	50.00
CD	JULIE HALTINNER - PARK DEPOSIT REFUND	06/28/2012	89121	50.00
CD	KAREN HANSEN - PARK DEPOSIT REFUND	06/28/2012	89122	50.00
CD	DLORAH HANSEN - PARK DEPOSIT REFUND	06/28/2012	89123	50.00
CD	KRISTI JARMAN - TENNIS INSTRUCTION	06/28/2012	89124	750.00
CD	CHRISTI JOHNSON - COMM. CENTER DEPOSIT R	06/28/2012	89125	145.00
CD	MIKE KELLEY - TENNIS INSTRUCTION	06/28/2012	89126	750.00
CD	LORI KOONS - PARK DEPOSIT REFUND	06/28/2012	89127	50.00
CD	KAREN LARSEN - PARK DEPOSIT REFUND	06/28/2012	89128	50.00
CD	CRAIG MARSDEN MD. - PHYSICIAN SERVICES	06/28/2012	89129	2,000.00
CD	AMY MORTENSEN - PARK DEPOSIT	06/28/2012	89130	100.00
CD	ADRIANA NEWTON - PARK DEPOSIT REFUND	06/28/2012	89131	50.00
CD	JARED PARKIN - PARK DEPOSIT REFUND	06/28/2012	89132	50.00
CD	CAMILLE QUINTON - PARK DEPOSIT REFUND	06/28/2012	89133	45.00
CD	MATTHEW ROBINSON - SWIM LESSON REFUND	06/28/2012	89134	20.00
CD	ELISHA SNOW - SWIM LESSON REFUND	06/28/2012	89135	20.00
CD	PAM STOTT - PARK DEPOSIT REFUND	06/28/2012	89136	70.00
CD	CORBIN TALLEY - TRACK AND FIELD INSTRUCT	06/28/2012	89137	300.00
CD	ROB THOMAS - SWIM LESSON REFUND	06/28/2012	89138	65.00
CD	JOSH THOMPSON - PARK DEPOSIT REFUND	06/28/2012	89139	50.00
CD	DENISE TINER - PARK DEPOSIT REFUND	06/28/2012	89140	50.00
CD	MARK WELCH - PARK DEPOSIT REFUND	06/28/2012	89141	50.00
CD	BROOKE WOODALL - PARK DEPOSIT REFUND	06/28/2012	89142	50.00
CD	AFFORDABLE PORTABLES - RENTAL	06/29/2012	89143	80.00
CD	MATT BENEDICT - SOCCER OFFICIAL	07/05/2012	89144	120.00
CD	STEPHEN BENEDICT - SOCCER OFFICIAL	07/05/2012	89145	120.00
CD	VOID CK	07/05/2012	89146	.00
CD	GEORGE CHIPMAN - REIMB. GENERATOR FOR FT	07/05/2012	89147	1,466.10
CD	LISA DAVIS - SWIM LESSON REFUND	07/05/2012	89148	60.00
CD	DIANE ELLENSON - SOCCER REFUND	07/05/2012	89149	38.00
CD	ROSS CAMPBELL -	07/09/2012	89165	16,621.50
CDA	A-1 UNIFORMS	07/11/2012	89166	54.64
CDA	ACADEMY SPORTS	07/11/2012	89167	145.60

Journal	Payee or Description	Date	Check No	Amount
CDA	ALLES ENTERPRISES, INC.	07/11/2012	89168	36.00
CDA	AMERICAN EXPRESS	07/11/2012	89169	4,290.34
CDA	AMERICAN LINEN - STEINER	07/11/2012	89170	61.58
CDA	BLAND TREE EXPERTS	07/11/2012	89171	15,600.00
CDA	BLUE PEBBLE PRESS	07/11/2012	89172	1,050.00
CDA	BLUE STAKES OF UTAH	07/11/2012	89173	251.24
CDA	BRADY INDUSTRIES, LLC	07/11/2012	89174	147.59
CDA	BRODY CHEMICAL	07/11/2012	89175	2,107.49
CDA	CEM	07/11/2012	89176	1,118.70
CDA	CARQUEST AUTO PARTS STORES	07/11/2012	89177	598.61
CDA	CANYON OFFICE PRODUCTS	07/11/2012	89178	228.59
CDA	CARR PRINTING COMPANY	07/11/2012	89179	328.00
CDA	CENTRAL DAVIS SEWER	07/11/2012	89180	100,386.60
CDA	CINTAS LOCBOX636525	07/11/2012	89181	74.04
CDA	COLONIAL BUILDING SUPPLY, INC.	07/11/2012	89182	1,020.84
CDA	COMFORT SYSTEMS	07/11/2012	89183	434.21
CDA	COSTCO HSBS BUSINESS SOLUTIONS	07/11/2012	89184	281.09
CDA	CRAYTHORNE, INC.	07/11/2012	89185	1,360.31
CDA	DJB GAS SERVICES, INC.	07/11/2012	89186	104.27
CDA	DAVIS COUNTY CORPORATION	07/11/2012	89187	4,716.34
CDA	DIAMOND RENTAL	07/11/2012	89188	297.98
CDA	DICK'S MARKET	07/11/2012	89189	47.99
CDA	DISH NETWORK	07/11/2012	89190	88.87
CDA	DURK'S PLUMBING SUPPLY	07/11/2012	89191	2,952.11
CDA	F.A.R.M. Police Supply	07/11/2012	89192	347.94
CDA	FASTENAL COMPANY	07/11/2012	89193	20.99
DA	FIRETROL PROTECTIONS SYSTEMS	07/11/2012	89194	196.00
CDA	GALL'S INC.	07/11/2012	89195	214.11
CDA	GOODSON SIGNS	07/11/2012	89196	469.19
CDA	GRANITE CONSTRUCTION COMPANY	07/11/2012	89197	568.35
CDA	HARRINGTON INDUSTRIAL PLASTICS	07/11/2012	89198	1,303.46
CDA	HEPWORTH FLORAL	07/11/2012	89199	88.00
CDA	HERRICK INDUSTRIAL SUPPLY CO.	07/11/2012	89200	159.77
CDA	ROBERT & TERESA HOWE	07/11/2012	89201	5,800.00
CDA	INTERMOUNTAIN SWEEPER	07/11/2012	89202	624.32
CDA	INTERMOUNTAIN TRAFFIC SAFETY	07/11/2012	89203	64.00
CDA	IRIS MEDICAL, INC.	07/11/2012	89204	864.20
CDA	J & L GARDEN CENTER	07/11/2012	89205	15,069.63
CDA	KAYSVILLE CITY	07/11/2012	89206	1,120.00
CDA	KROGER CUSTOMER CHARGES	07/11/2012	89207	606.31
CDA	LES SCHWAB TIRE CENTER	07/11/2012	89208	39.25
CDA	M-ONE SPECIALTIES, INC.	07/11/2012	89209	6.40
CDA	MATRIX MEDICAL	07/11/2012	89210	512.58
CDA	METERWORKS	07/11/2012	89211	2,691.00
CDA	MOUNT OLYMPUS WATERS, INC.	07/11/2012	89212	36.38
CDA	MOUNTAIN STATES SUPPLY, INC.	07/11/2012	89213	336.23
CDA	MUSIC THEATRE INTERNATIONAL	07/11/2012	89214	10.00
CDA	NU-TREND ELECTRIC CORPORATION	07/11/2012	89215	1,663.22
CDA	OCE NORTH AMERICA	07/11/2012	89216	489.68
CDA	OFFICE DEPOT	07/11/2012	89217	222.08
CDA	JACK B. PARSON COMPANY	07/11/2012	89218	2,527.68
CDA	PEPSI-COLA	07/11/2012	89219	345.24
CDA	PRO PIPE	07/11/2012	89220	1,072.50
CDA	R.C. WILLEY HOME FURNISHINGS	07/11/2012	89221	429.96
DA	TOM RANDALL DISTRIBUTING	07/11/2012	89222	3,156.19
.DA	RASMUSSEN EQUIPMENT CO.	07/11/2012	89223	116.00
CDA	ROCKY MOUNTAIN POWER	07/11/2012	89225	23,019.73
CDA	SHRED-IT USA - SALT LAKE CITY	07/11/2012	89226	57.29
CDA	SKAGGS COMPANIES, INC.	07/11/2012	89227	833.32

Journal	Payee or Description	Date	Check No	Amount
CDA	STAPLES ADVANTAGE	07/11/2012	89228	89.32
CDA	STARWEST	07/11/2012	89229	867.00
CDA	SUNRISE ENGINEERING, INC.	07/11/2012	89230	5,735.86
CDA	TEC SERV, INC.	07/11/2012	89231	750.00
CDA	TURF EQUIPMENT & IRRIGATION	07/11/2012	89232	73.87
CDA	UPS STORE	07/11/2012	89233	76.71
CDA	U.R.M.M.A.	07/11/2012	89234	1,411.60
CDA	US FOODSERVICE, INC.	07/11/2012	89235	1,276.97
CDA	UNITED SITE SERVICE	07/11/2012	89236	22.65
CDA	UTAH BARRICADE COMPANY	07/11/2012	89237	954.55
CDA	UTAH COMMUNICATIONS AGENCY NET	07/11/2012	89238	2,650.50
CDA	VALPAK OF NORTHERN UTAH	07/11/2012	89239	690.00
CDA	WASATCH INTEGRATED WASTE	07/11/2012	89240	35,392.20
CDA	WASATCH STEEL	07/11/2012	89241	94.10
CDA	WHEELER MACHINERY COMPANY	07/11/2012	89242	1,799.00
CDA	W.R. WHITE SUPPLY	07/11/2012	89243	4,727.15
CD	JANALEE BOAM - PARK DEPOSIT REFUND	07/11/2012	89244	50.00
CD	ROSS CAMPBELL - PARK DEPOSIT REFUND - PA	07/11/2012	89245	100.00
CD	HEATHER CHESHIRE - SWIM LESSON REFUND	07/11/2012	89246	20.00
CD	TODD CHRISTOFFERSON - PARK DEPOSIT REFUN	07/11/2012	89247	50.00
CD	TRUDI COOPER - PARK DEPOSIT REFUND	07/11/2012	89248	50.00
CD	AMY FRANCIS - SWIM LESSON REFUND	07/11/2012	89249	85.00
CD	CHRIS GRIFFIN - SWIM LESSON REFUND	07/11/2012	89250	115.00
CD	JENNIFER LARSON - LIFEGUARD CLASS REFUND	07/11/2012	89251	120.00
CD	PAUL LEIX - PARK DEPOSIT REFUND	07/11/2012	89252	50.00
CD	WENDY LEMON - PARK DEPOSIT REFUND	07/11/2012	89253	50.00
CD	RANDEE MITCHELL - PARK DEPOSIT REFUND	07/11/2012	89254	50.00
CD	JEFFREY MOON - SOCCER REFUND	07/11/2012	89255	48.00
CD	LISA PAYNE - PARK DEPOSIT REFUND	07/11/2012	89256	50.00
CD	CALVIN PURSER - SWIM LESSON REFUND	07/11/2012	89257	130.00
CD	CHRISTINE PYLES - PARK DEPOSIT REFUND	07/11/2012	89258	50.00
CD	COLLEEN PRESTON - SWIM LESSON REFUND	07/11/2012	89259	20.00
CD	NATHAN REES - SWIM LESSON REFUND	07/11/2012	89260	20.00
CD	DAVID ROBINSON - PARK DEPOSIT REFUND	07/11/2012	89261	50.00
CD	EMILY SOMMER - POOL DEPOSIT REFUND	07/11/2012	89262	150.00
CD	KRISTINA STOCK - PARK DEPOSIT REFUND	07/11/2012	89263	50.00
CD	RIANNON STONE - PARK DEPOSIT REFUND - LA	07/11/2012	89264	100.00
CD	BARBARA THOMAS - PARK DEPOSIT REFUND	07/11/2012	89265	50.00
CD	AMBER THURBER - SWIM LESSON REFUND	07/11/2012	89266	44.00
CD	BECKY WOLFORD - SWIM LESSON REFUND	07/11/2012	89267	55.00
CD	ALLIED 100 LLC - EQUIPMENT AND SUPPLIES	07/11/2012	89268	350.00
CD	BUILDERadvis, INC. - SUPPORT AND MAINTEN	07/11/2012	89269	2,000.00
CD	MASTER INSPECTION - INSPECTION SERVICES	07/11/2012	89270	292.50
CD	DAVE MILLHEIM - REIMB. LUNCH	07/11/2012	89271	117.17
CD	UNITED STATES WELDING - APRIL INVOICE	07/19/2012	89272	42.35
CD	DAVID B. WHYTE - HEALTH REIMBURSEMENT	07/19/2012	89273	500.00
CD	ALERT-ALL CORP. - SUPPLIES	07/19/2012	89274	999.84
CD	JESS JOHNSON - PAYMENT FOR SERVICES	07/19/2012	89275	60.00
CD	UT. DEPT. OF COMMERCE - QUARTERLY REPOR	07/19/2012	89276	1,038.18
CD	BENCHLAND WATER DISTRICT - QUARTERLY REP	07/19/2012	89277	17,050.00
CD	CENTRAL DAVIS SEWER DISTRICT - QUARTERLY	07/19/2012	89278	138,706.00
CD	MKB MECHANICAL - SERVICE AND MATERIALS	07/19/2012	89279	490.00
CD	EMILY GRANT - TENNIS REFUND	07/19/2012	89280	30.00
CD	DAVID MONK - RE-ISSUE OF LOST CHECK	07/19/2012	89281	40.00
CD	NINA BLANCHARD - RE-ISSUE OF LOST CHECK	07/19/2012	89282	50.00
CD	J & J GARDEN CENTER - GRASS	07/19/2012	89283	15,069.63
CD	BRANDON ERICKSON - REIMB. FOR SCHOOLING	07/19/2012	89284	750.00
CD	SCOTT RICHARDSON - HEALTH REIMBURSEMENT	07/19/2012	89285	250.00
CD	PINE TOP ENGINEERING - WORK ON LIGHTS	07/27/2012	89311	413.30

Journal	Payee or Description	Date	Check No	Amount
CD	AFFORDABLE PORTABLES - JUNE SERVICE	07/27/2012	89312	80.00
CD	DAVIS COUNTY SHERIFF'S OFFICE - AMBULANC	07/27/2012	89313	6,326.88
CD	UTAH STATE TAX COMMISSION -	07/27/2012	89314	4,371.76
CD	VOID CK	07/30/2012	89315	.00
CD	VOID CK	07/30/2012	89316	.00
CD	CRS - 12072C	07/26/2012	89317	40,923.24
CD	CRS -	07/26/2012	89318	15,412.76
CD	SUSAN JACOBSON - HEALTH REIMBURSEMENT	07/26/2012	89319	238.50
CD	APWA - STORM WATER INSPECTOR REGIST.	07/26/2012	89320	50.00
CD	LORI FARNSWORTH - COMM. CENTER CLEANING	07/05/2012	89351	500.00
CD	LORI GERTSCH - SWIM LESSON REFUND	07/05/2012	89352	20.00
CD	CHRIS GRIFFIN - SWIM LESSON REFUND	07/05/2012	89353	115.00
CD	BARBARA GUSTAVESON - ARTS & CRAFTS INSTR	07/05/2012	89354	1,485.00
CD	SARAH HALE - SWIM LESSON REFUND	07/05/2012	89355	5.00
CD	DIANA HARDY - SWIM LESSON REFUND	07/05/2012	89356	25.00
CD	JONI HAYES - COMM. CENTER DEPOSIT REFUND	07/05/2012	89357	150.00
CD	SUSAN JACOBSON - POLICE DEPT. CLEANING	07/05/2012	89358	550.00
CD	BARBARA LENTZ - SWIM LESSON REFUND	07/05/2012	89359	25.00
CD	TRACY MCCOY - REIMB. FOR TRAILS SUPPLIES	07/05/2012	89360	334.15
CD	PARKER NIELSON - SOCCER REFUND	07/05/2012	89361	60.00
CD	SHAYLEE PETERSEN - SOCCER OFFICIAL	07/05/2012	89362	60.00
CD	OWEN QUASS - SOCCER OFFICIAL	07/05/2012	89363	120.00
CD	EMILY SOMMER - POOL RESERVATION REFUND	07/05/2012	89364	150.00
CD	BECKY WOLFORD - SWIM LESSON REFUND	07/05/2012	89365	55.00
CD	COP CONSTRUCTION - STORM WATER BOND RELE	07/05/2012	89366	1,000.00
CD	CAPITOL ROOFING - ROOF REPAIRS	07/05/2012	89367	245.00
CD	HOLLEE'S HAVEN - T-SHIRTS	07/05/2012	89368	338.00
CD	LINCOLN COMMERCIAL POOL EQUIP -	07/05/2012	89369	212.22
CD	ROBINSON WASTE SERVICES - SERVICES	07/05/2012	89370	38,802.73
CD	SMOKES ETC., 2 LLC - BUSINESS LICENSE RE	07/05/2012	89371	10.00
CD	T-MOBILE - MONTHLY INVOICE	07/05/2012	89372	125.00
CD	TRIPLE CROWN SHIRTS - SHIRTS	07/05/2012	89373	2,963.75
CD	HEIDI CAMMACK - SWIM LESSON REFUND	07/06/2012	89374	25.00
Total:				1,909,702.10

Report Criteria:

Transaction Journal Code = cd, cda, cdpt



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: August 24, 2012

Subject: **AMBULANCE WRITE OFFS FOR 2009.**

RECOMMENDATIONS

Approve the ambulance write offs from 2009.

BACKGROUND

Enclosed is the list of ambulance bills still outstanding from 2009. The total write off would be \$57,921.00. Every year the City writes off from the City ledger a previous years outstanding balance. This amount is only written off from the City ledger as Iris Medical, the billing and collection agency for the City, continues to try and collect on these outstanding amounts.

Respectfully Submitted,

Keith Johnson,
Assistant City Manager

Review and Concur,

Dave Millheim,
City Manager

AMBULANCE SERVICE WRITE OFFS 2012

BILLING NUMBER	SERVICE DATE	PATIENT NAME	AMOUNT
90107034700	01/07/09	CHISOLM, HEATHER	\$ 264.43
90113233800	01/13/09	OLDEWAGE, SCOTT	\$ 1,037.15
90121043000	01/21/09	WEYTON, EMILIE	\$ 944.75
90122012300	01/22/09	SAMPLEY, KENNETH	\$ 1,322.15
90206151700		ROGERS, ALIX	\$ 39.92
90212130900	02/12/09	WOODS, BRIAN	\$ 1,302.15
90214184100	02/14/09	BROWN, JARREN	\$ 416.41
90219070900	02/19/09	CHRISTENSEN, AMY	\$ 57.00
90219170700	02/19/09	ADAMSON, SABRINA	\$ 1,389.69
90220174100	02/22/09	FOIL, VELDON	\$ 1,109.85
90226014600	02/26/09	HIBLER, EULANDA	\$ 1,322.15
90317210400	03/17/09	ELKINS, LARRY	\$ 1,290.50
90322034200	03/22/09	REGALADO, CESAR	\$ 1,188.85
90404175400	04/04/09	CANTERBURYK, VIRGINIA	\$ 1,294.74
90406202900	04/06/09	PACE, TAMMY	\$ 1,161.05
90411182900	04/11/09	DEATHERAGE, ECHO	\$ 355.60
90413102200	04/13/09	JOLLEY, JARED	\$ 1,290.50
90420215200	04/20/09	ABBOTT, CHAD	\$ 1,220.35
90422125200	04/22/09	CABRAL, JOSE	\$ 1,294.74
90428123100	04/28/09	FRANCOM, LAURA	\$ 186.44
90501092700	05/01/09	HILL, JUDY	\$ 235.75
90502085100	05/02/09	HARGRAVE, KIERA	\$ 427.64
90513190000	05/13/09	WORKMAN, TAYLOR	\$ 1,126.45
90520001200	05/20/09	NIELSEN, AFTON	\$ 8.74
90523151900	05/23/09	PETERSON, CODY	\$ 905.85
90531180800	05/31/09	NIEDERHOUSER, BENJAMIN	\$ 1,363.15
90601215400	06/01/09	CHENEY, LYN	\$ 1,446.14
90606153900	06/06/09	MCCLOUD, PAUL	\$ 1,132.25
90607062500	06/07/09	ASAY, CHRIS	\$ 10.00
90614194800	06/14/09	MARDINI, ANGELA	\$ 928.09
90615203600	06/15/09	ROGERS, TOBY	\$ 1,104.69
90623122700	06/23/09	LIN, SAMMY	\$ 1,254.10
90624125000	06/24/09	TROWER, DENNIS	\$ 1,220.50
90629184500	06/29/09	GAVIN, AMBER	\$ 1,060.24
90701174800	07/01/09	SEARS, GRIFFIN ELIZABETH	\$ 151.37
90705034200	07/05/09	CAINES, RALPH	\$ 1,302.15
90715145100	07/15/09	GARRISON, EVAN	\$ 967.15
90715151700	07/15/09	PACE, JACOB	\$ 1,252.00
90720172000	07/20/09	DELPORTO, CARLA	\$ 78.38
90724192200	07/24/09	MADRID, TARA	\$ 1,000.69
90804175500	08/04/09	BIASUTTI, SARA	\$ 79.98
90808120500	08/08/09	CANADAY, TONY	\$ 846.49
90811193900	08/11/09	MILLER, JUSTIN	\$ 4.00
90818230600	08/18/09	GROGAN, WILLIAM	\$ 1,322.15
90826075500	08/26/09	JENSEN, MARTIN	\$ 1,344.79
90826175100		ROGERS, ALIX	\$ 74.38
90914135000	09/14/09	SUNBEAR, ERNESTINE	\$ 919.85

90915201800	09/15/09 LAMB, JACOB	\$ 225.08
90925220300	09/25/09 CRUZ, DIEGO	\$ 1,603.89
90925221000	09/25/09 HOISER, REBECCA	\$ 1,284.59
91002191900	10/02/09 LEAHAM, GARY	\$ 367.15
91003214500	10/03/09 WATTS, JENNIFER	\$ 1,179.95
91011092200	10/11/09 SCHMIDT, ANDREW	\$ 1,395.50
91016213400	10/16/09 COLEMAN, RALPH III	\$ 486.70
91025140900	10/25/09 CARDELL, SHIANNE	\$ 1,477.79
91101154500	11/01/09 HUNDLEY, PENNEE	\$ 1,331.29
91103145200	11/03/09 WOOD, BRITTANY	\$ 1,421.34
91106182600	11/06/09 YE, KYAW	\$ 1,316.39
91106185500	11/06/09 ALLAN, ED	\$ 154.07
91108144100	11/08/09 RANDALL, MADISON	\$ 75.41
91112183300	11/12/09 PREECE, KATHRYN	\$ 1,183.85
91125110200	11/25/09 COPELAND, BRANDON	\$ 923.85
91210143500	12/10/09 KINSEY, MICHAEL	\$ 1,568.04
91219004400	12/19/09 WHEELER, CORY	\$ 1,280.50
91228204100	12/28/09 HANSON, JAENA	\$ 275.56

TOTAL		\$ 57,921.00
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FARMINGTON CITY

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DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Ken Klinker, Planning Department

Date: August 24, 2012

SUBJECT: CHESTNUT FARMS PHASE 2 IMPROVEMENTS AGREEMENT

RECOMMENDATION

Approve the Farmington City Improvements Agreement (Cash Deposit Form) between Chestnut Farms 2012, LLC and Farmington City.

BACKGROUND

The bond estimate for the Chestnut Farms Phase 2 subdivision is \$302,952.00 which includes a 10% contingency and 10% warranty bond. Chestnut Farms 2012 LLC has submitted a cash bond Improvements Agreement to the City to administer a cash 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, the 10% contingency 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 Milllheim
City Manager

FARMINGTON CITY
IMPROVEMENTS AGREEMENT
(CASH FORM)

THIS AGREEMENT is made by and between **Chestnut Farms 2012, LLC** (hereinafter "Developer"), whose address is **526 N 400 W, North Salt Lake, UT 84054**, and Farmington City Corporation, a municipal corporation of the State of Utah, (hereinafter "City"), whose address is 160 South Main, P.O. Box 160, Farmington, Utah, 84025-0160.

WHEREAS, Developer desires to subdivide and/or to receive a permit to develop certain property located within the City, said project to be known as **Chestnut Farms Phase 2**, located at approximately **375 South 1350 West**, in Farmington City; and

WHEREAS, the City will not approve the subdivision or issue a permit unless Developer promise to install and warrant certain improvements as herein provided and security is provided for that promise in the amount of **\$302,952.00**.

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 shall be an Exhibit hereto, (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 **12 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. **Cash Deposit.** The Developer has delivered to the City cash or a cashier's check in the aggregate amount of **\$302,952.00** for deposit with the City in its accounts (the "deposit"), which the Developer and the City stipulate to be a reasonable

preliminary estimate of the cost of the Improvements, together with 10% of such cost to secure the warranty of this Agreement and an additional 10% of such cost for contingencies.

4. **Progress Payments.** The City agrees to allow payments from the deposit as the work progresses as provided herein. The City shall, when requested in writing, inspect the construction, review any necessary documents and information, determine if the work completed complies with City construction standards and requirements, and review the City's cost estimate (See Exhibit A). After receiving and approving the request, the City shall in writing authorize disbursement to the Developer from the Deposit 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 required by the City. Except as provided in this paragraph or in paragraphs 5 through 7 inclusive, the City shall not release or disburse any funds from the Deposit.
5. **Refund or Withdrawal.** In the event the City determines it is necessary to withdraw funds from the Deposit to complete construction of Improvements, the City may withdraw all or any part of the Deposit and may cause the Improvements (or any part of them) to be constructed or completed using the funds received from the Deposit. 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 of all funds in the Deposit, except 10% of the estimated cost of the Improvements, which shall be retained in the Deposit 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 Developer in writing of the final release of the Deposit. After giving such notice, the City shall relinquish all claims and rights in the Deposit.

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 Deposit as herein provided, and any withdrawals from the Deposit by the city shall not constitute a waiver or estoppels 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 Deposit 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 Deposit 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 Deposit 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.** The 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 Deposit until these 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 is 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 is 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 instruments, 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 Deposit do not alter the obligation of Developer to provide other bonds under applicable ordinances or rules of any other governmental entity having jurisdiction over Developer. The furnishing of security in compliance with the requirements of the ordinances or rules of other jurisdictions shall not adversely affect the ability of the City to draw on the Deposit 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 21 day of August, 2012

CITY:

DEVELOPER:

FARMINGTON CITY CORPORATION

By: _____
Scott C. Harbertson, Mayor

By: [Signature]
Its: Manager

ATTEST:

Holly Gadd, City Recorder

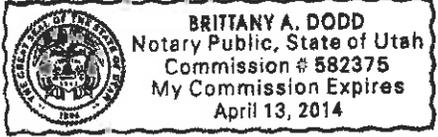
DEVELOPERS ACKNOWLEDGEMENT

(Complete if Developer is a Limited Liability Company)

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this 21st day of August, 2012, personally appeared before me Robert C. Miller who being by me duly sworn did say that he or she is the Manager of CF 2012, a limited liability company, and that the foregoing instrument was duly authorized by the Members/Managers of said limited liability company.

[Signature]
NOTARY PUBLIC
Residing in DAVIS County, UT



CITY ACKNOWLEDGEMENT

STATE OF UTAH)
 : ss.
COUNTY OF _____)

On the _____ day of _____, 20____, personally appeared before me Scott C. Harbertson 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 _____ County, _____.

Exhibit A

Chestnut Farms PUD Ph. 2 Bond Estimate July 18, 2012

Storm Drain				
Item	Quantity	Unit	Unit Cost	Amount
15" RCP Pipe	433	LF	\$17	\$7,361
Connect to Existing	1	EA	\$1,500	\$1,500
5' Manhole w/ Collar and Lid	1	EA	\$2,500	\$2,500
Standard Catch Basin	2	EA	\$1,500	\$3,000
Combo Inlet Basin	1	EA	\$3,000	\$3,000
Subtotal				\$17,361
20% Bond Amount				\$3,472
Total				\$20,833

Sanitary Sewer				
Item	Quantity	Unit	Unit Cost	Amount
Sewer Laterals	16	EA	\$550	\$8,800
Connect to Existing Manhole	2	EA	\$500	\$1,000
4' Manhole	2	EA	\$2,200	\$4,400
5' Manhole	1	EA	\$2,700	\$2,700
Manhole Cover and Collar	3	EA	\$500	\$1,500
8" SDR-35 PVC	971	LF	\$22	\$21,362
Subtotal				\$30,162
20% Bond Amount				\$6,032
Total				\$36,194

Culinary Water				
Item	Quantity	Unit	Unit Cost	Amount
Connect to Existing	2	EA	\$350	\$700
Culinary Water Lateral	16	EA	\$750	\$12,000
8" PVC DR-14	1050	LF	\$12	\$12,600
8" Valve	4	EA	\$1,350	\$5,400
8" Tee	1	EA	\$350	\$350
11.5 Degree Bend	1	EA	\$250	\$250
Fire Hydrant	2	EA	\$3,200	\$6,400
Subtotal				\$37,700
20% Bond Amount				\$7,540
Total				\$45,240

Road Improvements				
Item	Quantity	Unit	Unit Cost	Amount
Mass Grading	1	LS	\$25,000	\$25,000
Curb and Gutter	2059	LF	\$18.00	\$37,062
4' Sidewalk	2091	LF	\$18	\$36,593
Asphalt Road (4")	3429	SY	\$10	\$34,292
Road Base (12")	3429	SY	\$10	\$34,290
Road Monument	2	EA	\$350	\$700
ADA Ramp	2	EA	\$600	\$1,200
Subtotal				\$167,237
20% Bond Amount				\$33,447
Total				\$200,684

TOTAL BOND AMOUNT

\$302,952

Cash Deposits				
Item	Quantity	Unit	Unit Cost	Amount
Slurry Seal	30,863	SF	\$0.20	\$6,173
Street Signs	2	EA	\$250.00	\$500
TOTAL CASH DEPOSITS				\$6,673



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Christy Alexander, Associate City Planner

Date: September 4, 2012

SUBJECT: APPROVAL OF A FINAL PLAT FOR THE OAKWOOD ESTATES
CONSERVATION SUBDIVISION

RECOMMENDATION

1. Approve an Open Space Waiver for the Oakwood Estates Phase 4 Conservation Subdivision as agreed upon in the attached letter.
2. Approve the attached Development Agreement the Oakwood Estates Phase 4 Conservation Subdivision.
3. Approve the irregular cul-de-sac shape at the end of Oakwood Place as shown on the attached Final Plat for the Oakwood Estates Phase 4 Conservation Subdivision.
4. Approve the attached final plat for the Oakwood Estates Phase 4 Conservation Subdivision (3 lots/2 parcels) located at approximately North Compton Road and Oakwood Place, subject to the conditions and findings as set forth in the attached Planning Commission Staff Report and with an added condition that the developer must install sidewalks along the 3 westerly lots in the previous phases 2 & 3 concurrently with this new Phase 4, as was the intent with the previous agreed upon development agreements.

BACKGROUND

The applicant, Shepard Ridge LLC, is requesting Final Plat approval for a 3-lot/2-parcel conservation subdivision on property located at approximately North Compton Road and Oakwood Place. The proposed Final Plat contains a total of 3 lots and 2 parcels on 9.96 acres of property. The underlying zone for this property is an LR-F zone. Shepard Ridge LLC is proposing Phase 4 adjacent to the existing Oakwood Estates Subdivision that is situated along Oakwood Place. The approval process consists of a Schematic Plan, Preliminary Plat and Final Plat.

The Schematic Plan was approved by City Council in June 19, 2012 and the Preliminary Plat was approved by the Planning Commission on August 16, 2012. The Planning Commission voted unanimously on August 16, 2012 to recommend the Final Plat for approval. The issues found at Final Plat level that are acceptable but still need to be completed are: 1) an open space waiver will need to be granted by the City Council for the back of the lots adjacent to the creek prior or concurrent to Final Plat approval; 2) the development agreement must be approved; 3) the City Council must approve the irregular shape of the cul-de-sac at the end of Oakwood Place as it deviates from the City Development Standards; 4) conditions placed at Preliminary Plat stated that a sewer easement and trail easement (yet to be shown on the plat) must also be recorded with the final plat; 5) staff has discovered in the Development Agreements entered into previously that sidewalk was to be installed by the developer. This has not occurred on the 3 lots already built along the westerly side of Oakwood Place in Phases 2 and 3. Due to the intent of the previous agreements entered into and with requirements that the new phases include sidewalk as well, staff would like to place another condition on Final Plat approval that the developer must install sidewalks along every lot in the previous phases concurrently with this new Phase 4.

Respectfully Submitted



Christy J. Alexander
Associate City Planner

Review & Concur



~~Dave Millheim~~
City Manager

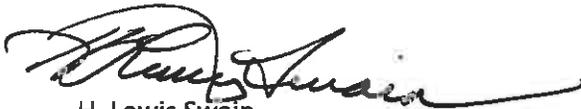
August 17, 2012

Dave Millheim
City Manager
Farmington City

Dear Dave ,

We appreciated the opportunity to meet with you Wednesday morning and discuss matters pertaining to the Oakwood subdivision. I think it helped all to meet on site and evaluate among other things the open space associated with the project. The owners of the subdivision are proposing that a portion of the open space required under the city ordinance, approximately 34,000 square feet, be eliminated while maintaining approximately 34,000 of open space along the stream bank . We discussed appropriate compensation for this proposed reduction. In accordance with the substance of our discussion we agree to pay \$25,000 to be used towards the development of a regional park or more meaningful open space within the city. This payment will permit a reduction in the open space associated with the Oakwood project by approximately 34,000 square feet. Since we are platting only three lots currently we would request that we have the right to satisfy this obligation with two equal payments of \$12,500, the first upon the recording of the phase 4 plat and the second no later than twelve months from said recording date . Please let us know if this proposed settlement is acceptable to the city council.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Lewis Swain", written in a cursive style.

H. Lewis Swain



Planning Commission Staff Report August 16, 2012

Item 4: Preliminary Plat & Final Plat for the Oakwood Estates Phase 4 Conservation Subdivision

Public Hearing:	No
Application No.:	S-7-12
Property Address:	Approximately North Compton Road and Oakwood Place
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR-F (Large Residential Foothill)
Area:	9.96 Acres
Number of Lots:	17 Prelim / 3 Final
Property Owner:	Shepard Ridge Enterprises L.C.
Agent:	Lew Swain

Request: Applicant is requesting Preliminary Plat approval and a recommendation for Final Plat approval for the Oakwood Estates Phase 4 Conservation Subdivision.

Background Information

The applicant, Shepard Ridge Enterprises L.C., is requesting Preliminary Plat approval and a recommendation for Final Plat approval for Phase 4 of his 17-lot conservation subdivision on property located at approximately North Compton Road and Oakwood Place. The proposed Preliminary & Final Plats for Phase 4 contain a total of 17 lots on 9.96 acres of property. The underlying zone for this property is an LR-F zone. Shepard Ridge Enterprises brought in a revision back in June 2012 of their schematic plan adjacent to the existing Oakwood Estates Phases 1-3 Subdivision that has been built. City Council approved their Schematic Plan on June 19, 2012. The approval process consists of a Schematic Plan, Preliminary Plat and Final Plat. Staff approved the yield plan and the developer was able to get a density bonus for the open space he set aside. Because the open space would not be very usable in this subdivision, the developer will be requesting an open space waiver from City Council at Final Plat and must pay the City just compensation for the open space. The Planning Commission approves the Preliminary Plat along with the Street Tree Plan and provides a recommendation to the City Council regarding the Final Plat.

The only issues found at Preliminary & Final Plat levels that are acceptable but must be complete before the plat is recorded is that the applicant must grant an easement for the sewer line as well as another easement for the trail traversing the very west sides of Lot 401 and the future Lot 504 and the applicant

must still receive a waiver of open space from the City Council and agree to justly compensate the City for waiving the open space.

Suggested Motion(s)

Move that the Planning Commission approve the Preliminary Plat and Street Tree Plan for the Oakwood Estates Phase 4 Conservation Subdivision subject to all applicable Farmington City ordinances and development standards.

-AND-

Move that the Planning Commission recommend that the City Council approve the Final Plat for the Oakwood Estates Phase 4 Conservation Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant continues to work with the City and other agencies to address any outstanding issues remaining with regard to the Final Plat prior to recording the Plat;
2. The applicant must receive a waiver of open space from the City Council prior to or concurrent with Final Plat approval.

Findings for Approval:

1. The proposed Final Plat is consistent with the previously approved Schematic Plan and Phases 1-3 of the subdivision.
2. The proposed subdivision meets all the requirements for approval of a Final Plat.

Supplemental Information

1. Vicinity Map
2. Preliminary Plat
3. Street Tree Plan
4. Final Plat

Applicable Ordinances

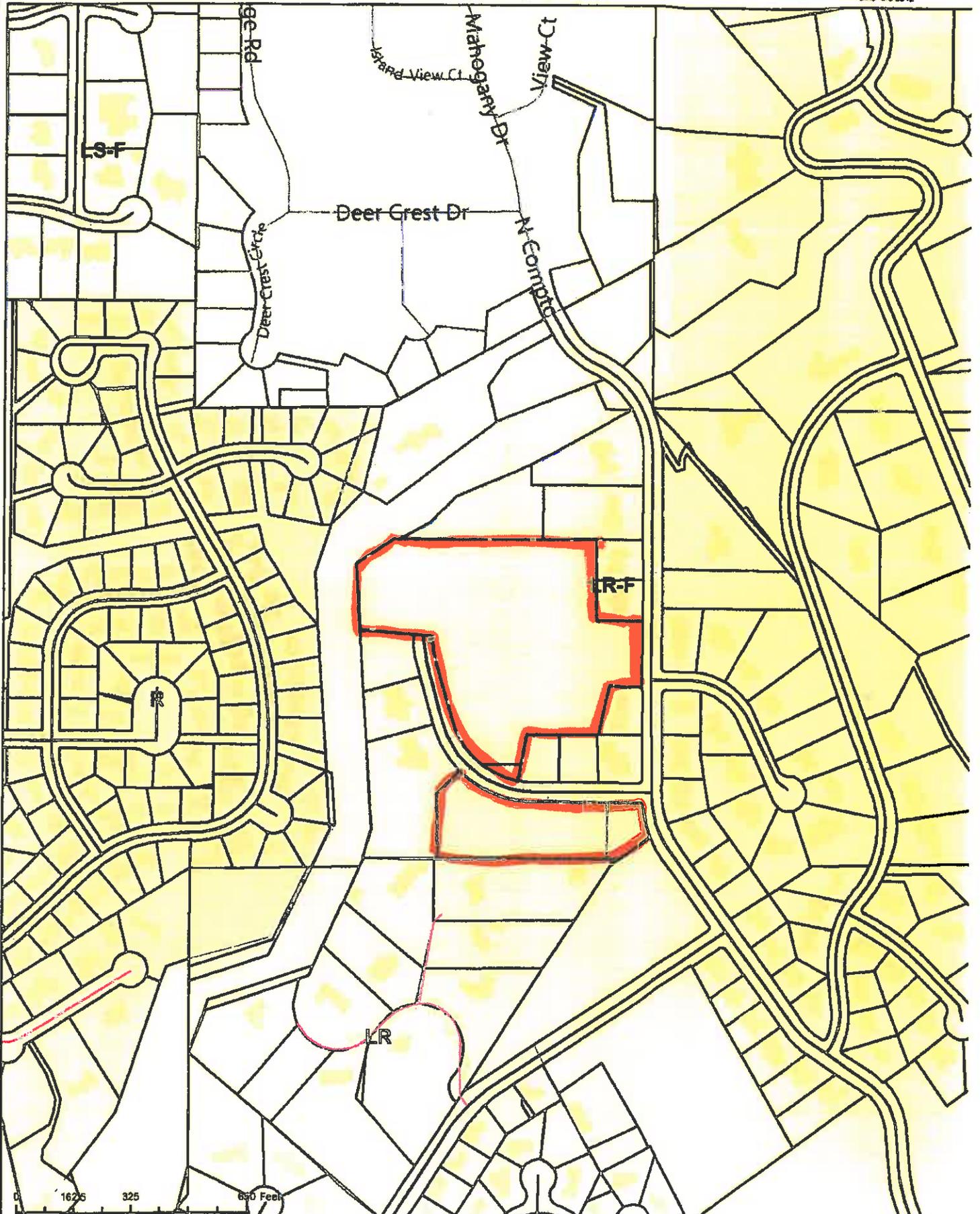
1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 11 – Single-Family Residential Zones
4. Title 11, Chapter 12 – Conservation Subdivisions
5. Title 11, Chapter 30 – Foothill Development Standards
6. Title 11, Chapter 42 – Urban Forestry



OAKWOOD ESTATES REVISED VICINITY MAP



Date: 6-8-2012



SURVEYOR'S CERTIFICATE:

I, **WILDLING ENGINEERING, INC.**, a duly licensed and bonded professional engineering firm, do hereby certify that the foregoing plat, map, or plan is a true and correct copy of the original as shown to me by the owner or his duly authorized agent, and that the same has been prepared in accordance with the provisions of the Utah Professional Engineers Act, Chapter 48, Utah Code Annotated, 1953, and the rules and regulations of the State Board of Professional Engineers, Utah, and that the same has been prepared in accordance with the provisions of the Utah Professional Engineers Act, Chapter 48, Utah Code Annotated, 1953, and the rules and regulations of the State Board of Professional Engineers, Utah, and that the same has been prepared in accordance with the provisions of the Utah Professional Engineers Act, Chapter 48, Utah Code Annotated, 1953, and the rules and regulations of the State Board of Professional Engineers, Utah.

PROPERTY DESCRIPTIONS:

PARCEL 1 DESCRIPTION: PARCEL 1 OF LOT 1 OF THE OAK WOOD ESTATES, PHASE 4, AMONG PARCELS 1 AND PARCELS D OF OAK WOOD ESTATES, PHASE 4, LOCATED IN THE NORTH-EAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, FARMINGTON CITY, DAVIS COUNTY, UTAH. FINAL PLAT SHEET 1 OF 2.

OWNER'S DEDICATION:

OAK WOOD ESTATES, PHASE 4, AMONG PARCELS 1 AND PARCELS D OF OAK WOOD ESTATES, PHASE 4, LOCATED IN THE NORTH-EAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, FARMINGTON CITY, DAVIS COUNTY, UTAH. FINAL PLAT SHEET 1 OF 2.

ACKNOWLEDGMENT:

I, the undersigned, do hereby acknowledge that I am the owner of the above described property and that I have executed this instrument in accordance with the provisions of the Utah Professional Engineers Act, Chapter 48, Utah Code Annotated, 1953, and the rules and regulations of the State Board of Professional Engineers, Utah, and that the same has been prepared in accordance with the provisions of the Utah Professional Engineers Act, Chapter 48, Utah Code Annotated, 1953, and the rules and regulations of the State Board of Professional Engineers, Utah.

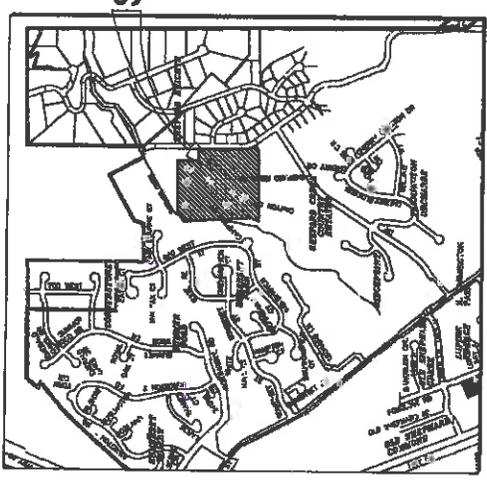
ACKNOWLEDGMENT:

I, the undersigned, do hereby acknowledge that I am the owner of the above described property and that I have executed this instrument in accordance with the provisions of the Utah Professional Engineers Act, Chapter 48, Utah Code Annotated, 1953, and the rules and regulations of the State Board of Professional Engineers, Utah, and that the same has been prepared in accordance with the provisions of the Utah Professional Engineers Act, Chapter 48, Utah Code Annotated, 1953, and the rules and regulations of the State Board of Professional Engineers, Utah.

ACKNOWLEDGMENT:

I, the undersigned, do hereby acknowledge that I am the owner of the above described property and that I have executed this instrument in accordance with the provisions of the Utah Professional Engineers Act, Chapter 48, Utah Code Annotated, 1953, and the rules and regulations of the State Board of Professional Engineers, Utah, and that the same has been prepared in accordance with the provisions of the Utah Professional Engineers Act, Chapter 48, Utah Code Annotated, 1953, and the rules and regulations of the State Board of Professional Engineers, Utah.

OAK WOOD ESTATES, PHASE 4
AMONG PARCELS 1 AND PARCELS D OF OAK WOOD ESTATES, PHASE 4
LOCATED IN THE NORTH-EAST QUARTER OF SECTION 12,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH
FINAL PLAT
SHEET 1 OF 2



<p>BENGLAND WATER DISTRICT RECOMMENDED FOR APPROVAL, THIS DAY OF _____, 20____, BY THE BENGLAND WATER DISTRICT.</p>	<p>CITY ENGINEER RECOMMENDED FOR APPROVAL, THIS DAY OF _____, 20____, BY THE FARMINGTON CITY ENGINEER.</p>	<p>PLANNING COMMISSION RECOMMENDED FOR APPROVAL, THIS DAY OF _____, 20____, BY THE FARMINGTON CITY PLANNING COMMISSION.</p>	<p>CITY COUNCIL APPROVAL RECOMMENDED FOR APPROVAL, THIS DAY OF _____, 20____, BY THE FARMINGTON CITY COUNCIL.</p>
<p>CENTRAL DAVIS COUNTY RECOMMENDED FOR APPROVAL, THIS DAY OF _____, 20____, BY THE CENTRAL DAVIS COUNTY DEPUTY CLERK.</p>	<p>DAVIS COUNTY RECORDER RECORDED IN _____, BOOK _____, PAGE _____.</p>	<p>APPROVAL AS TO FORM RECOMMENDED FOR APPROVAL, THIS DAY OF _____, 20____, BY THE FARMINGTON CITY ATTORNEY.</p>	<p>DAVIS COUNTY RECORDER RECORDED IN _____, BOOK _____, PAGE _____.</p>

OAK WOOD ESTATES, PHASE 4
 LOCATED IN THE NORTH-EAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

AMENDMENT No. 1 TO DEVELOPMENT AGREEMENT
FOR
OAKWOOD ESTATES PHASE II SUBDIVISION

THIS AMENDMENT TO DEVELOPMENT AGREEMENT is made and entered into as of the ____ day of _____, 2012, by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the "City", and **SHEPARD RIDGE ENTERPRISES L.C.**, a Utah Limited Liability Company, hereinafter referred to as the "Developer".

RECITALS:

I. The parties previously entered into a Development Agreement for the Oakwood Estates Phase II Subdivision dated May 7, 2003 (the "Development Agreement"), and desire to amend said Development Agreement as more particularly provided herein ("Amended to Development Agreement"); and

II. Subsequent to approval of the Development Agreement, the City approved a revised Preliminary Plat for the Project (the "Revised Preliminary Plat"), on August 16, 2012; and

III. Concurrent with consideration of the final plat for Phase 4 of the Project, the City granted a waiver for approximately half, or 34,000 square feet, of the required open space or conservation land required for the Project; and

III. The parties now desire to amend the Development Agreement to incorporate the Revised Preliminary Plat and solidify comparable compensation, and the terms thereof, offered and accepted to off-set the loss of open space.

AGREEMENT

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

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

C. Developer received approval of the Revised Preliminary Plat for the Project from the Farmington City Planning Commission on August 16, 2011. The Preliminary Plat for the Project provides for the development of 25 single-family residential lots and approximately .78 acres designated as conservation land, which shall be subject to permanent

conservation easement(s) or other method of protection and preservation acceptable to the City restricting development on such in accordance with the City's Laws.

3. Exhibit "C" of the parties' prior Development Agreement dated April 6, 2005, is hereby amended by replacing Exhibit "C" with the Revised Preliminary Plat as set forth in Exhibit "X" attached hereto and by this reference made a part hereof.

4. Paragraph 4.c.i. of the Development Agreement is hereby amended to read in its entirety as follows:

i. The Developer shall preserve open space, including all constrained or sensitive lands, within the Property as shown on the Preliminary Plat designated as "Conservation Land" or "Open Space". All Conservation Land or Open Space as identified in the Preliminary Plat shall be preserved by a permanent conservation easement or other protection and preservation acceptable to the City. The conservation easement or other form of protection and preservation shall be recorded concurrently with the recording of the final plat for the Project. If the Project is developed in phases, the conservation easement or easements, or other form of protection and preservation, shall be recorded in conjunction with the recording of the phase or phases with which the particular parcel of Conservation land is associated; provided, however, that all such conservation easements or other forms of protection and preservation must be recorded prior to or concurrently with the last phase of the Project. If no Conservation Land or Open Space is associated with a particular plat, then a temporary open space easement shall be created as outlined in 4.c.ii.

5. Paragraph 4.c.iii. of the Development Agreement is hereby enacted to read in its entirety as follows:

iii. The City granted the Developer a waiver in compliance with Section 11-12-065 of the City's Zoning Ordinance. The waiver enables the Developer to remove approximately 34,000 square feet of Conservation Land or Open Space located in the central part of the Project as shown on the original preliminary plat as set forth in Exhibit "C" to the Development Agreement, but not the Conservation Land or Open Space immediately next to Shepard Creek, which Open Space also consists of approximately 34,000 square feet of area. Any waiver of the required minimum conservation land dedication shall require comparable compensation, off-site improvements, amenities or other consideration of comparable size, quality and/or value. In consideration of the waiver, the Developer will satisfy their obligations by paying two equal installments to the City of \$12,500.00 each, or a total of \$25,000.00. The Developer hereby agrees to pay the first installment prior to or concurrent with the recording of the final plat for Phase 4 of the Project, and the second installment shall be paid to the City no later than 12 months from said recording date. The City shall only use the compensation for the acquisition and/or development of a regional park or more meaningful open space elsewhere within the community as determined by the City.

6. Except as expressly modified herein, the parties' Development Agreement for the Oakwood Estates Phase II Subdivision dated May 7, 2012, shall remain in full force and effect.

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

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

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

"CITY"
FARMINGTON CITY

By: _____
Mayor

ATTEST:

Holly Gadd
City Recorder

"DEVELOPER"
SHEPARD RIDGE ENTERPRISES L.C.

By: _____
Lonnie M. Bullard, Manager

By: _____
H. Lewis Swain, Manager

By: _____
Robert J. Dale, Manager

By: _____
B Greg Gardner, Manager

CITY ACKNOWLEDGMENT

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On the _____ day of _____, 2012, personally appeared before me Scott C Harbertson, who being by me duly sworn, did say that he is the Mayor of **FARMINGTON CITY**, a municipal corporation, and that said instrument was signed in behalf of the City by authority of its governing body and said Mayor acknowledged to me that the City executed the same.

NOTARY PUBLIC

My Commission Expires:

Residing at:

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this ____ day of _____ 2012, personally appeared before me, Lonnie M. Bullard, who being by me duly sworn, did say that (s)he is a managing member of **SHEPARD RIDGE ENTERPRISES, L.C.**, a Utah Limited Liability Company, and that the foregoing instrument was signed on behalf of said limited liability company by authority of its Articles of Organization and duly acknowledgment to me that said limited liability executed the same.

My Commission Expires:

Notary Public
Residing at:

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this ____ day of _____ 2012, personally appeared before me, H. Lewis Swain, who being by me duly sworn, did say that (s)he is a managing member of **SHEPARD RIDGE ENTERPRISES, L.C.**, a Utah Limited Liability Company, and that the foregoing instrument was signed on behalf of said limited liability company by authority of its Articles of Organization and duly acknowledgment to me that said limited liability executed the same.

My Commission Expires:

Notary Public
Residing at:

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this ____ day of _____ 2012, personally appeared before me, Robert J. Dale, who being by me duly sworn, did say that (s)he is a managing member of **SHEPARD RIDGE ENTERPRISES, L.C.**, a Utah Limited Liability Company, and that the foregoing instrument was signed on behalf of said limited liability company by authority of its Articles of Organization and duly acknowledgment to me that said limited liability executed the same.

My Commission Expires:

Notary Public
Residing at:

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this ____ day of _____ 2012, personally appeared before me, B. Greg Gardner, who being by me duly sworn, did say that (s)he is a managing member of **SHEPARD RIDGE ENTERPRISES, L.C.**, a Utah Limited Liability Company, and that the foregoing instrument was signed on behalf of said limited liability company by authority of its Articles of Organization and duly acknowledgment to me that said limited liability executed the same.

My Commission Expires:

Notary Public
Residing at:



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Christy Alexander, Associate City Planner
Date: September 4, 2012
SUBJECT: APPROVAL OF A FINAL PLAT FOR THE RICE FARMS PHASE 6 PUD
SUBDIVISION

RECOMMENDATION

Approve the attached final plat for the Rice Farms Phase 6 PUD Subdivision (17 lots) located at approximately 750 South and 140 East, subject to the conditions and findings as set forth in the attached Planning Commission Staff Report.

BACKGROUND

The applicant, Rice Farms Estates, LLC is requesting Final Plat approval for a major 17-lot PUD subdivision on property located at approximately 750 South and 140 East. The proposed Final Plat contains a total of 17 lots on 6.0 acres of property. The underlying zone for this property is an LR-PUD zone. Rice Farms Estates, LLC is proposing their final phase of their Rice Farms Estates PUD subdivision adjacent and east of their Phase 5.

The development agreement memorialized the Master Development Plan but calls for each new subdivision to come back for Preliminary and Final Plat approvals. The Preliminary Plat was approved by the Planning Commission on July 26, 2012. There are no issues found at Final Plat. The Planning Commission voted unanimously on August 16, 2012 to recommend the Final Plat for approval.

Respectfully Submitted

Christy J. Alexander
Associate City Planner

Review & Concur

~~Dave Millheim~~
City Manager



Planning Commission Staff Report August 16, 2012

Item 5: Final Plat for the Rice Farms Estates PUD Phase 6 Subdivision

Public Hearing:	No
Application No.:	S-8-12
Property Address:	Approximately 750 South and 140 East
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR-PUD (Large Residential-Planned Unit Development)
Area:	6.0 Acres
Number of Lots:	17
Property Owner:	Rice Farms Estates LLC
Agent:	Jerry Preston

Request: *Applicant is requesting a recommendation of Final Plat approval for the Rice Farms Estates PUD Phase 6 Subdivision.*

Background Information

The applicant, Rice Farms Estates LLC, is requesting a recommendation of Final Plat approval for a major 17-lot PUD subdivision on property located at approximately 750 South and 140 East. The proposed Final Plat is Phase 6 and contains a total of 17 lots on 6 acres of property. The underlying zone for this property is an LR (PUD) zone. Elite Craft Homes is proposing to continue with a PUD subdivision adjacent to their existing Rice Farms Estates PUD Phase 5 Subdivision. Since the number of lots exceeds 10, the approval process consists of a Schematic Plan, Preliminary Plat and Final Plat. The Development Agreement memorialized the Master Development Plan but calls for each new subdivision to come back for Preliminary and Final Plat approvals. The Planning Commission approved the Preliminary Plat on June 28, 2012. There were no major issues found at Final Plat and their plans were consistent with their Master Development Plan.

Suggested Motion:

Move that the Planning Commission recommend that the City Council approve the Final Plat for the Rice Farms Estates PUD Phase 6 Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant continues to work with the City and other agencies to address any outstanding issues remaining with regard to the Final Plat prior to recording the plat.

Findings for Approval:

1. The proposed Final Plat is consistent with the previously approved Master Development Plan memorialized by the Development Agreement.
2. The proposed subdivision meets all the requirements for approval of a Final Plat.

Supplemental Information

1. Vicinity Map
2. Final Plat

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
4. Title 11, Chapter 27 – Planned Unit Developments

CITY COUNCIL AGENDA

For Council Meeting:
September 4, 2012

SUBJECT: City Manager Report

1. Upcoming Agenda Items

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

September 18, 2012 – Staff Reports Due: September 7th

Action Items:

- Faiser License Agreement

Summary Action Items:

- Approval of Minutes of Previous Meetings
- Ratification of Approvals of Storm Water Bond Logs
- Ordinance Amending, Renumbering and Recodifying Title 5 of the Municipal Code
- Approval of Disbursement Lists
- Security Camera System For Public Works

CITY COUNCIL AGENDA

For Council Meeting:
September 4, 2012

SUBJECT: Mayor Harbertson & City Council Reports

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