WORK SESSION: A work session will be held at **5:45 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 SAA/650 West Construction, Park Construction and answer any questions the City Council may have on agenda items. The public is welcome to attend.

FARMINGTON CITY COUNCIL MEETING
NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, June 21, 2016, 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

Minute motion adjourning to the Redevelopment Agency meeting.
(See RDA Agenda)

Minute motion to reconvene the City Council Meeting.

PUBLIC HEARINGS:

7:10 Farmington City Storm Water Management Program

7:15 Resolution Amending the Annual Budget for Fiscal Year ending June 30, 2016; and Adopting the Annual Budget for Fiscal Year ending June 30, 2017

NEW BUSINESS:

7:25 Update on the Sidewalk Inventory around the New Elementary and High Schools

7:35 Consideration and adoption of City Ordinance adopting Amendment to Station Park Redevelopment Project Area Plan (amending the project area boundaries as requested by the County Auditor to avoid inconsistent property boundaries).

SUMMARY ACTION:

7:45 Minute Motion Approving Summary Action List

1. Pick-up Contribution for Firefighters on State Retirement

2. Agreement for School Resource Officers
3. Eastridge Estates Phase II Rezone and Schematic Plan
4. Number of Participants in City Productions
5. Interlocal Agreement between Davis County Cities and Davis County for UPDES Permit
6. Approval of City Council Minutes held June 7, 2016

OLD BUSINESS:

7:50 Substantial Completion, Change Orders 1, 2, & 3 - 1100 W Culvert Project

8:00 Vacation of the Silver Hollow Trail Easement

8:10 City Council Committee Reports

GOVERNING BODY REPORTS:

8:20 City Manager Report

1. Executive Summary for Planning Commission held June 9, 2016
2. Fire Monthly Activity Report for May

8:05 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session to discuss the competency of an individual.

DATED this 16th day of June, 2016.

FARMINGTON CITY CORPORATION

By: Holly Gadd
Holly Gadd, City Recorder

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

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

CITY COUNCIL AGENDA

For Council Meeting:
June 21, 2016

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

It is requested that Council Member Brett Anderson give the invocation to the meeting and it is requested that Council Member Brigham Mellor lead the audience in the Pledge of Allegiance.

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

CITY COUNCIL AGENDA

For Council Meeting:
June 21, 2016

PUBLIC HEARING: Farmington City Storm Water Management Program

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. Approve the Farmington City Storm Water Management Program (SWMP) for 2016.

GENERAL INFORMATION:

See enclosed staff report prepared by Ken Klinker.

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

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
JOHN BILTON
BRIGHAM MELLOR
CORY RITZ
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Ken Klinker, Planning Department

Date: June 21, 2016

SUBJECT: FARMINGTON CITY STORM WATER MANAGEMENT PROGRAM APPROVAL

RECOMMENDATION

1. Hold a public hearing and receive public input concerning a proposed Farmington City Storm Water Management Program.
2. Approve the Farmington City Storm Water Management Program (SWMP) for 2016.

BACKGROUND

On March 1, 2016, the Utah Pollutant Discharge Elimination System (UPDES) General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (MS4s) became effective. One of the requirements of this UPDES permit is that the cities adopt a Storm Water Management Program SWMP) to reduce the pollutants entering the waters for state through the city storm water systems.

In order to obtain public input for our SWMP, we will hold a public hearing to provide the public to comment. In addition, the SWMP will be on our web site with an invitation to comment.

The SWMP contains the program that the City will implement over the 5-year life cycle of our current permit. It will be reviewed on an annual basis to update goals. The new SWMP being presented here has been updated with new goals and requirements that incorporate changes there were made to the new UPDES permit.

Respectfully submitted,

Ken Klinker
Planning Department

Review and Concur

Dave Milllheim
City Manager

160 S MAIN · P.O. BOX 160 · FARMINGTON, UT 84025
PHONE (801) 451-2383 · FAX (801) 451-2747
www.farmington.utah.gov

Farmington City

Storm Water Management Program

Permit # UTR090006

Submitted to:
State of Utah
Department of Environmental Quality
Division of Water Quality

Submitted by:
Farmington City
160 S Main
Farmington, UT 84025

May, 2016

Purpose

Farmington City's Storm Water Management Program (SWMP) is intended to give direction to the City in satisfying Federal and State water quality requirements as set forth under the National Pollutant Discharge Elimination System (NPDES) and Utah Pollutant Discharge Elimination System (UPDES) permits. The purpose of the SWMP is to establish a program which will effectively limit the discharge of pollutants from the Farmington City storm drainage system to the maximum extent practicable (MEP).

In an effort to prevent harmful pollutants from being carried by storm water runoff into local water bodies, this program outlines the implementation of controls in specific areas. The six minimum control measures addressed under the UPDES permit are:

1. Public Education and Outreach on Storm Water Impacts
2. Public Involvement/Participation
3. Illicit Discharge Detection and Elimination (IDDE)
4. Construction Site Storm Water Runoff Control
5. Long-Term Storm Water Management in Development and Redevelopment (Post-Construction Storm Water Management)
6. Pollution Prevention and Good Housekeeping for Municipal Operations

The SWMP includes the following information for each of the six minimum control measures:

- The Best Management Practices (BMPs) that the City will implement.
- The measurable goals for each of the BMPs.
- The persons/positions responsible for implementing or coordinating the BMPs.
- A rationale for how and why each of the BMPs and measurable goals for the program was selected.

Legal Authority

Federal

In 1972 Congress enacted the Clean Water Act (CWA). The primary purpose for this federal statute is to protect the nation's waters. The objective of the Act is the total elimination of the discharge of pollutants into the nation's waters. The NPDES is a provision of the CWA. This provision prohibits discharge of pollutants into waters of the United States unless a special permit is issued by the Environmental Protection Agency (EPA), a state, or another delegated agency. As authorized by the CWA, the NPDES permit program controls water pollution by regulating point sources that discharge into waters of the United States. Point sources are discreet conveyances such as pipes or man-made ditches.

Phase II of the NPDES permit program focuses on Small Municipal Separate Storm Sewer Systems (MS4s). The regulated entities must obtain coverage under an NPDES

storm water permit and implement a SWMP. The main objective of the program is to control point source pollution in urbanized areas to the maximum extent practicable.

State

The State Department of Environmental Quality (DEQ) administers the NPDES permit program in the State of Utah. The State has a General Permit. The DEQ issues UPDES permits under the State's General Permit.

County

Each of the 15 cities in Davis County files for separate permits. Although Farmington City has been issued a separate permit, the City works jointly with the Davis County Storm Water Coalition and the Davis County Health Department to facilitate a program addressing the first three minimum control measures:

1. Public Education and Outreach on Storm Water Impacts
2. Public Involvement/Participation
3. Illicit Connection and Illicit Discharge Detection and Elimination

Components of the Coalition's program include public education and training among joint partners in the County. The Davis County Health Department cooperates with illicit discharge detection and elimination.

City

Farmington is located in Davis County. The population of the community is estimated to be 21,000. The majority of the land use in the City is residential. There are some agricultural areas, and commercial development is increasing.

Farmington City will implement management practices that will effectively limit the discharge of pollutants from the storm drainage system, protect water quality, and satisfy the appropriate water quality requirements of the *Utah Water Quality Act*. The City has established legal authority to control discharges to and from the storm drainage system through a combination of statute, ordinance, permit, contract or order.

Management and oversight of the Farmington City Storm Water Management Program is funded by the Farmington City Storm Water Utility. The Farmington City SWMP is coordinated by the Storm Water Official.

SWMP Review and Modification

Farmington City will participate in an annual review of the SWMP. In conjunction with that review, an annual report will be prepared and submitted to the State. Any changes or modifications will be described and submitted. This review will include the following:

- A status review of the program implementation and compliance with the schedule of compliance contained in the SWMP
- A review of any revision or change of BMPs in the reporting year and assessment of the change or revision for effectiveness
- An overall assessment of the goals and direction of the SWMP and effectiveness of BMPs

An annual report will be submitted using the report form provided on the Division of Water Quality's (Division) website.

The SWMP may be modified in compliance with the following:

- Changes adding (but not subtracting) components, controls, or requirements to the SWMP may be made at any time upon written notification to the Division.
- Changes replacing an ineffective or unfeasible BMP specifically identified in the SWMP with an alternate BMP may be adopted at any time, provide the analysis is clearly outlined and subsequently approved by the Division. An analysis shall include:
    1. An explanation of why the BMP is ineffective or infeasible.
    2. Expectations or report on the effectiveness of the replacement BMP.
    3. An analysis of why the replacement BMP is expected to achieve the goals of the BMP to be replaced, or has achieved those goals.

- Change requests or notification must be made in writing and signed as required.

Chapter One
Public Education and Outreach

The purpose of this chapter is to define the outreach and education efforts that will be used to inform the public about storm water pollution issues in Farmington City. The City will continue to participate with the Davis County Storm Water Coalition in its efforts to provide public education and outreach to the citizens in Davis County.

Requirements

1. The City will participate in a public education and outreach program to promote behavior change by the public to reduce water quality impacts associate with pollutants in storm water runoff and illicit discharges. The effort will include a multimedia approach and shall be targeted and presented to specific audiences for increased effectiveness. Education and outreach efforts will include the following four audiences: (1) residents, (2) businesses, institutions, and commercial facilities, (3) developers and contractors (construction), and (4) MS4-owned or operated facilities. The minimum performance measures which should be based on land use and target audiences found within the community include:
    a. Targeting specific pollutants and pollutant sources determined by the Coalition or City to be impacting, or have the potential to impact, the beneficial uses of receiving water. This includes providing information and outreach activities which describe the potential impacts from storm water discharges; methods for avoiding, minimizing, reducing and/or eliminating the adverse impacts of storm water discharges and the actions individuals can take to improve water quality, including encouraging participation in local environmental stewardship activities, based on the land uses and target audiences found within the City.
    b. Provide and document information given to the general public of the City's prohibitions against and the water quality impacts associated with illegal discharges and improper disposal of waste.
    c. Provide and document information given to institutions, industrial, and commercial facilities on an annual basis of the Permittee's prohibition against and the water quality impacts associated with illicit discharges and improper disposal of waste.
    d. Providing information for engineers, construction contractors, developers, development review staff, and land use planners about the development of storm water pollution prevention plans (SWPPPs) and BMPs for reducing adverse impacts from storm water runoff from development sites.
    e. Provide and document information and training given to employees of Permittee owned or operated facilities concerning the Permittee's prohibition against and the water quality impacts associated with illicit discharges and improper disposal of waste.
    f. Providing and documenting training given to MS4 engineers, development and plan review staff, land use planners, and other parties as applicable to

learn about Low Impact Development (LID) practices, green infrastructure practices, and to communicate the specific requirements for post-construction control and the associated Best Management Practices (BMPs) chosen within the SWMP.

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Specific targeted pollutants and audiences were discussed in meetings with the Coalition members. Notes from those meetings are on record at Farmington City Hall.

Appendix A is a table showing the proposed activities of the Davis County Storm Water Coalition in which Farmington City will participate:

Measurable Goals

The table below represents measurable goals that are to be implemented and assessed during the permit term. The purpose of measurable goals is to gauge permit compliance and program effectiveness.

Measurable Goals- Public Education & Outreach			
Target Date	**BMP**	**Responsible Party**	**Rationale**
		DCSWC= Davis County Storm Water Coalition	
1st Year July, 2017	○ Provide funding and review of 4th grade outreach program and provide education for all 4th grade classes in Davis County in cooperation with the Davis County Storm Water Coalition	DCSWC	This fits in with the curriculum and reaches future adults in the community
	○ Provide funding and participate in annual Water Fair for 4th graders in cooperation with the Davis County Storm Water Coalition	DCSWC	This fits in with the curriculum and reaches future adults in the community
	○ Publish one article in the Farmington City Newsletter addressing local storm water issues	Ken Klinker	There is a need to educate residents. The newsletter reaches everyone with the water bill.
	○ Provide funding through the Davis County Storm Water Coalition for the Salt Lake County television ad campaign	DCSWC	This is a joint program with other counties which has been funded for several years to reach the maximum number of residents.
	○ Provide funding and support for contractor, municipal employee, developer, institutions, industrial and commercial facilities etc. training annually through the Davis County Storm Water Coalition	DCSWC	There is a need to fund training for these groups. The coalition can facilitate the training for all participating communities.
2nd Year July, 2018	○ Provide funding and review of 4th grade outreach program and provide education for all 4th grade classes in Davis County in cooperation with the Davis County Storm Water Coalition	DCSWC	This fits in with the curriculum and reaches future adults in the community
	○ Provide funding and participate in annual Water Fair for 4th graders in cooperation with the Davis County Storm Water Coalition	DCSWC	This fits in with the curriculum and reaches future adults in the community
	○ Publish one article in the Farmington City Newsletter addressing local storm water issues	Ken Klinker	There is a need to educate residents. The newsletter reaches everyone with the water bill.
	○ Provide funding through the Davis County Storm Water Coalition for the Salt Lake County television ad campaign	DCSWC	This is a joint program with other counties which has been funded for several years to reach the maximum number of residents.
	○ Provide funding and support for contractor, municipal employee, developer etc. training annually through the Davis County Storm Water Coalition	DCSWC	There is a need to fund these groups. The coalition can facilitate the training for all participating communities.

3rd Year July, 2019	○ Provide funding and review of 4th grade outreach program and provide education for all 4th grade classes in Davis County in cooperation with the Davis County Storm Water Coalition	DCSWC	This fits in with the curriculum and reaches future adults in the community
	○ Provide funding and participate in annual Water Fair for 4th graders in cooperation with the Davis County Storm Water Coalition	DCSWC	This fits in with the curriculum and reaches future adults in the community
	○ Publish one article in the Farmington City Newsletter addressing local storm water issues	Ken Klinker	There is a need to educate residents. The newsletter reaches everyone with the water bill.
	○ Provide funding through the Davis County Storm Water Coalition for the Salt Lake County television ad campaign	DCSWC	This is a joint program with other counties which has been funded for several years to reach the maximum number of residents.
	○ Provide funding and support for contractor, municipal employee, developer, institutions, industrial and commercial facilities etc. training annually through the Davis County Storm Water Coalition	DCSWC	There is a need to fund these groups. The coalition can facilitate the training for all participating communities.
4th Year July, 2020	○ Provide funding and review of 4th grade outreach program and provide education for all 4th grade classes in Davis County in cooperation with the Davis County Storm Water Coalition	DCSWC	This fits in with the curriculum and reaches future adults in the community
	○ Provide funding and participate in annual Water Fair for 4th graders in cooperation with the Davis County Storm Water Coalition	DCSWC	This fits in with the curriculum and reaches future adults in the community
	○ Publish one article in the Farmington City Newsletter addressing local storm water issues	Ken Klinker	There is a need to educate residents. The newsletter reaches everyone with the water bill.
	○ Provide funding through the Davis County Storm Water Coalition for the Salt Lake County television ad campaign	DCSWC	This is a joint program with other counties which has been funded for several years to reach the maximum number of residents.
	○ Provide funding and support for contractor, municipal employee, developer, institutions, industrial and commercial facilities etc. training annually through the Davis County Storm Water Coalition	DCSWC	There is a need to fund these groups. The coalition can facilitate the training for all participating communities.
5th Year July, 2021	○ Provide funding and review of 4th grade outreach program and provide education for all 4th grade classes in Davis County in cooperation with the Davis County Storm Water Coalition	DCSWC	This fits in with the curriculum and reaches future adults in the community
	○ Provide funding and participate in annual Water Fair for 4th graders in cooperation with the Davis County Storm Water Coalition	DCSWC	This fits in with the curriculum and reaches future adults in the community
	○ Publish one article in the Farmington City Newsletter addressing local storm water issues	Ken Klinker	There is a need to educate residents. The newsletter reaches everyone with the water bill.
	○ Provide funding through the Davis County Storm Water Coalition for the Salt Lake County television ad campaign	DCSWC	This is a joint program with other counties which has been funded for several years to reach the maximum number of residents.
	○ Provide funding and support for contractor, municipal employee, developer, institutions, industrial and commercial facilities etc. training annually through the Davis County Storm Water Coalition	DCSWC	There is a need to fund these groups. The coalition can facilitate the training for all participating communities.

Chapter Two
Public Involvement and Participation

The purpose of this chapter is to outline a plan to include public involvement and participation in the process for developing this Storm Water Management Program.

Requirements

1. The City must implement a program that complies with applicable state and local public notice requirements. The SWMP shall include ongoing opportunities for public involvement and participation such as advisory panels, public hearings, watershed committees, stewardship programs, environmental activities, other volunteer opportunities, or other similar activities. The City should involve all potentially affected stakeholder groups, which include but are not limited to, commercial and industrial businesses, trade associations, environmental groups, homeowners associations, and education organizations. The minimum performance measures will be:
    a. The City shall adopt a program or policy directive to create opportunities for the public to provide input during the decision making processes involving the development, implementation and update of the SWMP, including development and adoption of all required ordinances and regulatory mechanisms.
    b. The City will make the latest updated version of the SWMP available to the public for review and input. A current version of the SWMP will remain available for public review and input for the life of the permit. The City will post the latest version of the SWMP on its website to allow the public to review and provide input.
    c. Notice of all SWMP-related public hearings should be published in a community publication or newspaper of general circulation to provide opportunities for public involvement.

Measurable Goals

Measurable Goals- Public Involvement & Participation			
Target Date	**BMP**	**Responsible Party**	**Rationale**
1st Year July, 2017	○ Hold a public hearing to provide input and adopt the SWMP	Farmington City	Want to receive public review and input
	○ Participate in Storm Water Coalition meetings which include input from private sector representatives	Ken Klinker	Helps us to work together to address issues and get input from the private sector
	○ Post SWMP on Farmington City Website and request public input into program	Ken Klinker	Permit requirement and desire to have public input
	○ Respond to all comments received concerning SWMP	Ken Klinker	Permit requirement and desire to address public concerns
	○ Revise SWMP on an annual basis if needed	Ken Klinker	Permit requirement
2nd Year July, 2018	○ Hold a public meeting to solicit input on potential changes to the SWMP	Farmington City	Want to receive public review and input
	○ Participate in Storm Water Coalition meetings which include input from private sector representatives	Ken Klinker	Helps us to work together to address issues and get input from the private sector
	○ Post the SWMP on the Farmington City Website and request public input into program	Ken Klinker	Permit requirement and desire to have public input
	○ Respond to all comments received concerning SWMP	Ken Klinker	Permit requirement and desire to address public concerns
	○ Revise SWMP on an annual basis if needed	Ken Klinker	Permit requirement
3rd Year July, 2019	○ Hold a public meeting to solicit input on potential changes to the SWMP	Farmington City	Want to receive public review and input
	○ Participate in Storm Water Coalition meetings which include input from private sector representatives	Ken Klinker	Helps us to work together to address issues and get input from the private sector
	○ Post the SWMP on the Farmington City Website and request public input into program	Ken Klinker	Permit requirement and desire to have public input
	○ Respond to all comments received concerning SWMP	Ken Klinker	Permit requirement and desire to address public concerns
	○ Revise SWMP on an annual basis if needed	Ken Klinker	Permit requirement
4th Year July, 2020	○ Hold a public meeting to solicit input on potential changes to the SWMP	Farmington City	Want to receive public review and input
	○ Participate in Storm Water Coalition meetings which include input from private sector representatives	Ken Klinker	Helps us to work together to address issues and get input from the private sector
	○ Post the SWMP on the Farmington City Website and request public input into program	Ken Klinker	Permit requirement and desire to have public input
	○ Respond to all comments received concerning SWMP	Ken Klinker	Permit requirement and desire to address public concerns
	○ Revise SWMP on an annual basis if needed	Ken Klinker	Permit requirement

5th Year July, 2021	○ Hold a public meeting to solicit input on potential changes to the SWMP	Farmington City	Want to receive public review and input
	○ Participate in Storm Water Coalition meetings which include input from private sector representatives	Ken Klinker	Helps us to work together to address issues and get input from the private sector
	○ Post the SWMP on the Farmington City Website and request public input into program	Ken Klinker	Permit requirement and desire to have public input
	○ Respond to all comments received concerning SWMP	Ken Klinker	Permit requirement and desire to address public concerns
	○ Revise SWMP on an annual basis if needed	Ken Klinker	Permit requirement

Chapter Three
Illicit Discharge Detection and Elimination

The purpose of this chapter is to outline a program designed to systematically find and eliminate sourced of non-storm water discharges from the Farmington storm water system and to implement defined procedures to prevent illicit connections and discharges.

Farmington City will work with the Davis County Public Health Department, which maintains an illicit discharge reporting hotline, to evaluate illicit discharges and assure that they are stopped and properly cleaned up.

Requirements

Farmington City will:

1. Maintain a current storm sewer system map of the City, showing the location of all municipal storm sewer outfalls and the names and location of all state waters that receive discharges from those outfalls, storm drain pipes, and other storm water conveyance structures within the system.
2. Effectively prohibit, through ordinances or other regulatory mechanisms, illicit discharges to the MS4, including spills, illicit connections, illegal dumping and sanitary sewer overflows ("SSOs") into the storm sewer system, require removal of such discharges consistent with Part 4.2.3.6. of the permit, and implement appropriate enforcement procedures and actions.
3. The IDDE program must have adequate legal authority to detect, investigate, eliminate and enforce against non-storm water discharges, including illegal dumping, into the MS4. Adequate legal authority consists of an effective ordinance, by-law, or other regulatory mechanism. The documented IDDE program that is included in the City's SWMP must include a reference or citation of the authority the City will use to implement all aspects of the IDDE program.
4. Implement a written plan to detect and address non-storm water discharges to the MS4, including spills, illicit connections, sanitary sewer overflows and illegal dumping.

Ordinance for Illicit Discharges

Farmington City Ordinance 16-04-140 addresses illicit discharges to the storm water system. The Storm Water Ordinance, Title 16, provides for penalties for violating the ordinance.

Measurable Goals- IDDE			
Target Date	**BMP**	**Responsible Party**	**Rationale**
1st Year July, 2017	○ Develop the IDDE Program for the City.	Ken Klinker	Permit requirement
	○ Adopt the IDDE Program after receiving public input at a public hearing.	Farmington City	Will provide authority to carry out the program, and allow citizens to provide input
	○ Create a list of priority areas likely to have illicit discharges	Ken Klinker	Permit Requirement- will be part of IDDE
	○ Inspect 100% of priority areas identified and 20% of other areas.	Nash Jeppsen	Permit requirement
	○ Produce a Field Inspection Form to document findings of inspections.	Ken Klinker	Will need this to document inspections
	○ Develop SOPs for tracing the source of an illicit discharge.	Ken Klinker	Will be part of IDDE program
	○ Develop SOPs for characterizing the nature of, and the potential public or environmental threat posed by any detected illicit discharge.	Ken Klinker	Will be part of IDDE program
	○ Develop SOPs for ceasing illicit discharges.	Ken Klinker	Will be part of IDDE
	○ Develop a written spill/dumping response procedure and flow chart.	Farmington City	Public works needs to have this as part of their SOP
	○ Provide employee training about the IDDE program.	Ken Klinker	Permit requirement and desire to educate employees
2nd Year July, 2018	○ Implement the IDDE program for the City.	Ken Klinker	Permit requirement
	○ Implement the SOPs for tracing sources of Illicit discharges.	Ken Klinker	Permit requirement
	○ Implement SOPs for characterizing the nature of, and the potential public or environmental threat posed by any detected illicit discharge.	Ken Klinker	Permit requirement
	○ Inspect 100% of priority areas identified and 20% of other areas and document all inspections.	Nash Jeppsen	Permit requirement
	○ Update storm water system map to include any new discharge points.	Nash Jeppsen/ Dennis Allen (GIS)	Permit requirement/ need updated info to be effective
	○ Input results of inspections in GIS data base.	Nash Jeppsen	Need efficient way to track inspections and problems
	○ Monitor suspected outfalls.	Nash Jeppsen	Permit requirement/ need to address issues
	○ Identify and fix sources of illicit discharge.	Nash Jeppsen/Ken Klinker	Permit requirement/ need to address issues
	○ Provide employee training about the IDDE program.	Ken Klinker/Nash Jeppsen	Permit requirement and desire to educate employees

3rd Year July, 2019	○ Inspect 100% of priority areas identified and 20% of other areas and document all inspections ○ Update storm water system map to include any new discharge points. ○ Input results of inspections in GIS data base. ○ Monitor suspected outfalls. ○ Identify and fix sources of illicit discharge. ○ Review ordinance and revise to meet needs identified in IDDE program that are not currently addressed. ○ Provide employee training about the IDDE program.	Nash Jeppsen Nash Jeppsen /Dennis Allen (GIS) Dennis Allen (GIS) Nash Jeppsen Ken Klinker/ Nash Jeppsen Ken Klinker /Farmington City Ken Klinker/ Nash Jeppsen	Permit requirement Permit requirement/ need updated info to be effective Need efficient way to track inspections and problems Permit requirement/ need to address issues Permit requirement/ need to address issues Want to make sure ordinance address needs of the IDDE program Permit requirement and desire to educate employees
4th Year July, 2020	○ Inspect 100% of priority areas identified and 20% of other areas and document all inspections ○ Update storm water system map to include any new discharge points. ○ Input results of inspections in GIS data base. ○ Monitor suspected outfalls. ○ Identify and fix sources of illicit discharge. ○ Review ordinance and revise to meet needs identified in IDDE program that are not currently addressed. ○ Provide employee training about the IDDE program.	Nash Jeppsen Nash Jeppsen /Dennis Allen (GIS) Dennis Allen (GIS) Nash Jeppsen Ken Klinker/ Nash Jeppsen Ken Klinker /Farmington City Ken Klinker/ Nash Jeppsen	Permit requirement Permit requirement/ need updated info to be effective Need efficient way to track inspections and problems Permit requirement/ need to address issues Permit requirement/ need to address issues Want to make sure ordinance addresses needs of the IDDE program Permit requirement and desire to educate employees
5th Year July, 2021	○ Inspect 100% of priority areas identified and 20% of other areas and document all inspections ○ Update storm water system map to include any new discharge points. ○ Input results of inspections in GIS data base. ○ Monitor suspected outfalls. ○ Identify and fix sources of illicit discharge. ○ Review ordinance and revise to meet needs identified in IDDE program that are not currently addressed.	Nash Jeppsen Nash Jeppsen /Dennis Allen (GIS) Dennis Allen (GIS) Nash Jeppsen Ken Klinker/ Nash Jeppsen Ken Klinker /Farmington City	Permit requirement Permit requirement/ need updated info to be effective Need efficient way to track inspections and problems Permit requirement/ need to address issues Permit requirement/ need to address issues Want to make sure ordinance addresses needs of the IDDE program

	○ Provide employee training about the IDDE program.	Ken Klinker/ Nash Jeppsen	Permit requirement and desire to educate employees

The City will notify DEQ whenever it discovers or suspects that a discharger may need a separate UPDES Permit (e.g., Industrial Storm Water Permit, Dewatering Permit),

Chapter Four

Construction Site Storm Water Runoff Control

The purpose of this chapter is to outline a program designed to reduce pollutants in storm water from construction sites. This will be achieved through a combination of structural and non- structural BMPs. This section addresses water quality concerns for construction sites with a land disturbance greater than equal to one acre, including projects that are less than one acre that are part of a larger common plan of development or sale.

Requirements

Farmington City will:

Enforce the storm water ordinance (Title 16 of the Farmington City Ordinances) which requires erosion and sediment controls for construction projects disturbing greater than or equal to one acre and to construction project of less than one acre that are part of a common plan of development or sale.

1. Require construction operators or developers to prepare a Storm Water Pollution Prevention Plan (SWPPP) and apply BMPs as necessary to protect water quality, reduce the discharge of pollutants, and control waste such as, but not limited to, discarded building materials, concrete truck washout, chemicals litter and sanitary waste at the construction site that may cause adverse impacts to water quality.
2. Ensure construction operators obtain and maintain coverage under the current UPDES Storm Water General Permits for Construction Activities for the duration of the project.
3. Develop an enforcement strategy and implement the enforcement provisions of the ordinance, including:
    a. Documented procedures that include specific processes and sanctions to minimize the occurrence of, and obtain compliance from violators which shall include appropriate, escalating enforcement procedures and actions.
    b. Documentation and tracking of all enforcement actions.
4. Require access by qualified personnel to inspect construction storm water BMPs on private properties that discharge to the City.
5. Adopt and implement procedures for site plan review which incorporate consideration of potential water quality impacts. Prior to construction the City will:
    a. Review construction Storm Water Pollution Preventions Plans (SWPPPs) and keep records for, at a minimum, all construction sites that disturb one acre or more, or are less than one acre and are part of a common plan of development. The City will keep copies of these records for five years or until construction is completed, whichever is longer.
    b. The City will provide training for all staff involved in permitting, planning, and review.
6. The City will adopt and implement procedures for site inspection and enforcement of construction storm water pollution control measures. The construction site storm water runoff control program will provide:

a. Training for staff on the fundamentals of erosion prevention and sediment control and in how to review SWPPPs;
b. Identification of priority construction activities, including at a minimum those construction activities discharging directly into or immediately upstream of waters that the state recognizes as impaired or high quality;
c. Review of all SWPPPs prior to construction;
d. Pre-construction meetings with at a minimum, construction site operators of priority construction activities;
e. Inspections by the City of priority construction sites at least bi-weekly.
f. Inspections of all new construction sites that disturb one acre or more, or are part of a common plan of development or sale at least monthly by qualified personnel.
g. An adopted procedure for keeping records of inspections and enforcement actions by staff, including inspection reports, verbal warnings, stop work orders, warning letters, noticed of violations, and other enforcement records.

Measurable Goals- Construction Site Storm Water Runoff Control

Measurable Goals- Construction Site Storm Water Runoff Control			
Target Date	**BMP**	**Responsible Party**	**Rationale**
1st Year July, 2017	○ Review Title 16 and identify areas where it is not equivalent to the technical requirements set forth in the UPDES Storm Water General Permit for Construction Activities, UTR00000 and MS4 General UPDES Permit No. UTR090006.	Ken Klinker/ Attorney	The ordinance we are to enforce needs to allow us to do the things required by the permit.
	○ Develop a written enforcement strategy.	Ken Klinker	To allow a clear understanding of what is expected
	○ Review all SWPPPs prior to construction.	Ken Klinker	Permit requirement
	○ Inspect all construction sites requiring a permit at least monthly and document inspections.	Nash Jeppsen	Permit requirement
	○ Inspect priority construction sites at least biweekly and document inspections	Nash Jeppsen	Permit requirement
	○ Take all necessary follow-up action and track and document them.	Nash Jeppsen	Permit requirement
	○ Take all necessary follow-up action and track and document them.	Nash Jeppsen	Permit requirement
	○ Maintain records of all projects requiring a permit.	Nash Jeppsen/ Ken Klinker	Permit requirement
	○ Track all training of enforcement staff.	Ken Klinker	Permit requirement
2nd Year July, 2018	○ Implement the enforcement strategy	Ken Klinker/ Nash Jeppsen	Permit requirement
	○ Review all SWPPPs prior to construction.	Ken Klinker	Permit requirement
	○ Identify priority construction sites	Nash Jeppsen	Permit requirement
	○ Inspect all construction sites requiring a permit at least monthly and document inspections.	Nash Jeppsen	Permit requirement
	○ Inspect priority construction sites at least biweekly and document inspections.	Nash Jeppsen	Permit requirement
	○ Take all necessary follow-up action and track and document them.	Nash Jeppsen	Permit requirement
	○ Maintain records of all projects requiring a permit.	Ken Klinker/ Nash Jeppsen	Permit requirement
	○ Track all training of enforcement staff.	Ken Klinker	Permit requirement
	○ Revise Title 16 to address any issues identified during the year.	Ken Klinker/ Farmington City	Need to update ordinance to address any issues of concern identified while enforcing policies

3rd Year July, 2019	○ Identify priority construction sites ○ Inspect all construction sites requiring a permit at least monthly and document inspections. ○ Inspect priority construction sites at least biweekly and document inspections. ○ Take all necessary follow-up action and track and document them. ○ Maintain records of all projects requiring a permit. ○ Attend at least one training opportunity which addresses storm water pollution prevention compliance. ○ Require SWPPPs for all developments meeting minimum threshold requirements ○ Review all SWPPPs prior to construction. ○ Track all training of enforcement staff. ○ Revise Title 16 to address any issues identified during the year.	Nash Jeppsen Nash Jeppsen Nash Jeppsen Nash Jeppsen Ken Klinker/ Nash Jeppsen Ken Klinker Ken Klinker Ken Klinker Ken Klinker/ Farmington City	Permit requirement Permit requirement Permit requirement Permit requirement Permit requirement Need to remain up-to-date on storm water issues Permit requirement Permit requirement Permit requirement Need to update ordinance to address any issues of concern identified while enforcing policies
4th Year July, 2020	○ Identify priority construction sites ○ Inspect all construction sites requiring a permit at least monthly and document inspections. ○ Inspect priority construction sites at least biweekly and document inspections. ○ Take all necessary follow-up action and track and document them. ○ Maintain records of all projects requiring a permit. ○ Attend at least one training opportunity which addresses storm water pollution prevention compliance. ○ Require SWPPPs for all developments meeting minimum threshold requirements ○ Review all SWPPPs prior to construction. ○ Track all training of enforcement staff. ○ Revise Title 16 to address any issues identified during the year.	Nash Jeppsen Nash Jeppsen Nash Jeppsen Nash Jeppsen Ken Klinker/ Nash Jeppsen Ken Klinker Ken Klinker Ken Klinker Ken Klinker/ Farmington City	Permit requirement Permit requirement Permit requirement Permit requirement Permit requirement Need to remain up-to-date on storm water issues Permit requirement Permit requirement Permit requirement Need to update ordinance to address any issues of concern identified while enforcing policies

5th Year July, 2021	○ Identify priority construction sites ○ Inspect all construction sites requiring a permit at least monthly and document inspections. ○ Inspect priority construction sites at least biweekly and document inspections. ○ Take all necessary follow-up action and track and document them. ○ Maintain records of all projects requiring a permit. ○ Attend at least one training opportunity which addresses storm water pollution prevention compliance. ○ Require SWPPPs for all developments meeting minimum threshold requirements ○ Review all SWPPPs prior to construction. ○ Track all training of enforcement staff. ○ Revise Title 16 to address any issues identified during the year.	Nash Jeppsen Nash Jeppsen Nash Jeppsen Nash Jeppsen Ken Klinker/ Nash Jeppsen Ken Klinker Ken Klinker Ken Klinker Ken Klinker/ Farmington City	Permit requirement Permit requirement Permit requirement Permit requirement Permit requirement Need to remain up-to-date on storm water issues Permit requirement Permit requirement Permit requirement Need to update ordinance to address any issues of concern identified while enforcing policies

Chapter Five

Long-Term Storm Water Management in New Development and Redevelopment

The City will develop, implement and enforce a program to address post-construction storm water runoff to the City from new development and redevelopment projects according to the minimum performance measures listed below. The objective is for the hydrology of a new development to mirror the pre-development hydrology of the previously undeveloped site or to improve the hydrology of a redeveloped site and reduce the discharge of storm water. The program applies to private and public development sites, including roads.

Requirements

The minimum performance measures are:

1. Develop and adopt an ordinance or other regulatory mechanism that requires post-construction storm water controls at new development and redevelopment sites. The ordinance or other regulatory mechanism shall apply, at a minimum, to new development and redevelopment sites that discharge to the City and that disturb one acre or more or are less than one acre and are part of a common plan of development or sale. The ordinance shall require BMP selection, design, installation, operation and maintenance standards necessary to protect water quality and reduce the discharge of pollutants to the City.
2. Develop an enforcement strategy and implement the enforcement provisions of the ordinance. Procedures for enforcement of BMPs include:
   a. Procedures that include specific processes and sanctions to minimize the occurrence of, and obtain compliance from, chronic and recalcitrant violators which shall include appropriate escalating enforcement procedures and actions.
   b. Documentation on how the requirements of the ordinance will protect water quality and reduce the discharge of pollutants to the MEP. Documentation shall include:
      i. How storm water BMPs were selected;
      ii. The pollutant removal expected from the selected BMPs; and
      iii. The technical basis which supports the performance claims for the selected BMPs.
3. Develop a new development/redevelopment program that has requirements or standards to ensure that any storm water controls or management practices for new development or redevelopment will prevent or minimize impacts to water quality. BMPs must be selected that address pollutants known to be discharged or anticipated to be discharged from the site.
4. The City's new development/redevelopment program shall include nonstructural BMPs such as requirements and standards to minimize development in areas susceptible to erosion and sediment loss; to minimize the disturbance of native soils and vegetation; to preserve areas in the municipality that provide important water quality benefits; to implement measures for flood control; and to protect the integrity of natural resources and sensitive areas.

5. Develop a new development/redevelopment program that includes a process which requires the evaluation of a Low Impact Development (LID) approach which encourages the implementation of structural BMPs that infiltrate, evapotranspire or harvest and use storm water from the site to protect water quality. Structural controls may include green infrastructure practices such as rainwater harvesting, rain gardens, permeable pavements, and vegetated swales. If an LID approach cannot be utilized, the City must document an explanation of the reasons preventing this approach and the rationale for the chosen alternative controls on a case by case basis for each project.
6. Develop a plan to retrofit existing developed sites that are adversely impacting water quality. The retrofit plan will be developed to emphasize controls that infiltrate evapotranspire or harvest and use storm water discharges. The plan will include the ranking of control measures to determine those best suited for retrofitting as well as those that could later be considered for retrofitting. The following will be included when developing the criteria for the retrofit plan:
   a. Proximity to water body
   b. Status of waterbody to protect unimpaired waterbodies
   c. Hydrologic condition of the receiving waterbody
   d. Proximity to sensitive ecosystem or protected area
   e. Any upcoming sites that could be further enhanced by retrofitting storm water controls
7. Define a specific hydrologic method or methods for calculating runoff volumes and flow rates to ensure consistent sizing of structural BMPs and to facilitate plan review. Other unique or complex methodologies may be allowed. After October 1, 2016, new development or redevelopment projects that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale must manage rainfall on-site, and prevent the off-site discharge of the precipitation from all rainfall events less than or equal to the 90th percentile rainfall event. This objective must be accomplished by the use of practices that are designed, constructed, and maintained to infiltrate, evapotranspire and/or harvest and reuse rainwater. The 90th percentile rainfall event is the event whose precipitation total is greater than or equal to 90 percent of all storm events over a given period of record. If meeting this retention standard is technically infeasible, a rationale shall be provided on a case by case basis for the use of alternative design criteria. The project must document and quantify that infiltration, evapotranspiration and rainwater harvesting have been used to the maximum extent technically feasible and that full employment of these controls are infeasible due to site constraints.
8. Adopt and implement procedures for site plan review which incorporate consideration of water quality impacts. The procedures shall apply through the life of the project from conceptual design to project closeout. Prior to construction the City will:
   a. Review post-construction plans for, at a minimum, all new development and redevelopment sites that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale, to ensure that the plans include long-term storm water management measures that meet the requirements of this minimum control measure

b. Provide developers and contractors with preferred design specifications to more effectively treat storm water for different development types such as industrial parks, commercial strip malls, retail gasoline outlets, restaurants, parking lots, automotive service facilities, street and road construction and projects located in, adjacent to or discharging to environmentally sensitive areas.
c. Keep a representative copy of information that is provided to design professionals; and if information is distributed to a large number of design professionals at one, the dates of the mailings and lists of recipients.

9. Adopt and implement SOPs or similar type of documents for site inspection and enforcement of post-construction storm water control measures. These measures will ensure adequate long-term operation and maintenance of approved storm water control measures.
   a. The ordinance will include provisions for both construction-phase and post-construction access for the City to inspect storm water control measures on private properties that discharge to the storm sewer system to ensure that adequate maintenance is being performed. The ordinance may, in lieu of requiring that the Permittee's staff inspect and maintain storm water controls on private property, instead require private property owner/operators or qualified third parties to conduct maintenance and provide annual certification that adequate maintenance has been performed and the structural controls are operating as designed to protect water quality. In this case, the City must require a maintenance agreement addressing maintenance requirements for any control measures installed on site. The agreement must allow the City to conduct oversight inspections of the storm water control measures and also account for transfer of responsibility in leases and/or deeds. The agreement must also allow the City to perform necessary maintenance or corrective actions neglected by the property owner/operator, and bill or recoup costs from the property owner/operator as needed
   b. Permanent structural BMPs will be inspected at least once during installation by qualified personnel. Upon completion, the City must verify that long-term BMPs were constructed as designed.
   c. Inspections and any necessary maintenance must be conducted annually by either the City or through a maintenance agreement, the property owner/operator. On sites where the property owner/operator is conducting maintenance, the City shall inspect those storm water control measures at least once every five years, or more frequently as determined by the City to verify and ensure that adequate maintenance is being performed. The City will document its findings in an inspection which includes the following:
      i. Inspection date;
      ii. Name and signature of inspector;
      iii. Project location;
      iv. Current ownership information;
      v. A description of the condition of the storm water control measure including the quality of: vegetation and soil; inlet and outlet channels and structures; catch basins; spillways; weirs, and other control structures; and sediment and debris accumulation in storage as well as in and around the inlet and outlet structures;

vi. Specific maintenance issues or violations found that need to be corrected by the property owner or operator along with deadlines and reinspection dates.

9. Provide adequate training for all staff involved in post-construction storm water management, planning and review, and inspections and enforcement. Training will be provided or made available for staff in the fundamentals of long-term storm water management through the use of structural and non-structural control methods. The training records kept will include dates, activities or course descriptions, and names and positions of staff in attendance. The City shall ensure that all new hires are trained upon hire and before commencing storm water related duties and annually thereafter, at a minimum. Follow-up training shall be provided as needed to address changes in procedures, methods or staffing.
10. Maintain an inventory of all post-construction structural storm water control measures installed and implemented at new development and redeveloped sites that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale. The inventory will include both public and private sector sites located within the City's service area.
    a. Each entry in the inventory will include basic information on each project, such as project's name, owner's name and contact information, location, start/end date, etc. In addition, inventory entries will include the following for each project;
        i. Short description of each storm water control measure (type number, design or performance specifications);
        ii. Short description of maintenance requirements (frequency of required maintenance and inspections); and
        iii. Inspection information (date, findings, follow up activities, prioritization of follow-up activities, compliance status).
    b. Based on inspection constructed, the City will update the inventory as appropriate where changes occur in property ownership or the specific control measures implemented at the site.

Measurable Goals- Long-Term Storm Water Management In New Development and Redevelopment			
Target Date	**BMP**	**Responsible Party**	**Rationale**
1st Year July, 2017	○ Review ordinances and make sure they contain all regulations required by Permit # UTR090006.	Ken Klinker	Need to make sure our ordinance requires all that is required by the Permit
	○ Revise ordinance to include any missing items.	Klinker/Attorney/City	Need to have an updated ordinance
	○ Develop a written enforcement strategy	Ken Klinker/ Nash Jeppsen	Permit requirement
	○ Provide documentation on how the ordinance meets 4.2.5.2.2 of Permit # UTR090006	Ken Klinker	Permit requirement
	○ Implement process to evaluate Low Impact Development (LID) approach for site development	Ken Klinker	Permit requirement
	○ Use the "Rational Method" for calculating runoff volumes and flow rates unless another method is approved by the City Engineer	Ken Klinker / Engineer	This is the method suggested in Farmington City Development Standards 11-30-105 in the Subdivision Ordinance
	○ Implement procedures for site plan review which incorporate consideration of water quality impacts	Ken Klinker	Permit requirement
	○ Review all SWPPPs to ensure plans include long-term storm water management measures	Ken Klinker	Permit requirement
	○ Develop an inventory of all post-construction structural storm water control measures	Ken Klinker/ Public Works	Permit requirement
	○ Develop SOP for site inspection and enforcement of post-construction storm water control measures	Ken Klinker/Nash Jeppsen	Permit requirement
	○ Develop a schedule for inspecting existing long-term storm water management facilities	Ken Klinker/ Nash Jeppsen	Permit requirement
	○ Provide training for staff involved in post-construction storm water management, planning and review, and inspection and enforcement.	Ken Klinker/Nash Jeppsen	Permit requirement Permit requirement

2nd Year July, 2018	○ Implement the plan to retrofit existing developed sites that are adversely impacting water quality ○ Implement procedures for site plan review which incorporate consideration of water quality impacts ○ Provide preferred design specifications to more effectively treat storm water to developers and contractors ○ Review all SWPPPs to ensure plans include long-term storm water management measures ○ Develop and provide preferred design specifications to more effectively treat storm water to developers and contractors ○ Inspect scheduled long-term storm water management facilities ○ Provide training for new staff involved in post-construction storm water management, planning and review, and inspection and enforcement ○ Maintain and update the inventory of all post-construction structural storm water control measures	Ken Klinker/ Planning/Public Works Ken Klinker Ken Klinker/City Engineer Ken Klinker /DCSWC/Engineer Nash Jeppsen Ken Klinker Ken Klinker/Nash Jeppsen Ken Klinker	Permit requirement Permit requirement Permit requirement Permit requirement Permit requirement Permit requirement Permit requirement Permit requirement
3rd Year July, 2019	○ Review all SWPPPs to ensure plans include long-term storm water management measures ○ Provide preferred design specifications to more effectively treat storm water to developers and contractors ○ Inspect scheduled long-term storm water management facilities ○ Provide training for new staff involved in post-construction storm water management, planning and review, and inspection and enforcement ○ Maintain and update the inventory of all post-construction structural storm water control measures ○ Implement the plan to retrofit existing developed sites that are adversely impacting water quality ○ Implement procedures for site plan review which incorporate consideration of water quality impacts	Ken Klinker Ken Klinker Nash Jeppsen Ken Klinker/Nash Jeppsen Ken Klinker Ken Klinker/ Planning/Public Works Ken Klinker	Permit requirement Permit requirement Permit requirement Permit requirement Permit requirement Permit requirement Permit requirement

4th Year July, 2020	○ Review all SWPPPs to ensure plans include long-term storm water management measures ○ Provide preferred design specifications to more effectively treat storm water to developers and contractors ○ Inspect scheduled long-term storm water management facilities ○ Provide training for new staff involved in post-construction storm water management, planning and review, and inspection and enforcement ○ Maintain and update the inventory of all post-construction structural storm water control measures ○ Implement the plan to retrofit existing developed sites that are adversely impacting water quality ○ Implement procedures for site plan review which incorporate consideration of water quality impacts	Ken Klinker Ken Klinker Nash Jeppsen Ken Klinker/Nash Jeppsen Ken Klinker Ken Klinker/ Planning/Public Works Ken Klinker	Permit requirement Permit requirement Permit requirement Permit requirement Permit requirement Permit requirement Permit requirement
5th Year July, 2021	○ Review all SWPPPs to ensure plans include long-term storm water management measures ○ Provide preferred design specifications to more effectively treat storm water to developers and contractors ○ Inspect scheduled long-term storm water management facilities ○ Provide training for new staff involved in post-construction storm water management, planning and review, and inspection and enforcement ○ Maintain and update the inventory of all post-construction structural storm water control measures ○ Implement the plan to retrofit existing developed sites that are adversely impacting water quality ○ Implement procedures for site plan review which incorporate consideration of water quality impacts	Ken Klinker Ken Klinker Nash Jeppsen Ken Klinker/Nash Jeppsen Ken Klinker Ken Klinker/ Planning/Public Works Ken Klinker	Permit requirement Permit requirement Permit requirement Permit requirement Permit requirement Permit requirement Permit requirement

Chapter 6
Pollution Prevention and Good Housekeeping For Municipal Operations

The City will implement the operations and maintenance (O&M) program for City-owned or operated facilities, municipal operations, and structural storm water controls which include standard operating procedures (SOPs), pollution prevention BMPs, storm water pollution prevention plans or similar type of documents, and a training component that have the ultimate goal of preventing or reducing the runoff of pollutants to the City's storm water system and the Waters of the State from municipal operations and facilities.

Requirements

The minimum performance measures will be as follows:

1. The City will develop and keep current a written inventory of City-owned or operated facilities and storm water control.
2. The City will assess the written inventory of City-owned or operated facilities, operations and storm water controls for their potential to discharge to storm water the following typical urban pollutants: sediment, nutrients, metals, hydrocarbons (e.g., benzene, toluene, ethylbenxene and xylene), pesticides, chlorides, and trash. The City will also determine additional pollutants associated with its facilities that could be found in storm water discharges. A description of the assessment process and findings will be included in this SWMP document.
3. The City will identify as "high-priority" those facilities or operations that have a high potential to generate storm water pollutants. Among the factors that must be considered in giving a facility a high priority ranking is the amount of urban pollutants stored at the site, the identification of improperly stored materials, activities that must be performed outside (e.g., changing automotive fluids), proximity to waterbodies, poor housekeeping practices, and discharge of pollutant(s) of concern to impaired water(s).
   a. Each "high-priority" facility will develop facility-specific standard operating procedures (SOPs) that include appropriate pollution prevention and good housekeeping procedures for all of the following types of facilities and/or activities:
      i. Buildings and facilities
      ii. Material storage areas, heavy equipment storage areas and maintenance areas
      iii. Parks and open spaces
      iv. Vehicle and equipment
      v. Roads, highways, and parking lots
      vi. Storm water collection and conveyance systems
      vii. Other facilities and operations not listed above
4. The City will maintain an inventory of all floor drains inside all City-owned or operated buildings.
5. The City will maintain an inventory including a map of all storm drains located on the property of all City-owned or operated buildings and facilities. The City will ensure

that only storm water is allowed into these drains and that the appropriate BMPs are in place to minimize pollutants from entering the MS4.

6. By September 1, 2016, the City shall develop and implement a Storm Water Pollution Prevention Plan (SWPPP) or similar type document for each "high-priority" Permittee-owned or operated facility. The SWPPP shall identify potential sources of pollution that may reasonably be expected to affect the quality of storm water discharges associated with activity from the facility. The SWPPP shall describe and ensure the implementation of standard operating practices (SOPs) that are to be used to reduce the pollutants in storm water discharges associated with activity at the facility and to ensure compliance with the terms and conditions of this Permit. This document shall be tailored and retained at all "high priority" facility locations. The SWPPP shall include a site map showing the following information:
   a. Property boundaries;
   b. Buildings and impervious surfaces;
   c. Directions of storm water flow (use arrows);
   d. Locations of structural control measures;
   e. Location and name of the nearest defined drainage(s) which could receive runoff from the facility, whether it contains water or not;
   f. Locations of all storm water conveyances including ditches, pipes, basins, inlets, and swales;
   g. Locations where the following activities are exposed to storm water:
      i. Fixed fueling operations;
      ii. Vehicle and equipment maintenance and/or cleaning areas;
      iii. Brine making areas;
      iv. Loading/unloading areas;
      v. Waste storage or disposal areas;
      vi. Liquid storage tanks;
      vii. Process and equipment operating areas;
      viii. Materials storage or disposal areas;
      ix. Locations where significant spills or leaks have occurred;
      x. Locations of all visual storm water monitoring points;
      xi. Locations of storm water inlets and outfalls, with a unique identification code for each outfall and an approximate outline of the areas draining to each outfall;
      xii. Locations of all non-storm water discharges;
      xiii. Locations of sources of run-on to your site from adjacent property
7. The following inspections shall be conducted at "high priority" Permittee-owned or operated facilities:
   a. Weekly visual inspections. The City will look for evidence of spills and immediately clean them up to prevent contact with precipitation or runoff. The weekly inspections will be tracked in a log for every facility and records kept with the SWMP document. The inspection log should also include any identified deficiencies and the corrective actions taken to fix the deficiencies.
   b. At least once per quarter, a comprehensive inspection of "high priority" facilities, including all storm water controls, must be performed, with specific attention paid to waste storage areas, dumpsters, vehicle and equipment maintenance/fueling

areas, material handling areas, and similar pollutant generating areas. The quarterly inspection results must be documented and records kept with the SWMP document. This inspection must be done in accordance with the developed SOPs. An inspection report must also include any identified deficiencies and the corrective actions taken to remedy the deficiencies.

c. At least once per quarter, the City must visually observe the quality of the storm water discharges from the "high priority" facilities (unless climate conditions preclude doing so, in which case the Permittee must attempt to evaluate the discharges four times during the wet season). Any observed problems (e.g., color, foam, sheen, turbidity) that can be associated with pollutant sources or controls must be remedied to prevent discharge to the storm drain system. Visual observations must be documented and records kept with the SWMP document. This inspection must be done in accordance with the developed SOPs. The inspection report must also include any identified deficiencies and the corrective actions taken to remedy the deficiencies.

8. SOPs shall be developed and implemented for the following types of facilities and/or activities listed below:

a. Buildings and facilities: SOPs shall address, but is not limited to: City-owned or operated offices, police and fire stations, pools, parking garages, and other City-owned or operated buildings or utilities. The SOPs must address the use, storage and disposal of chemicals and ensure through employee training, that those responsible for handling these products understand and implement the SOPs. All City-owned or operated facilities must develop and ensure that spill prevention plans are in place, if applicable, and coordinate with the local fire department as necessary. The SOPs must address dumpsters and other waste management which includes, but is not limited to, cleaning, washing, painting and other maintenance activities. The City must include a description of schedules and SOPs for sweeping parking lots and keeping the area surrounding the facilities clean to minimize runoff of pollutants. The City must maintain an inventory of all floor drains inside all City-owned or operated buildings. The inventory must be kept current. The Permittee must ensure that all floor drains discharge to appropriate locations.

b. Material storage areas, heavy equipment storage areas and maintenance areas. The City shall develop and implement SOPs to protect water quality at each of these facilities owned or operated by the City.

c. Parks and open space. SOPs shall address, but are not limited to: the proper application, storage, and disposal of fertilizer, pesticides, and herbicides including minimizing the use of these products and using only in accordance with manufacturer's instructions; sediment and erosion control; evaluation of lawn maintenance and landscaping activities to ensure practices are protective of water quality such as, proper disposal of lawn clippings and vegetation, and use of alternative landscaping materials such as drought tolerant plants. The SOPs must address the management of trash containers at parks and other open spaces which include scheduled cleanings and establishing a sufficient number of containers, and for placing signage in areas concerning the proper disposal of pet wastes. The SOPs must also address the proper cleaning of maintenance equipment, building

exterior, trash containers and the disposal of the associated waste and wastewater. Permittees shall implement park and open space maintenance pollution prevention/good housekeeping practices at all park areas, and other open spaces owned or operated by the City.

d. Vehicle and Equipment. SOPs shall address, but are not limited to: vehicle maintenance and repair activities that occur on City-owned or operated vehicles. BMPs should include using drip pans and absorbents under or around leaky vehicles and equipment or storing indoors where feasible. Fueling areas for City-owned or operated vehicles and equipment shall be evaluated. If possible, place fueling areas under cover in order to minimize exposure. The O & M program shall include SOPs to ensure that vehicle wash waters are not discharged to the MS4 or Waters of the State. The UPDES Permit strictly prohibits such discharges.

e. Roads, highways, and parking lots. SOPs shall address, but are not limited to: SOPs and schedule for sweeping streets and City-owned or operated parking lots and any other BMPs designed to reduce road and parking lot debris and other pollutants from entering the MS4; road and parking lot maintenance, including pothole repair, pavement marking, sealing and repaving; cold weather operations, including plowing, sanding, and application of deicing compounds and maintenance of snow disposal areas; right-of-way maintenance, including mowing, herbicide and pesticide application; and municipally-sponsored events such as large outdoor festivals, parades or street fairs. The Permittee must ensure that areas used for snow disposal will not result in discharges to receiving waters.

f. Storm water collection and conveyance system. SOPs shall address, but are not limited to: SOPs and schedules for the regular inspection, cleaning, and repair of catch basins, storm water conveyance pipes, ditches and irrigation canals, culverts, structural storm water controls, and structural runoff treatment and/or flow control facilities. The City shall implement catch basin cleaning, storm water system maintenance, scheduled structural BMP inspections and maintenance, and pollution prevention/good housekeeping practices. The City shall prioritize storm sewer system maintenance, with the highest priority areas being maintained at the greatest frequency. Priorities should be driven by water quality concerns, the condition of the receiving water, the amount and type of material that typically accumulates in an area, or other location-specific factors. All City-owned or operated storm water structural BMPs including but not limited to, swales, retention/detention basins or other structures must be inspected annually to ensure that they are properly maintained to reduce the discharge of pollutants into receiving waters. The City shall ensure and document proper disposal methods of all waste and wastewater removed from the storm water conveyance system. These disposal methods apply to, but are not limited to, street sweeping and catch basin cleaning. Materials removed from the MS4 shall be dewatered in a contained, impervious area and discharged to the local sanitary sewer (with approval of local authorities) where feasible. The solid material shall be stored and disposed of properly to avoid discharge to Waters of the State during a storm event. Any other treatment and disposal measures shall be reviewed and approved by the Division. Some materials removed from storm drains and open channels

may require special handling and disposal, and may not be authorized to be disposed of in a landfill.

g. Other facilities and operations; The City shall identify any facilities and operations not listed above that would reasonably be expected to discharge contaminated runoff, and develop, implement, and document the appropriate BMPs and SWPPP to protect water quality from discharges from these sites.

9. If the City contracts with a third-party to conduct municipal maintenance or allows private developments to conduct their own maintenance, the contractor shall be held to the same standards as the City. This expectation will be defined in contracts between the City and its contractors or the contractors of private developments. The City will be responsible for ensuring, through contractually-required documentation or periodic site visits that contractors are using appropriate storm water controls and following the standard operating procedures, storm water control measures, and good housekeeping practices of the City.
10. The City will develop and implement a process to assess the water quality impacts in the design of all new flood management structural controls that are associated with the City or that discharge to the MS4. This process will include consideration of controls that can be used to minimize the impacts to site water quality and hydrology while still meeting project objectives. A description of this process will be included in the SWMP document.
11. Existing flood management structural controls will be assessed to determine whether changes or additions should be made to improve water quality. A description of this process and determinations will be included in the SWMP document.
12. Public construction projects will comply with the requirements applied to private projects.
13. The City will identify target employees to participate in training sessions. Training will address the importance of protecting water quality the requirements of the Permit, operation and maintenance requirements, inspection procedures, ways to perform their job activities to prevent or minimize impacts to water quality, SOPs for the various City-owned or operated facilities and procedures for reporting water quality concerns, including potential illicit discharges. Training records will be kept and will include dates, activities or course descriptions, and names and positions of staff in attendance. Follow-up training will be provided as needed to address changes in procedures, methods or staffing.

Pollution Prevention and Good Housekeeping For Municipal Operations Measurable Goals			
Target Date	**BMP**	**Responsible Party**	**Rationale**
1st Year July, 2017	○ Review inventory of all municipal facilities and operations- update if necessary	Ken Klinker/Public Works/Parks & Rec	City can identify all its facilities and operations
	○ An assessment will be made of the inventory for their potential to discharge typical pollutants to the storm water system	Ken Klinker/Public Works/Parks & Rec	City needs to know all potential areas for discharge
	○ High priority facilities or operations that have high potential to generate storm water pollutants will be identified- Update list	Ken Klinker/ Nash Jeppsen	The highest priority operations need to be identified
	○ Facility-specific SOPs will be adopted for the high priority facilities or operations	Ken Klinker/Public Works/Parks & Rec	Permit requirement
	○ SOPs addressing the storm water collection system will be reviewed	Ken Klinker/ Public Works	Permit requirement
	○ SOPs will be reviewed for the shop/maintenance facilities	Ken Klinker/Public Works	Permit requirement
	○ SOPs will be reviewed for vehicle fleet and equipment maintenance	Ken Klinker/Public Works	Permit requirement
	○ SOPs will be reviewed addressing roads, highways, parking lots and snow removal	Ken Klinker/Public Works	Permit requirement
	○ SOPs will be reviewed for parks and open space operations and maintenance	Ken Klinker/Parks & Rec	Permit requirement
	○ SOPs will be reviewed for municipal building maintenance	Ken Klinker/Public Works/Parks & Rec	Permit requirement
	○ One training session will be held for municipal employees	Ken Klinker	Permit requirement
	○ An inventory of all floor drains inside all City owned or operated building will be reviewed	Ken Klinker Nash Jeppsen	Permit requirement
	○ An inventory including a map of all storm drains located on the property of all City owned or operated buildings will be reviewed and updated	Ken Klinker/ Nash Jeppsen/ Dennis Allen	Permit requirement

2nd Year July, 2018	○ Review and update inventory of municipal facilities and operations ○ Inspect all municipal facilities at least once for SWPPP compliance ○ Conduct one training session for municipal employees ○ Review the list of priority storm water treatment and flow control facilities and inspect them after major storm events ○ Obtain a UPDES Permit for any new construction projects ○ Conduct pre-construction meetings to discuss BMPS for all new municipal construction ○ Conduct weekly visual inspections of "high priority" facilities ○ Conduct at least quarterly comprehensive inspections of high priority facilities ○Visually observe the quality of the storm water discharges from "high priority" facilities at least quarterly ○ Develop and implement a process to assess water quality impacts in the design of all new flood management structural controls that discharge to the City storm water system ○Assess existing flood management structural controls to determine whether changes or additions should be made to improve water quality	Ken Klinker Nash Jeppsen Ken Klinker/ Nash Jeppsen Ken Klinker Ken Klinker Ken Klinker Nash Jeppsen Nash Jeppsen Nash Jeppsen Ken Klinker/ Engineer Ken Klinker/ Engineer	Need to keep records up-to-date Permit requirement Need to keep employees trained on newest developments Permit requirement City must comply with all NPDES requirements City must comply with all NPDES requirements Permit requirement Permit requirement Permit requirement Permit requirement Permit requirement Permit requirement
3rd Year July, 2019	○ Review and update inventory of municipal facilities and operations ○ Inspect all municipal facilities at least once for SWPPP compliance ○ Conduct one training session for municipal employees ○ Inspect priority storm water treatment and flow control facilities after major storm events ○ Obtain a UPDES Permit for any new construction projects ○ Conduct pre-construction meetings to discuss BMPS for all new municipal construction	Ken Klinker Nash Jeppsen Ken Klinker/Nash Jeppsen Nash Jeppsen Ken Klinker Ken Klinker	Need to keep records up-to-date Permit requirement Need to keep employees trained on newest developments Permit requirement City must comply with all NPDES requirements City must comply with all NPDES requirements

	○ Conduct weekly visual inspections of "high priority" facilities ○ Conduct at least quarterly comprehensive inspections of high priority facilities ○Visually observe the quality of the storm water discharges from "high priority" facilities at least quarterly	Nash Jeppsen Nash Jeppsen Nash Jeppsen	Permit Requirement Permit Requirement Permit Requirement
4th Year July, 2020	○ Review and update inventory of municipal facilities and operations ○ Inspect all municipal facilities at least once for SWPPP compliance ○ Conduct two training sessions for municipal employees ○ Inspect priority storm water treatment and flow control facilities after major storm events ○ Obtain a UPDES Permit for any new construction projects ○ Conduct pre-construction meetings to discuss BMPS for all new municipal construction ○ Conduct weekly visual inspections of "high priority" facilities ○ Conduct at least quarterly comprehensive inspections of high priority facilities ○Visually observe the quality of the storm water discharges from "high priority" facilities at least quarterly	Ken Klinker Ken Klinker/Public Works Ken Klinker Ken Klinker/Public Works Ken Klinker Ken Klinker/Public Works Ken Klinker/Public Works Ken Klinker/Public Works Ken Klinker/Public Works	Need to keep records up-to-date Permit requirement Need to keep employees trained on newest developments Permit requirement City must comply with all NPDES requirements City must comply with all NPDES requirements Permit Requirement Permit Requirement Permit Requirement
5th Year July, 2021	○ Review and update inventory of municipal facilities and operations ○ Inspect all municipal facilities at least once for SWPPP compliance ○ Conduct two training sessions for municipal employees ○ Inspect priority storm water treatment and flow control facilities after major storm events ○ Obtain a UPDES Permit for any new construction projects ○ Conduct pre-construction meetings to discuss BMPS for all new municipal construction	Ken Klinker Ken Klinker/Public Works Ken Klinker Ken Klinker/Public Works Ken Klinker Ken Klinker/Public Works	Need to keep records up-to-date Permit requirement Need to keep employees trained on newest developments Permit requirement City must comply with all NPDES requirements City must comply with all NPDES requirements

	o Conduct weekly visual inspections of "high priority" facilities o Conduct at least quarterly comprehensive inspections of high priority facilities oVisually observe the quality of the storm water discharges from "high priority" facilities at least quarterly	Ken Klinker/Public Works Ken Klinker/Public Works Ken Klinker/Public Works	Permit Requirement Permit Requirement Permit Requirement

APPENDIX TO THE FARMINGTON CITY STORM WATER MANAGEMENT PROGRAM

Appendix A- List of Coalition activities in which Farmington City will participate
Appendix B- Farmington City Illicit Discharge Detection Elimination program
Appendix C- Procedure for Locating and Listing Priority Areas Likely to Have Illicit Discharges
Appendix D- Title 16 Farmington City Storm Water Ordinance
Appendix E- Enforcement Policy for Construction Site Storm Water Runoff Control
Appendix F- SOPs for Construction Site Storm Water Runoff Control
Appendix G- Enforcement Strategy for Long-Term Storm Water Management in New Development and Redevelopment
Appendix H- Documentation on How Title 16 Meets 4.2.5.2.2 of Permit #UTR090006
Appendix I- Process to Evaluate and Encourage Low Impact Development (LID)
Appendix J- Specific Hydrologic Method for Calculating Runoff Volumes and Flow Rates
Appendix K- Procedure for Site Plan Review Which Incorporate Consideration of Water Quality Impacts
Appendix L- Inventory of All Post-construction Structural Storm Water Control Measures
Appendix M- SOP for Site Inspection and Enforcement of Post-construction Storm Water Control Measures
Appendix N- Schedule for Inspecting Existing Long-term Storm Water Management Facilities
Appendix O- Plan to Retrofit Existing Developed Sites That Are Adversely Impacting Water Quality
Appendix P- Preferred Design Specifications to More Effectively Treat Storm Water
Appendix Q- Inventory of All Municipal Facilities and Operations

Appendix R- Assessment of Municipal Facilities and Operations For Their Potential to Generate Storm Water Pollutants to the Storm Water System
Appendix S- Standard Operating Procedures for City Operations
Appendix T- Inventory o f All Floor Drains Inside All City-owned or Operated Buildings
Appendix U- Process to Assess the Water Quality Impacts in the Design of All New Flood Management Structural Controls That are Associated With the City or Discharge to the MS4
Appendix V- Process to Assess Whether Changes or Additions Should be Made to Structural Controls to Improve Water Quality
Appendix W- SWMP Documentation Process
Appendix X- Fiscal Analysis
Appendix Y- Storm water discharge point map

Appendix A

Table listing Activities of the Davis County Storm Water Coalition in which Farmington City Will Participate

1. 4th Grade Water Fair
2. Salt Lake County Media Campaign (commercials).
3. Coalition sponsored contractor training
4. Coalition sponsorship of RSI training
5. Produced targeted brochures for distribution to the public
6. Coalition-hired 4th grade storm water program teacher
7. Develop standardized SOPs to be adapted by individual cities
8. Produce Coalition BMP manual

Appendix B
Farmington City Illicit Discharge Detection Elimination program

THIS PROGRAM TO BE DEVELOPED IN YEAR ONE AND ADDED TO THE SWMP WHEN IT IS COMPLETE

Appendix C

Procedure for Locating and Listing Priority Areas Likely to Have Illicit Discharge

1. Locate on the zoning map areas zoned for residential, commercial, industrial and mixed uses.
2. Discuss with the planning and public works departments which areas are oldest and most likely to have illicit connections.
3. Discuss with the County Public Health Department where there are permitted on-site sewage disposal systems or where there have been instances of sewer overflows or cross-connections
4. Identify sensitive water bodies in the community and use the zoning map to identify areas upstream from these water bodies.
5. Based on identified areas, develop a priority list of most likely areas to have illicit discharges and document the basis for the selection of each priority area.
6. Update the list annually.

Appendix D

Title 16 Farmington City Storm Water Ordinance

The ordinance is available at City Hall and will be included in the final SWMP. It is not included with the staff report.

Appendix E
Enforcement Policy for Construction Site Storm Water Runoff Control

(Note: This policy will be updated to make sure it meets all the requirements of the current UPDES permit.)

Farmington City Storm Water Ordinance Enforcement Policy

The intent of the following policy for enforcing the Farmington City Title 16 Storm Water Ordinance is to encourage builders and developers in Farmington to police their construction sites and make sure there are no violations present before it is identified by City employees. This self-policing is intended to help ensure that there are fewer incidences of contamination of the City's storm water system which could be violations of the City's Utah Pollutant Discharge Elimination System (UPDES) permit.

Storm Water Ordinance Enforcement Policy:

1. At the time of building permit application, the applicant shall submit an application for a Storm Water Permit with its associated fee, an approved UPDES Permit from the State of Utah (this can be obtained on-line at https://secure.utah.gov/stormwater/) and a copy of the Storm Water Pollution Prevention Plan (SWPPP) that has been prepared in conjunction with the UPDES Permit or a copy of the contract transferring responsibility for the Developer's SWPPP to the applicant.
2. At the time of Building Permit issuance, the applicant shall post a $1000 cash bond to cover costs, required performance and fines for violations as authorized in the bond agreement.
3. If violations of the ordinance are identified, the applicant will be given a Notice of Violation posted at the location of the violation providing 24 hours for the violation to be addressed, and warning that a Stop Work Notice will follow along with a $100/violation/day fine to be deducted from the storm water cash bond.
4. If the violation is still evident after 24 hours, a Stop Work Notice will be posted at the site, a photo to document the violation will be taken and kept in the building permit file, and a fine in the amount of $100/violation/day since the violation was first noted will be deducted from the bond. If there is evidence that illegal materials actually entered the storm water system, the fine will be doubled to $200/violation/day. These fines are authorized by Farmington City Ordinance 16-5-060 (e).
5. Each violation of the ordinance will be subject to the fine for each day the violation exists.
6. If the bond amount remaining drops below $250, a Stop Work Notice will be posted at the site preventing work from continuing until the balance of the bond has been increased back up to $1000.
7. After the final inspection of the project by the Storm Water Official or his/her designee, the balance of the bond to be released will be computed, and the bond will be released.

8. Failure to comply with a Stop Work Notice could result in the issuance of a Citation, potentially resulting in additional fines or penalties.
9. Citations may be issued to individuals or subcontractors who are identified committing violations of the Storm Water Ordinance.
10. Spills or severe contamination of the storm water system will be reported to the Davis County Health department for investigation and prosecution. Their escalating fine procedure will be implemented depending on the severity of the violation.

Appendix F
SOPs for Construction Site Storm Water Runoff Control

SOPs to include:

1. **Pre-construction SWPPP Review**
2. **Construction Site Inspection**
3. **Procedure to be notified by builders when active construction is completed to verify stabilization and removal of temporary BMPs**

4.2.4.3 SOP for pre-construction SWPPP review

1. Require SWPPP for all land disturbing operations that include excavation and/or footing and foundation construction. SWPPP to be submitted with building permit application or improvement drawings for subdivisions.
2. SWPPP shall meet all UPDES permit requirements for projects that disturb greater than or equal to one acre of ground or are part of a common plan of development. SWPPP shall meet city requirements for projects less than one acre and not part of a common plan of development.
3. Staff will review submitted SWPPPs prior to issuing a building permit or prior to a pre-construction meeting for subdivisions. The SWPPP review will use a pre-construction review checklist to ensure requirements are being met.
4. Staff review will include checking to see if the developer has evaluated the LID opportunities at the site.
5. Staff will identify priority construction sites considering the following factors at a minimum:
   - Soil erosion potential;
   - Site slope;
   - Project size and type;
   - Sensitivity of receiving waterbodies;
   - Proximity to receiving waterbodies; and,
   - Non-storm water discharges and past record of non-compliance by the operators of the construction site.

4.2.4.4 SOP for construction site inspections

1. All new construction sites with a land disturbance of greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale at least monthly by the Farmington City Storm Water Inspector using the Construction Storm Water Inspection Form (Checklist) found on the Division's website. Priority construction sites will be inspected bi-weekly.
2. The Inspector will inspect sites prior to land disturbance, during active construction, and following active construction.
3. The inspector will submit a copy of his inspection to the operator, noting any violations and requirements for remediation. Fines for violations that cannot be

remediated, such as evidence that pollutants of entered a storm drain or concrete washout on the ground, will be deducted from the storm water bond at this time.

4. Once the deadline for remediation has been passed, a re-inspection will take place to ensure all corrections have been made. If items have not been corrected, a fine will be deducted from the storm water bond and the operator will be notified of the continuing violation. Additional fines will be deducted on a daily basis as needed until the violations have been corrected.
5. A number for reporting issues on construction sites will be published on the Farmington City web site.
6. A record of violations, enforcement actions and corrective actions will be kept by the Storm Water Inspector.

4.2.4.4.2 Procedure for being notified by construction operators/owners of their completion of active construction.

1. Operators will be required to get a UPDES permit for project greater than or equal to one acre of land disturbance or which are part of a common plan of development. This permit will include a Notice of Termination form which will be submitted to the state upon completion of the project.
2. When the NOT shows up on the list of unverified NOTs, the Storm Water Inspector will inspect the property to assure the project final stabilization is complete and the temporary control measures have been removed.

Appendix G
Enforcement Strategy Long-Term Storm Water Management in New Development and Redevelopment

4.2.5.4 Procedure for site plan review which evaluate water quality impacts.

1. Require new developments to provide an analysis of potential pollutants that could impact water quality.
2. Require a description of BMPs that will be used to mitigate the water quality impact of any potential pollutants and rationale for selection of that BMP.
3. Require design specifications for proposed BMPs.
4. Require maintenance plans for long-term BMPs that are selected.

4.2.5.3.2 Process to evaluate LID approach which encourages the implementation of BMPs that infiltrate, evapotranspire or harvest and use storm water from the site to protect water quality.

1. Require new development plans to document the evaluation of LID approaches to storm water management.
2. Review the evaluation of LID approaches to make sure they have included BMPs to infiltrate, evapotranspire, harvest or use storm water from the site to protect water quality.
3. Review the proposed design of BMPs to make sure they meet the minimum standards required by the City.
4. If an LID approach cannot be utilized, require documentation explaining reasons preventing this approach and the rationale for the chosen alternative controls.

4.2.5.3.3 Plan to retrofit existing developed sites that are adversely impacting water quality

1. Create an inventory of developed sites that are adversely impacting water quality
2. Rank the site to determine those most suitable for retrofitting using the following criteria:
    a. Proximity to waterbody
    b. Status of waterbody to improve impaired waterbodies and protect unimpaired waterbodies
    c. Hydrologic condition of the receiving waterbody
    d. Proximity to sensitive ecosystem or protected area
    e. Any upcoming sites that could be further enhanced by retrofitting storm water controls
3. Notify the owner of the need to stop adversely impacting water quality
4. Require submittal of a plan by the owner to address the cause of the adverse impact on water quality. The submitted plan must emphasize controls that infiltrate, evapotranspire or harvest and use storm water discharges.
5. Review submitted plans and indicate whether they are acceptable.

6. Require owner to implement the plan to mitigate the source of the adverse impact on water quality.
7. Inspect the installation of the BMPs designed to mitigate the source of the adverse impact on water quality.

Appendix H

Documentation on How Title 16 Meets 4.2.5.2.2 of Permit #UTR090006

TO BE COMPLETED IN THE FIRST YEAR AND ADDED TO THE SWMP WHEN COMPLETE

Appendix I
Process to Evaluate and Encourage Low Impact Development (LID)

4.2.5.3.2 Process to evaluate LID approach which encourages the implementation of BMPs that infiltrate, evapotranspire or harvest and use storm water from the site to protect water quality.

1. Require new development plans to document the evaluation of LID approaches to storm water management.
2. Review the evaluation of LID approaches to make sure they have included BMPs to infiltrate, evapotranspire, harvest or use storm water from the site to protect water quality.
3. Review the proposed design of BMPs to make sure they meet the minimum standards required by the City.
4. If an LID approach cannot be utilized, require documentation explaining reasons preventing this approach and the rationale for the chosen alternative controls.

Appendix J
Specific Hydrologic Method for Calculating Runoff Volumes and Flow Rates

Farmington City Zoning Ordinance 11-3-105 (1) (a) defines the "rational method" for computing runoff volume and flow rates.

Appendix K

Procedure for Site Plan Review Which Incorporate Consideration of Water Quality Impacts

4.2.5.4 Procedure for site plan review which evaluate water quality impacts.

1. Require new developments to provide an analysis of potential pollutants that could impact water quality.
2. Require a description of BMPs that will be used to mitigate the water quality impact of any potential pollutants and rationale for selection of that BMP.
3. Require design specifications for proposed BMPs.
4. Require maintenance plans for long-term BMPs that are selected.

Appendix L

Inventory of All Post-construction Structural Storm Water Control Measures

Detention Basin #	Address	# in AutoCAD	Subdivision	Year Designed	Size Measured (Acres)	Size Desiegned (Acres)	Capacity (ft³)	Notes	Details
1	834 W Royal Oak Ct	1	Summer Wood	1985	0 2782		10,000		
2	1800 North 1473 W	2	Farmington City		0.434885				
3	1584 1596 N Oakridge Park Dr	3	Farmington City		0 517212				
4	1512 N Stayner Dr	4	Oakridge Village		0 161305	0.71	30,928		
5	1531 N Old Shepard Rd	5	The Village at Old Farm		Not Realistic	0 865		Detention and storm drain owned and operated by gardner old farm, LLC and Gardner BTS Old Farm, LLC	
6	423 West 1300 North	6	Hidden Meadow, Hidden Quail, Forest Glen		Not Realistic			Google Earth shows no detention basin on this side hill.	
7	1418 North 1700 West	7	Silverwood		0.906904	0.93			
9	1300 North 600 West	8	Hidden Meadow		0.140376	Can't Read it			
10	I89 and Sheppard Ln	9	Commision of Utah and UDOT		0 101005				
11	425 West 1150 North	10	Quail Cove P.U D / Quail Run		0 162446	Doesn't say theres a Det Basin Check constructions Plans			
12	950 North 1927-1930 West	11	CCP Farmington LLC		0 434311				
13	Burke Ln 675 N 750 West	12	Davis County and UDOT		22 076084				
14	Burke Ln 675 N 1720 West	13	Farmington Hollow		1.81243	Can't find anything.			
15	600 North 100 East	14	Farmington City		2 485001				
16	425 North 1535 West	15	American West Development		3.032919	Can't find anything			
17	325 N Parairie View 2184 W	16	Farmington Ranches		0.088634	Farmington Ranches Phase 6 Worth looking into the plats(Farmington Ranches East Subd.) in the folder to see if there is another Detention Basin			
18	Clark Ln 100 N 1100 West Park Ln	17	American West Development		1 533454	Can't find anything.			
19	Citation Dr 5 N 1421 W	18	Farmington Greens 2C		0 176539				
20	226 S 1275 West	19	Farmington Greens PUD Plat 4		0.192731				
21	250 S 1525 West	20	Enterprises LLC Jung Family		1.366521				
22	475 South 1418 West	21	Chestnut Farms		0.459374				
23	470 South 1525 West	22	Chestnut Farms		1 325857				
24	500 South 783 West	23	Farmington City		Not Realistic				
25	595 South 650 West	24	Miller Meadows		3 268753				
26	1063 South 70 East	25	Farmington City Corp		0 247014				
27	Frontage Rd 1218 S	26	Cave Hollow Subdivision		0.359453				
28	Frontage Rd 1302 S	27	Cave Hollow Subdivision		0 325246				
29	Frontage Rd 1550 S	28	Sympony Homes		3 229237				
		29							

Appendix M

SOP for Site Inspection and Enforcement of Post-construction Storm Water Control Measures

TO BE COMPLETED IN FIRST YEAR AND INCLUDED IN SWMP WHEN DONE

Appendix N

Schedule for Inspecting Existing Long-term Storm Water Management Facilities

TO BE COMPLETED IN FIRST YEAR AND INCLUDED IN SWMP WHEN DONE

Appendix O

Plan to Retrofit Existing Developed Sites That Are Adversely Impacting Water Quality

TO BE COMPLETED IN FIRST YEAR AND INCLUDED IN SWMP WHEN DONE

Appendix P
Preferred Design Specifications to More Effectively Treat Storm Water

TO BE COMPLETED IN FIRST YEAR AND INCLUDED IN SWMP WHEN DONE

Appendix Q
Inventory of All Municipal Facilities and Operations

4.2.6.1 Inventory of City-owned or operated facilities

1. Farmington City Hall
2. Farmington Swimming Pool
3. Community Arts Building
4. Fire Station
5. Police Station
6. Public Works Building- storage yard, maintenance facility, salt storage facility
7. Parks
    a. Cemetery Park
    b. Woodland Park
    c. South Park
    d. 1100 W Park
    e. Sound Wall Park
    f. Bus Park
    g. Forbush Park
    h. Ezra T Clark Park
    i. Farmington Pond Park
    j. Park Lane Park
    k. Quail Cove North
    l. South Park
    m. Quail Cove South
    n. Shepard Lane Park
    o. Moon Park
    p. Lupine Park
    q. Cherry Hill Basin
    r. Heritage Park
    s. Farmington Crossing Park
    t. Hunters Creek Park
    u. Spring Creek Park
    v. Farmington Ranches Park
    w. Chestnut Farms Park
    x. 1075 Kmart Park
    y. 600 N Park
    z. Rec Center
    aa. 5-way by Post Office
    bb. Frontage Road and 750 West
8. Detention Basins- See Appendix L
9. Museum
10. Gymnasium
11. Well Houses
    a. Community Center- 94 S Main
    b. 600 North wellhouse- Well #1

c. 600 N 100 E booster
d. Well #2- behind police station
e. Well #3- 175 E Glover Lane
f. C-5- Top of 500 S
g. C-3 Booster- Spencer Way
h. N-3 Booster- Grandview

Appendix R
Assessment of Municipal Facilities and Operations
For Their Potential to Generate Storm Water Pollutants to the Storm Water System

4.2.6.2 Assessment process to identify potential for discharging pollutants from municipal facilities

1. Contact person in charge of each public facility and ask them to identify any source of pollutants that may be located at their facility.
2. Evaluate the exposure of each source of pollutants to determine the potential for entering the storm drain system.
3. Identify/install BMPs where appropriate to reduce the potential for pollutants from entering the storm drain system.

Police Station- No potential pollutants per Chief Hansen 5-23-16
Fire Station
City Hall
Community Arts Center
Museum
Swimming Pool- Chlorine, Chloric Acid
Public Works Building- Motor oil, gasoline/diesel, antifreeze, fertilizer, various weed killers, Speed Zone weed killer, Quickcrete concete mix, marking paints, hydraulic oil and transmission fluid.
Parks Department at Public Works- Weed killers (Speed Zone, Makaze), Fertilizer, grass clippings, Roundup.
Gymnasium
Well Houses/Booster Stations- sodium hypochlorite, hydrofl

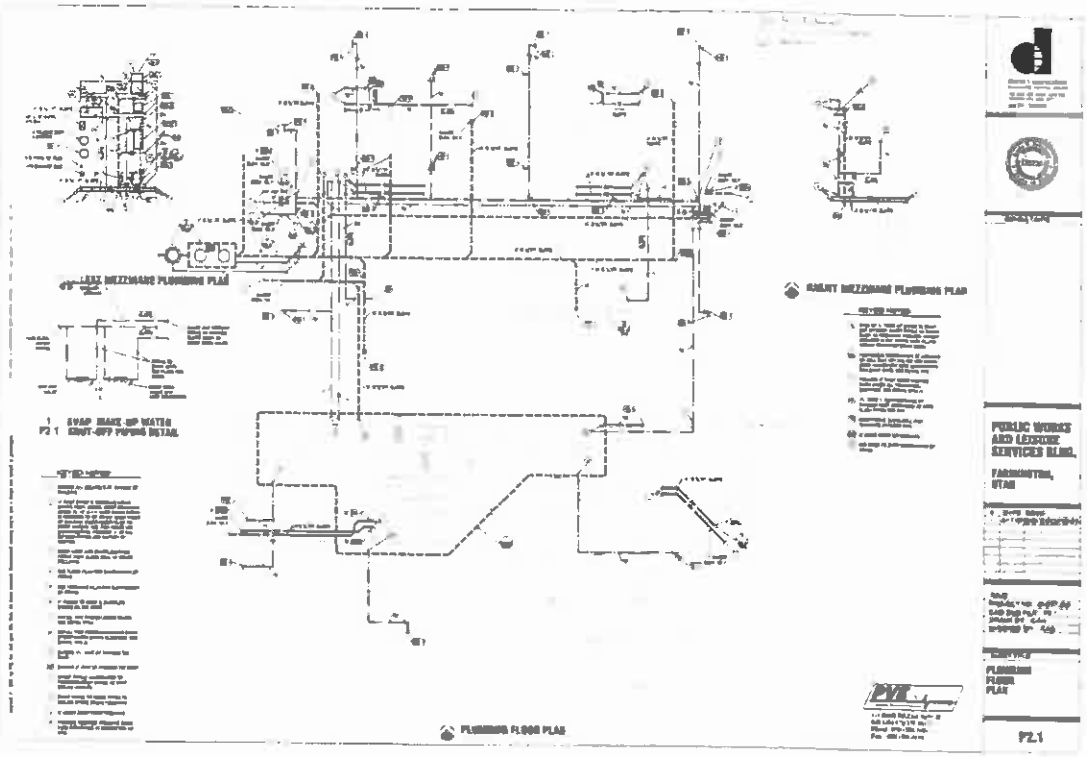
Appendix S

Standard Operating Procedures for City Operations

SOPs are available at Public Works and in the storm water office in the Planning Department. They are not included with this staff report.

Appendix T

Inventory of All Floor Drains Inside All City-owned or Operated Buildings



Public Works Facility Floor Drain Plan
(original large format version available at Public Works)

Appendix U

Process to Assess the Water Quality Impacts in the Design of All New Flood Management Structural Controls That are Associated With the City or Discharge to the MS4

4.2.6.8 Process to assess the water quality impacts on the design of new flood management structural controls.

1. Plans for new flood management structural controls will be submitted to the City for review.
2. The plans will be required to include impacts to water quality that will be created by the structural control.
3. Any negative impact, the design will be required to provide BMPs to mitigate the negative impact.

Appendix W
SWMP Documentation Process

1. Implementation of the Farmington City Storm Water Management Plan (SWMP) will be under the oversight of the Storm Water Official (SWO).
2. The SWO will be responsible for enforcing the requirements of the City's storm water ordinance and the MS4 permit requirements.
3. All SWPPPs will be reviewed by the SWO and will be kept in the SWO office or in storage facilities at the Farmington City Hall.
4. Inspection reports will be kept in files in the Storm Water Inspector's (SWI) office. These files may either be hard copy or electronic files.
5. Enforcement action documentation will be kept by the SWI. Actions on individual homes will be kept in the building permit files, and may be kept in electronic files as well. Violations for subdivision developments will be kept in the subdivision files, and may be kept in electronic files as well. Documentation of other types of violations will be kept in an electronic file.
6. The tracking of SWMP implementation will be done at the annual review of the SWMP as part of the UPDES reporting process.
7. Documentation for parts of the SWMP that are shared responsibilities of the Davis County Storm Water Coalition will be conducted as shown below:

Public Education and Outreach

The responsibilities for public education and outreach will be shared with the Davis County Storm Water Coalition. Please see Table 1 for the documentation process for this minimum control measure.

Public Involvement and Participation

1. The Davis County Storm Water Coalition will hold meetings that are open to the public for input and participation. The minutes of the meetings will be kept in record with the Chairman of the Coalition, and will be made available to the City upon request. Minutes may also be kept electronically on the Storm Water Official's computer.
2. A public hearing will be scheduled whenever the SWMP is to be adopted or amended. The public will have the opportunity to have input during this hearing. The hearing will be noticed on the Farmington City website, the Utah Public Notice website and on the City Council Agenda. The minutes of the hearing will be kept on record at Farmington City Hall.
3. The SWMP will be posted on the Farmington City web site. There will be a link provided for comments and public input on the SWMP through this site. A file containing comments received through the web site or by other means will be kept by the SWO.

Illicit Connection and Illicit Discharge Detection and Elimination

1. The records for illicit discharge inspections will be kept in the office of the SWI.
2. Records of calls to the illicit discharge hotline are kept by Davis County Public Health, and are provided to the City on a regular basis. Records of calls to the City will be kept with the SWO and the SWI.
3. A GIS data base may be set up to link individual discharge points in the City's MS4 with inspection reports as they are created.
4. The current storm drain system map will be kept in the GIS data base at Farmington Public Works office.
5. Copies of material distributed to the public will be available in the SWO office at City Hall.

Construction Site Runoff Control

1. A copy of all SWPPP reviews for new developments/redevelopment and residential construction will be kept in the SWO office at City Hall.
2. Copies of the SWMP, annual reports, the storm water ordinance and other relevant documents as required will be kept at the office of the SWO in Farmington City Hall.
3. Records of all inspections, notices of violation and other actions will be kept in the office of the SWI at Farmington Public Works office.

Post-Construction Storm Water Management in Development and Redevelopment

1. Plan reviews of proposed developments will be kept on file in the Farmington City Planning Department. This will include any inquiries for information concerning post-construction BMPs including green infrastructure and low impact development considerations.
2. The inventory of the post-construction structural storm water control measures will be kept at City Hall in the office of the SWO.
3. The inspection schedule for long-term storm water management facilities will be kept in the office of the SWI.
4. Documentation of training for staff will be kept in the office of the SWO, including attendance lists, training agendas and dates.
5. The plan to retrofit existing developed sites that are adversely impacting water quality will be kept at the SWO office.

Pollution Prevention and Good Housekeeping for Municipal Operations

1. The inventory of city-owned facilities will be kept in the office of the SWO.
2. The assessment of the inventory of municipal facilities and operations will be kept in the SWO office.
3. SOPs will be kept at the municipal facilities and in the SWO office.
4. Records of training including attendance, agenda and dates will be kept in the SWO office.

5. The inventory of floor drains will be kept in the SWO office and at the public works offices.
6. The map of all storm drains located on the property of City owned or operated buildings will be kept in the Public Works offices.
7. Records of inspections of municipal facilities will be kept at the Pubic Works offices.
8. UPDES permits will be kept in the SWO office.
9. The process to assess water quality impacts in the design of all new flood management structural controls that discharge to the City storm water system will be kept at the SWO office.
10. The assessment of the existing flood management structural controls to determine whether changes or additions should be made to improve water quality will be kept at the SWO office.

4.1.2 Documentation Process for Gathering, Maintaining and Using Information

1. All inspection information will be maintained by the Farmington City Storm Water Inspector. Each year it will be evaluated to determine specific areas where improvement is required and whether changes to the SWMP are required.
2. Information concerning training of contractors, the public, employees, etc. will be maintained in the Storm Water Administrator's office.
3. The City will work with the Davis County Storm Water Coalition to find ways to evaluate the effectiveness of the programs being implemented locally and by the Coalition.

Appendix X

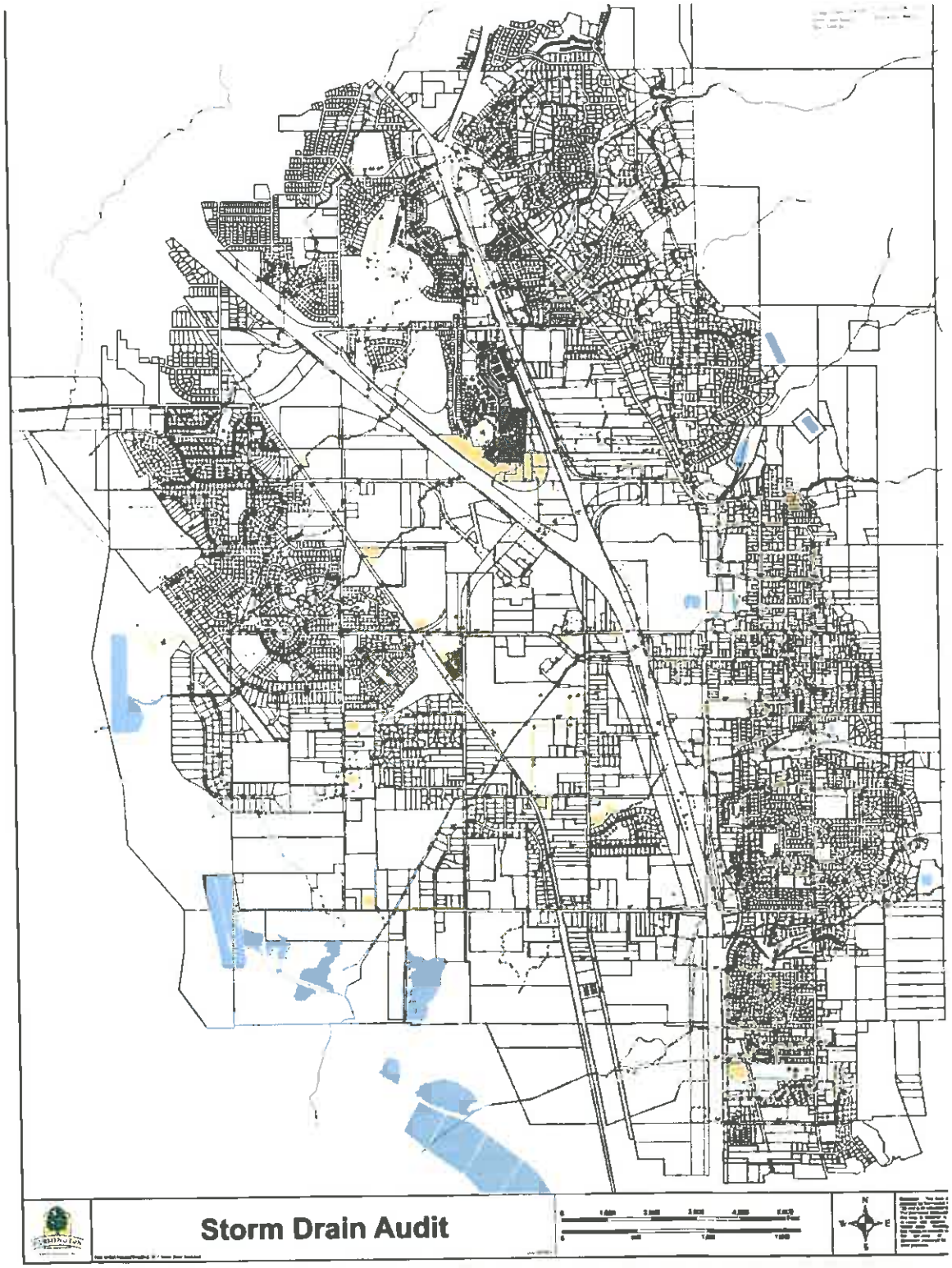
Fiscal Assessment

4.1.2.2 Summary of Fiscal Analysis

The resources necessary to implement the SWMP are provided through the collection of a Storm Water Utility Fee. Funds are allocated as necessary to cover fees associated with participation in the Davis County Storm Water Coalition, salaries of the Storm Water Official and Storm Water Inspector, street sweeper operation and maintenance, etc.

Appendix Y

Storm Water Discharge Point Map



Large format version available at Public Works building

CITY COUNCIL AGENDA

For Council Meeting:
June 21, 2016

PUBLIC HEARING: **Resolution Amending the Annual Budget for Fiscal Year ending June 30, 2016; and Adopting the Annual Budget for Fiscal Year ending June 30, 2017**

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. Adopt the enclosed resolution which amends the budget for fiscal year 2016, adopts the 2017 budget with the compensation schedule and the property tax rate for fiscal year ending June 30, 2017.

GENERAL INFORMATION:

See enclosed staff report prepared by Keith Johnson.

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

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: June 15, 2016

Subject: **AMEND FY 2016 BUDGET AND ADOPT FY 2017 BUDGET.**

RECOMMENDATIONS

Adopt the enclosed resolution which amends the budget for fiscal year 2016, adopts the 2017 budget with the compensation schedule and the property tax rate for fiscal year ending June 30, 2017.

BACKGROUND

Enclosed you will find the amended budget for FY 2016 and the final proposed budget for FY 2017, which includes the setting of the property tax levy. We have received the proposed certified tax rate from the County and State which is .002132. This is the proposed rate set by the State which the City will accept as the new certified tax rate when it is certified by the state. This is not a tax increase. The rate just for the General Obligation Bonds is .000666 and .001466 for the general rate.

We have met for several hours in budget work sessions to review and discuss these budgets and have gone over each fund that the City has. Some of the highlights for the FY 2016 budget include increases in sales tax by around 8.5 % over last year and building permit revenues increased by over $460,000 over the original budget. The General Fund balance will end around $1,856,000 for FY 2016. This is a decrease of around $40,000, but less of a decrease than was originally budgeted.

For FY 2017, the General Fund balance is projected to end around $1,621,000. This is a decrease of around $250,000. The overall operating General Fund expenditures are going up by 4.75%, which is lower than it has over the past few years. The City continues to be in good financial condition to meet the ongoing needs and services of the City.

Respectfully Submitted,

Keith Johnson,
Assistant City Manager

Review and Concur,

Dave Millheim,
City Manager

160 S MAIN · P.O. BOX 160 · FARMINGTON, UT 84025
PHONE (801) 451-2383 · FAX (801) 451-2747
www.farmington.utah.gov

RESOLUTION NO. 2016-____

A RESOLUTION AMENDING THE MUNICIPAL BUDGET FOR FISCAL YEAR ENDING 6-30-16; ADOPTING A MUNICIPAL BUDGET FOR FISCAL YEAR ENDING 6-30-2017; ADOPTING A COMPENSATION SCHEDULE FOR CITY OFFICIALS AND EMPLOYEES AND ADOPTING A PROPOSED PROPERTY TAX LEVY FOR FISCAL YEAR ENDING 6-30-2017

WHEREAS, upon proper review and consideration, the City Council has held a public hearing concerning amending its FYE 6-30-16 municipal budget, and adopting FYE 6-30-2017 municipal budget;

WHEREAS, said public hearing has been held as required by law and pursuant to all legally required notices; and

WHEREAS, a public hearing has been held pursuant to all legally required notice to consider the compensation of officers and employees of the City, and the City has considered performance and prevailing market factors affecting compensation levels; and

WHEREAS, a public hearing has also been held pursuant to notice to consider the rate of levy for property taxation in the coming fiscal year; and

WHEREAS, the City Council has heard and considered all public comment advanced at the aforementioned hearings; and

WHEREAS, the attached budgets and compensation schedule, and the proposed tax levy, are hereby found to comport with sound principles of fiscal planning in light of the needs and resources of Farmington City Corporation;

BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY CORPORATION, STATE OF UTAH:

Section 1. FYE 6-30-16 Municipal Budget Amendment. The attached document entitled "Farmington City Amended Budget FYE 6-30-16", incorporated herein by reference, is hereby adopted.

Section 2. Municipal Budget Adopted. The attached document entitled "Farmington City Corporation Approved Budget FYE 6-30-2017", and incorporated herein by reference, is hereby adopted.

Section 3. Compensation Schedule Adopted. The monthly compensation paid to the Mayor of Farmington City shall be ONE THOUSAND FIVE HUNDRED DOLLARS ($1,500) and that members of the City Council shall be EIGHT HUNDRED DOLLARS ($800.00). The hourly compensation which shall be paid to other officers and employees of the City is shown on

the attached salary schedule dated July 1, 2016, which is incorporated herein by reference.

Section 4. Proposed Property Tax Levy. There is hereby proposed a tax levy for all taxable property within Farmington City, a tax at the rate of the "Certified Tax Rate" received from Davis County at the rate of .002132_____.

Section 5. Miscellaneous Provisions.

a. Severability. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all provisions, clauses, and words of this Resolution shall be severable.

b. Titles and Headings. The titles and headings of this Resolution form no part of the Resolution itself, have no binding or interpretative effect, and shall not alter the legal effect of any part of the Resolution for any reason.

c. Effective Date. This Resolution shall become effective immediately upon posting.

d. Non-codification. This Resolution shall be effective without codification.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY CORPORATION, STATE OF UTAH, ON THIS 21ST DAY OF JUNE, 2016.

FARMINGTON CITY

By:_____
H. James Talbot,
Mayor

ATTEST:

_____
Holly Gadd, City Recorder

FARMINGTON CITY

HOURLY PAY PLAN

July 1, 2016

MARKET PARITY 1.020

Pay Grad	Minimum	Year 1	Year 2	Year 3	Year 4	Mid-Point	Third Qu	Maximum	Pay Grade
1	10.34	10.74	11.13	11.53	11.93	12.33	13.32	14.30	1
2	10.90	11.32	11.74	12.16	12.58	13.00	14.05	15.11	2
3	11.48	11.92	12.37	12.82	13.26	13.71	14.82	15.94	3
4	12.08	12.56	13.03	13.51	13.99	14.47	15.65	16.84	4
5	12.74	13.25	13.77	14.28	14.80	15.32	16.61	17.90	5
6	13.54	14.09	14.65	15.20	15.75	16.31	17.68	19.06	6
7	14.40	14.99	15.58	16.17	16.77	17.36	18.83	20.30	7
8	15.33	15.96	16.59	17.22	17.85	18.48	20.05	21.62	8
9	16.31	16.98	17.65	18.32	18.99	19.67	21.35	23.03	9
10	17.34	18.06	18.78	19.49	20.21	20.93	22.72	24.51	10
11	18.46	19.22	19.99	20.75	21.52	22.28	24.19	26.10	11
12	19.63	20.45	21.26	22.08	22.90	23.72	25.76	27.79	12
13	20.88	21.75	22.62	23.49	24.36	25.24	27.42	29.60	13
14	22.21	23.14	24.07	25.00	25.94	26.87	29.20	31.52	14
15	23.63	24.63	25.62	26.62	27.61	28.61	31.09	33.58	15
16	25.14	26.20	27.26	28.33	29.39	30.45	33.10	35.75	16
17	26.73	28.53	29.50	30.75	32.00	33.25	36.01	39.10	17
18	28.44	30.12	31.41	32.71	34.01	35.31	38.56	41.81	18
19	30.25	31.28	32.63	33.98	35.32	36.67	40.04	43.41	19
20	32.18	33.47	34.91	36.34	37.78	39.22	42.82	46.42	20
E1	34.27	35.80	37.34	38.88	40.41	41.95	45.79	49.63	E1
E2	36.67	38.31	39.95	41.59	43.23	44.87	48.98	53.08	E2
E3	39.23	40.99	42.74	44.49	46.24	48.00	52.38	56.76	E3
E4	41.98	43.85	45.73	47.60	49.47	51.34	56.01	60.69	E4
E5	44.92	46.92	48.92	50.92	52.92	54.92	59.91	64.90	E5
E6	48.07	50.20	52.34	54.48	56.62	58.76	64.10	69.45	E6

Fire Dept
Pay Grades

July 1, 2016

Full Time

Pay Grad	Minimum	Year 1	Year 2	Year 3	Year 4	Year 5	Mid-Point	Maximum	Pay Grade	
15	18.60	19.20	19.82	20.44	21.08	21.74	22.41	26.27	15	Captain

Pay Grad	Minimum	Mid-Point	Maximum	Pay Grade	
9	13.25	13.25	13.25	9	Ambulance Tech Probationary
9	13.25	15.90	18.55	9	Ambulance Tech Paid PT / on call
10	14.75	14.75	14.75	10	Firefighter / EMT A Probationary
10	14.75	17.75	20.70	10	Firefighter / EMT A
11	16.25	19.50	22.75	11	Engineer
13	18.50	21.75	25.00	13	Fire Inspector
14	18.80	22.50	26.25	14	Captain
16	20.40	24.50	28.60	16	Battalion chief

Certified Tax Rates

Open Tax Rates Message

Welcome: Keith Johnson
Change Password Logout

View | Data Entry | Reports | Forms | Administration

County 06_DAVIS Entity 3050_FARMINGTON Tax Year 2016

Tax Rate Summary (693) CTY

Preliminary Data

Certified Rates set by Auditor | Proposed Rates set by Entity | Proposed Rates Approved by County | Approved by State OK to Print | Rates Finalized

Truth in Taxation Save Approve

	Current	Prior Year End	CY - PYE	% Change	Certified Tax Rate Value Adjustments		Value Adj	
Real	1,515,179,256	1,365,800,043	149,379,213	10.94%	BOE Adjustment	10,241,106	Reapprasial	66,272,052
Personal*	53,494,483	48,731,499	4,762,984	9.77%	CY Value Adj by BOE	1,306,909,951	Factoring	0
Central	40,811,627	39,112,188	1,699,439	4.35%	5 Year Avg Coll Rate CY/PYE	95.65 / 95.26	Legislative Adj	0
Total Value	1,609,485,366	1,453,643,730	155,841,636	10.72%	Proposed Tax Rate Value	1,250,059,368	Total Value Adj	66,272,052
CDRA R/CA	282,617,990	225,845,432	56,772,558	25.14%			Annex Adj	
CDRA Personal*	9,716,319	7,742,341	1,973,978	25.50%	New Growth: Calculated	30,823,048	Annex In	0
Total CDRA	292,334,309	233,587,773	58,746,536	25.15%	5 Year Avg Coll Rate CY	95.65	Annex Out	0
Semiconductor*	0	0	0	0.00%	New Growth: CTR Calculation	29,482,245	Accounting Period	
Total Value-CDRA-SCME	1,317,151,057	1,220,055,957	97,095,100	7.96%	Certified Tax Rate Value	1,220,577,123	Cycle	Fiscal

* "Personal" and "CDRA Pers" show Year-End values only and are one year earlier than Real and Centrally Assessed values.

NOTES

6/9/16 - updated per D/S schedule - hv

Budget Code	Budget Name		Date of Election	Rate Limit	Code from Utah Annotated	Maximum By Law	Calculated Certified Tax Rate	Auditor's Certified Tax Rate	Proposed Tax Rate	Auditor's Certified Rate Revenue	Requested Revenue
10	General Operations				§10-6-133	.007	0.001466	0.001466	0.001466	1,832,587	1,832,587
20	Interest and Sinking Fund/Bond				§17-12-1	Sufficient	0.000000	0.000666	0.000666	833,115	833,115
190	Discharge of Judgement				§59-2-1328 & 1330	Sufficient	0.000000			0	0
	Total Tax Rate						0.001466	0.002132	0.002132	2,665,702	2,665,702

Farmington City
Property Tax Rates

Year	(millions) Taxable Value	Farmington Tax Rate	General Rate	Fixed Debt Rate	Variable Debt Rate	Total Debt Service Rate
1988-89	164,791	0.002167	0.001660			0.000507
1989-90	177,314	0.002167	0.001660			0.000507
1990-91	188,409	0.002167	0.001660			0.000507
1991-92	201,225	0.002161	0.001654			0.000507
1992-93	192,305	0.002161	0.001654			0.000507
1993-94	201,679	0.002161	0.001654			0.000507
1994-95	223,759	0.002161	0.001654			0.000507
1995-96	264,537	0.001942	0.001505			0.000437
1996-97	316,682	0.001686	0.001307			0.000379
1997-98	362,047	0.001523	0.001180			0.000343
1998-99	375,256	0.001578	0.001155			0.000390
1999-00	410,095	0.001765	0.001399	0.000374	0.000000	0.000374
2000-01	430,060	0.001744	0.001370	0.000374	0.000000	0.000374
2001-02	467,371	0.001709	0.001335	0.000374	0.000000	0.000374
2002-03	482,811	0.002160	0.001786	0.000374	0.000000	0.000374
2003-04	490,401	0.002443	0.001763	0.000374	0.000306	0.000680
2004-05	510,851	0.002426	0.001741	0.000374	0.000311	0.000685
2005-06	560,070	0.002336	0.001675	0.000374	0.000287	0.000661
2006-07	681,158	0.002149	0.001528	0.000374	0.000247	0.000621
2007-08	873,056	0.002000	0.001425	0.000374	0.000201	0.000575
2008-09	955,241	0.001982	0.001418	0.000374	0.000190	0.000564
2009-10	960,477	0.002051	0.001477	0.000374	0.000200	0.000574
2010-11	963,676	0.002062	0.001484	0.000374	0.000204	0.000578
2011-12	890,477	0.002283	0.001678	0.000374	0.000231	0.000605
2012-13	950,255	0.002269	0.001668	0.000374	0.000227	0.000601
2013-14	967,566	0.002290	0.001685	0.000374	0.000231	0.000605
2014-15	1,096,779	0.002107	0.001522	0.000374	0.000211	0.000585
2015-16	1,156,924	0.002226	0.001542	0.000374	0.000310	0.000684
2016-17	1,250,059	0.002132	0.001466	0.000374	0.000292	0.000666

Multiple Levy Proposed Tax Rate Valuation Summary Report 694A	Form PT-694A pt-694A.xls Rev. 12/07

County: DAVIS **Tax Year:** 2016

Taxing Entity: 3050 FARMINGTON

1. Value minus CDRA/SCME		$1,317,151,057
2. Local assessed real and centrally assessed BOE adjustments		
a. Real property taxable value (from column 2 of Report 697)	$1,515,179,256	
b. 3-Year real property BOE average rate	0.006745	
c. Real property BOE adjustment	$10,219,884	
d. Centrally Assessed taxable value (from col. 4 of Rpt. 697)	$40,811,627	
e. 3-Year centrally assessed BOE average rate	0.000520	
f. Centrally assessed BOE adjustment	$21,222	
g. Total BOE adjustments	$10,241,106	
3. Sum of valuations (line 2 less line3g)		$1,306,909,951
4. Five-year average tax collection rate		95.65%
5. **Proposed tax rate value** (line 3 multiplied by line 4)		$1,250,059,368

Certification by Taxing Entity

I, _____, as authorized agent, do hereby certify that the budgetary amount from property tax revenue listed above was adopted and approved in compliance with all requirements prescribed by law.

Certification by County Auditor

I, _____, as County Auditor, do hereby certify that I have examined the information submitted on this statement and have found it to be true and correct.

Signature: _____ Date: _____

Utah State Tax Commission - Property Tax Division Tax Rate Summary (693) ENTITY: 3050 FARMINGTON	Form PT-693 Rev. 2/15

DAVIS COUNTY

Tax Year: 2016

The Board of Trustees for the above special district has set the current year's tax rates as follows:

Purpose of Tax Rate (Code from Utah Code Annotated)	Auditor's Tax Rate	Proposed Tax Rate	Maximum By Law	Budgeted Revenue
10 General Operations §10-6-133	0.001466	0.001466	.007	$1,832,587
20 Interest and Sinking Fund/Bond §17-12-1	0.000666	0.000666	Sufficient	$833,115
Total Tax Rate	**0.002132**	**0.002132**	**Total Revenue**	**$2,665,702**

Certification by Taxing Entity

I, _____, as authorized agent, hereby certify that this statement is true and correct and in compliance with all sections of the Utah State Code relating to the tax rate setting process.

Signature: _____ Date: _____

Title: _____ Telephone: _____

Mailing address: _____

Multiple Levy Proposed Tax Rate Worksheet Report 694B	Form PT-694B pt-694b.xls Rev. 12/07

County: DAVIS **Tax Year:** 2016

Entity Name: 3050 FARMINGTON

A. Proposed tax rate value (line 5 of Report 694A) $1,250,059,368

1. Fund/Budget Type	2. Budgeted Revenue	3. Proposed Tax Rate
10 General Operations	$1,832,587	0.001466
20 Interest and Sinking Fund/Bond	$833,115	0.000666
190 Discharge of Judgement		
B. Total revenue (sum of column 2)	$2,665,702	
C. Total proposed tax rate (sum of column 3)		0.002132

Certification by Taxing Entity

I, _____, as authorized agent, do hereby certify that the budgetary amount from property tax revenue listed above was adopted and approved in compliance with all requirements prescribed by law.

Certification by County Auditor

I, _____, as County Auditor, do hereby certify that I have examined the information submitted on this statement and have found it to be true and correct.

Signature: _____ Date: _____

Resolution Adopting Final Tax Rates and Budgets Report 800	Form PT-800 pt-800.xls Rev. 12/07

County: DAVIS **Tax Year:** 2016

It is hereby resolved that the governing body of:

FARMINGTON

approves the following property tax rate(s) and revenue(s) for the year: **2016**

1. Fund/Budget Type	2. Revenue	3. Tax Rate
10 General Operations	$1,832,587	0.001466
20 Interest and Sinking Fund/Bond	$833,115	0.000666
190 Discharge of Judgement	$0	0.000000
Totals	**$2,665,702**	0.002132

This resolution is adopted after proper notice and hearing in accordance with UCA 59-2-919 and shall be forwarded to the County Auditor and the Tax Commission in accordance with UCA 59-2-913 and 29-2-920.

Signature of Governing Chair

Signature: _____ Date: _____

Title: _____

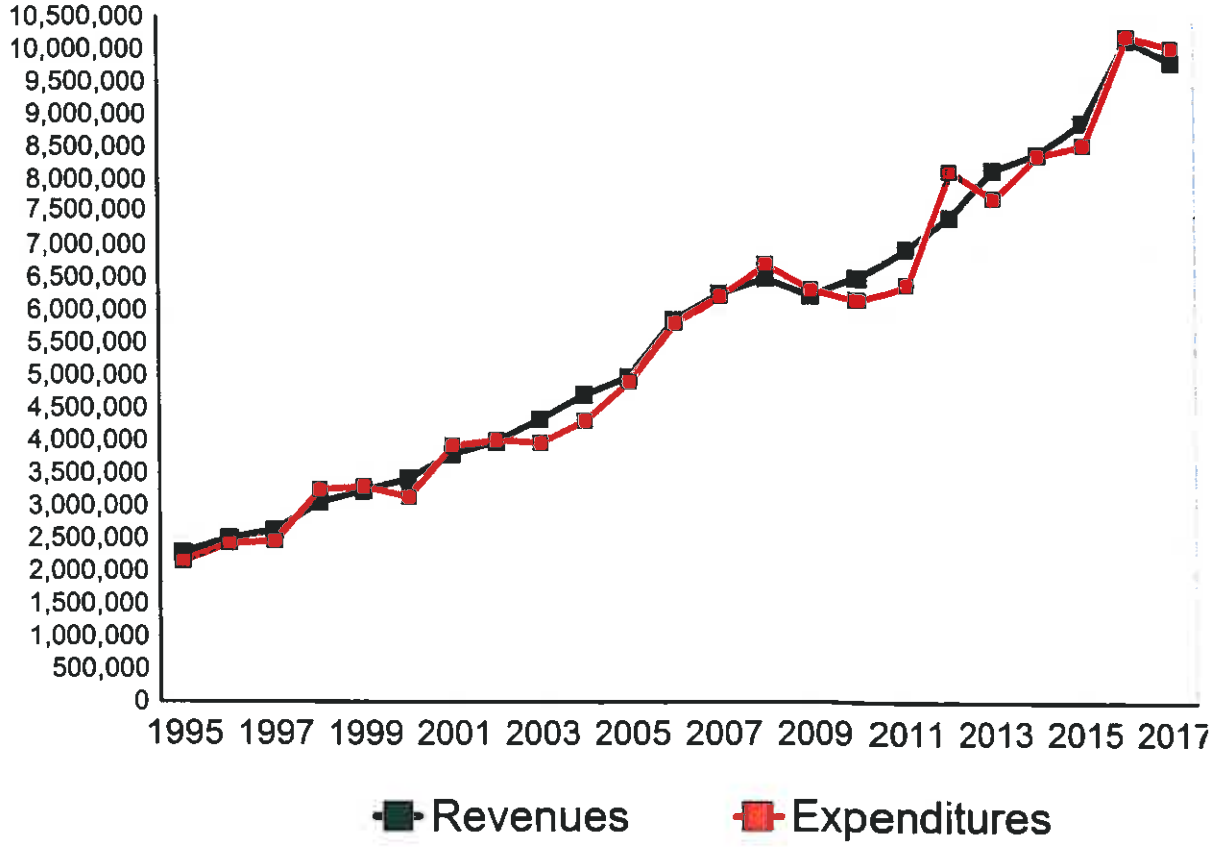
FARMINGTON CITY CORPORATION
APPROVED BUDGET
GENERAL FUND BALANCE

BUDGET

	Final Amended Budget	Amended Budget	Proposed Amended Budget	Original Budgeted Unrestricted	Restricted Class C	Restricted Liquor Law
Audited Balance	1,897,158	1,897,158	1,897,158	1,897,158	23,254	12,874
Projected Revenue 6-30-2016	9,507,900	9,515,900	9,165,400	8,475,300	679,900	19,300
Projected Expenditures 6-30-2016	9,549,038	9,530,038	9,456,112	8,552,344	685,000	27,000
Projected Balance 6-30-2016	1,856,020	1,883,020	1,606,446	1,820,114	18,154	5,174
	Approved Budget	Recommeded Budget	Requested Budget			
Budget Revenue 6-30-2017	8,871,100	8,861,100	8,661,100		969,900	20,000
Budget Expenditures 6-30-2017	9,105,740	9,099,740	9,627,451		954,000	17,000
Budget Balance 6-30-2017	1,621,380	1,367,806	640,095		34,054	8,174

State Required Fund Balance		1,856,020	20.92%
8,871,100	8,871,100	1,621,380	18.28%
x 25%	x .05		
2,217,775	443,555		

General Fund Revenues and Expenditures



Farmington City
Budget Message for Ending Fiscal Year 2016

The following are some of the key highlights to end FY 2016:

- The General Fund balance is projected to decrease by around $40,000 to end around $1,856,000 or around 20.9% of revenues, which is about $36,000 more than what was originally budgeted.

- Sales Tax continues to grow at a higher rate than the State average as Station Park continues to build out. It is budgeted to be around a 8.5% increase for this year. The amended budget reflects $100,000 more than originally budgeted.

- Total revenues are projected to be more than $1,111,000 more than what the original budget was set last June. This is mainly due to building permits being $910,000 compared to the $450,000 that was originally budgeted.

- Total expenditures are increasing by around $1,090,000 mainly due to the increase in transfers for the 650 W. Park of $400,000 and $255,000 for 650 W street east side in front of the park. Also a transfer to the RAP tax bond fund of $30,000 to help pay the bond payment of this year. We knew that there may not be enough collected from the RAP tax to pay the total amount of the bond payment these first couple of years.

- The construction of the gymnasium is to be finished at the end of June, with the open house in July. The construction of the park area will start this summer and hopefully have most of the grass area / soccer fields be finished up by next spring.

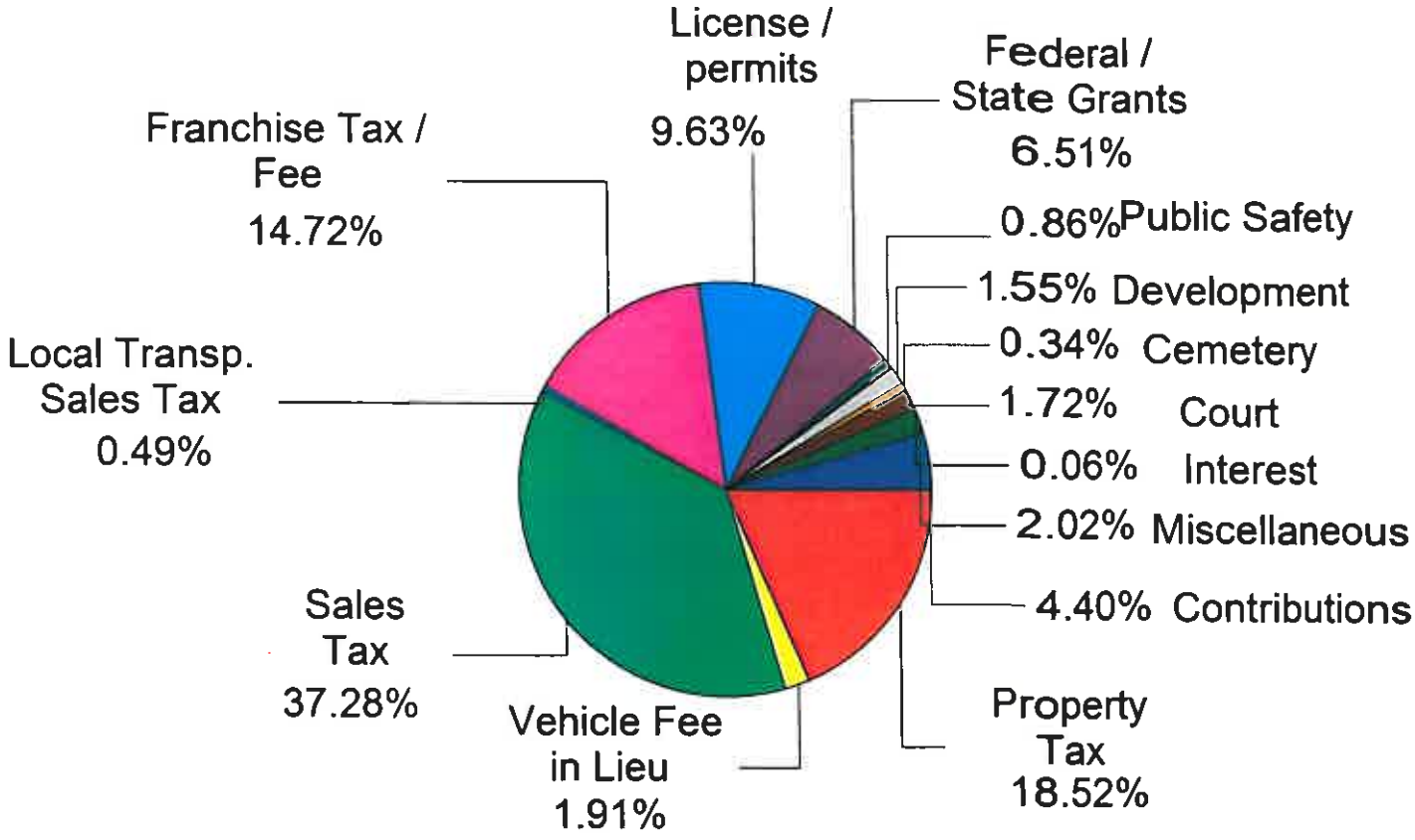
- The completion or near completion of the improvements to the community center well and to have it online available for use.

- The recreation is starting to run a baseball and softball rec program this spring.

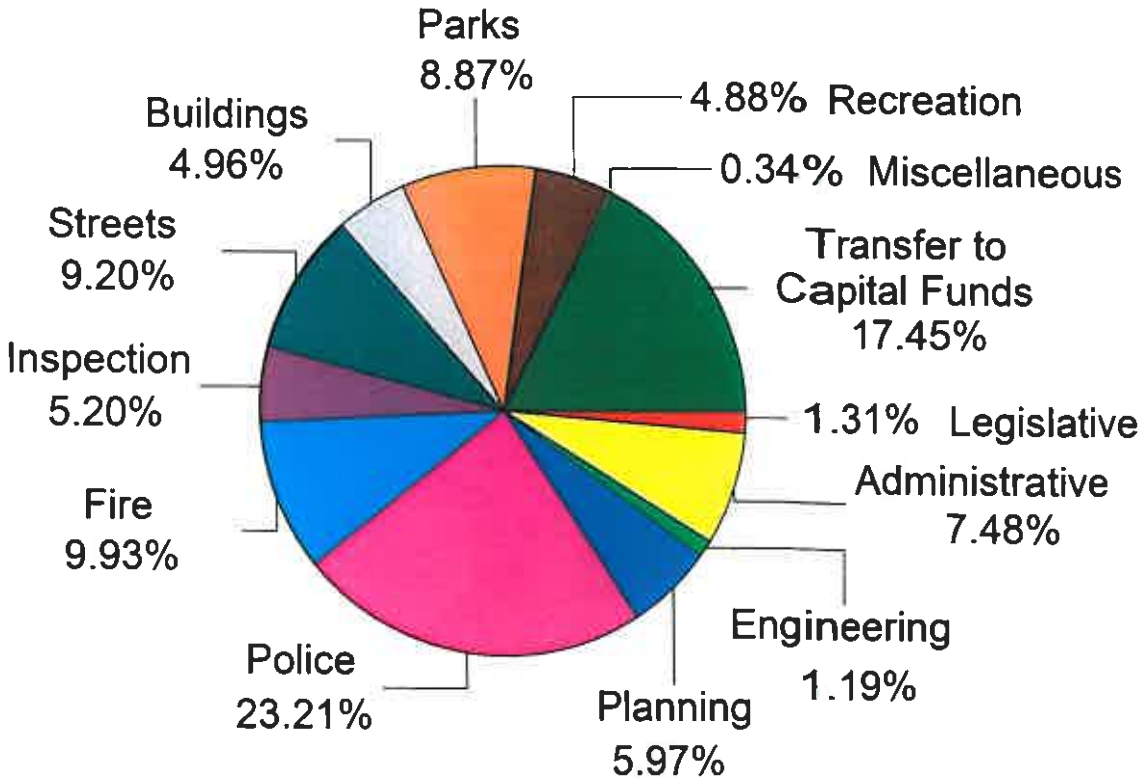
Farmington City
Amended Budget Fiscal Year Ending 6-30-2016

	Adopted FYE 6-30-16 Budget	Revisions	Amended FYE 6-30-16 Budget
General Fund Revenues:			
Property Tax	1,820,000	68,000	1,888,000
Vehicle Registration Fees	185,000	10,000	195,000
Sales Tax	3,700,000	100,000	3,800,000
Local Transportation Sales Tax	0	50,000	50,000
Franchise Tax/Fee	1,405,000	65,000	1,470,000
Transient Room Tax	25,000	5,000	30,000
License /permits	527,000	464,500	991,500
Federal /State Grants	620,000	47,200	667,200
Public Safety	86,800	1,300	88,100
Development Fees	97,000	60,800	157,800
Cemetery Fees	25,000	9,500	34,500
Shared Court Revenue	150,000	25,000	175,000
Interest	6,000	0	6,000
Miscellaneous	148,500	57,500	206,000
Contributions & Transfers	300,000	148,000	448,000
Sub-total	9,095,300	1,111,800	10,207,100
RDA Loan Pmt	0	0	0
Appropriated Fund Balance	75,044	-21,106	53,938
Total	9,170,344	1,090,694	10,261,038
General Fund Expenditures:			
Legislative	121,750	7,750	129,500
Administrative	682,722	57,878	740,600
Engineering	144,701	-26,701	118,000
Planning / Zoning	604,573	-13,073	591,500
Police	2,229,467	68,533	2,298,000
Fire	986,877	-3,332	983,545
Emergency Preparedness	3,500	0	3,500
Inspection	426,412	88,131	514,543
Streets	903,967	7,233	911,200
General Government Buildings	505,652	-4,802	500,850
Parks / Cemetery	851,760	26,440	878,200
General Recreation	462,663	20,837	483,500
Economic Development	300,000	50,000	350,000
Miscellaneous	34,000	-4,000	30,000
Transfer to Capital Funds	912,300	815,800	1,728,100
Sub-total	9,170,344	1,090,694	10,261,038
Appropriated Fund Balance Increase	0	0	0
Total	9,170,344	1,090,694	10,261,038

General Fund Revenues FY 2016



General Fund Expenditures FY 2016



Amended FY 2016 Budget Summary

Capital Building Fund

Account Title	2015-16 Approved Budget	Revisions	2015-16 Modified Budget
IMPACT FEES	29,000	71,000	100,000
INTEREST	500	600	1,100
CONTRIBUTIONS & TRANSFERS	400	10,000	10,400
FUND BALANCE APPROPRIATION	10,100	-10,100	0
TOTAL REVENUES	40,000	71,500	111,500
EXPENDITURES	40,000	35,000	75,000
STUDIES/REPORTS	0	11,000	11,000
TOTAL EXPENDITURES	40,000	46,000	86,000

Capital Streets Fund

	2015-16 Approved Budget	Revisions	2015-16 Modified Budget
IMPACT FEES	259,035	740,965	1,000,000
INTEREST	3,000	9,000	12,000
SID REVENUE	0	0	0
CONTRIBUTIONS & TRANSFERS	664,178	635,422	1,299,600
FUND BALANCE APPROPRIATION	284,965	-284,965	0
TOTAL REVENUES	1,211,178	1,100,422	2,311,600
EXPENDITURES	243,000	126,100	369,100
MAJOR PROJECTS	0	255,000	255,000
RESTRICTED - CLASS C	441,178	39,822	481,000
IMPACT FEE PROJECTS	527,000	262,000	789,000
FUND BALANCE INCREASE	0	0	0
TOTAL EXPENDITURES	1,211,178	682,922	1,894,100

Capital Equipment Fund

	2015-16 Approved Budget	Revisions	2015-16 Modified Budget
INTEREST	100	150	250
MISCELLANEOUS REVENUE	0	0	0
LOAN & BOND PROCEEDS	95,000	-2,000	93,000
CONTRIBUTIONS & TRANSFERS	235,200	-9,200	226,000
TOTAL REVENUES	330,300	-11,050	319,250
POLICE EXPENDITURES	94,200	-2,200	92,000
FIRE EXPENDITURES	0	0	0
PUBLIC WORKS EXPENDITURES	235,000	-8,000	227,000
FUND BALANCE INCREASE	1,100	-1,100	0
TOTAL EXPENDITURES	330,300	-11,300	319,000

Capital Park Fund

	2015-16 Approved	2015-16 Modified

Amended FY 2016 Budget Summary

	Budget	Revisions	Budget
IMPACT FEES	700,000	0	700,000
INTEREST	3,000	27,000	30,000
MISCELLANEOUS REVENUE	0	145,000	145,000
LOAN & BOND PROCEEDS	3,500,000	0	3,500,000
CONTRIBUTIONS & TRANSFERS	12,100	458,000	470,100
FUND BALANCE APPROPRIATION	4,795,216	-4,795,216	0
TOTAL REVENUES	9,010,316	-4,165,216	4,845,100
EXPENDITURES	37,000	16,250	53,250
LOANS & TRANSFERS	189,216	0	189,216
FESTIVAL BOARD ENHANCEMENTS	2,100	-300	1,800
CHERRY HILL NEIGHBORHOOD PARK	2,000	6,000	8,000
CEMETERY	40,000	0	40,000
MISCELLANEOUS TRAILS	20,000	15,000	35,000
SHEPARD PARK	0	0	0
MOON NEIGHBORHOOD PARK	0	0	0
FARM. PRESERVE NGHBRHD PARK	0	0	0
650 WEST PARK	8,620,000	1,215,000	9,835,000
1100 W GLOVERS PARK	100,000	185,000	285,000
TOTAL EXPENDITURES	9,010,316	1,436,950	10,447,266

Fire Impact Fee Fund

	2015-16 Approved Budget	Revisions	2015-16 Modified Budget
IMPACT FEES	26,680	153,320	180,000
INTEREST	1,000	2,000	3,000
FUND BALANCE APPROPRIATION	189,708	-189,708	0
TOTAL REVENUES	217,388	-34,388	183,000
EXPENDITURES	217,388	0	217,388
TOTAL EXPENDITURES	217,388	0	217,388

Cemetery Perpetual Care Fund

	2015-16 Approved Budget	Revisions	2015-16 Modified Budget
REVENUE	8,000	0	8,000
INTEREST	1,000	0	1,000
FUND BALANCE APPROPRIATION	0	0	0
TOTAL REVENUES	9,000	0	9,000
EXPENDITURES	1,000	40,000	41,000
FUND BALANCE INCREASE	8,000	-8,000	0
TOTAL EXPENDITURES	9,000	32,000	41,000

Water Fund

Account Title	2015-16 Approved Budget	Revisions	2015-16 Modified Budget
WATER DEVELOPMENT FEES	346,788	253,212	600,000

Amended FY 2016 Budget Summary

INTEREST EARNINGS	4,000	1,000	5,000
INTEREST - WATER DEVELOPEMENT	5,000	4,000	9,000
DELINQUENT CHARGES	10,000	-5,000	5,000
MISCELLANEOUS REVENUE	5,000	8,000	13,000
RESIDENTIAL WATER OVERAGE	260,000	0	260,000
RESIDENTIAL WATER MINIMUM	1,135,000	15,000	1,150,000
COMMERCIAL WATER MINIMUM	310,000	5,000	315,000
COMMERCIAL WATER OVERAGE	190,000	-65,000	125,000
WATER CONNECTION FEES	40,000	35,000	75,000
TOTAL REVENUES	2,305,788	251,212	2,557,000
EXPENDITURES	1,998,616	45,062	2,043,678
NON-OPERATING EXPENDITURES	163,000	-38,000	125,000
LOANS & TRANSFERS	10,000	0	10,000
MISC. OPERATION CAPITAL PROJ.	335,000	31,000	366,000
MISC. IMPACT FEE PROJECTS	30,000	-15,000	15,000
WELL IMPROVEMENTS	1,400,000	-950,000	450,000
TELEMTERY SYSTEM	70,000	0	70,000
RESERVOIRS	700,000	-670,000	30,000
TOTAL EXPENDITURES	4,706,616	-1,596,938	3,109,678

Sewer Fund

Account Title	2015-16 Approved Budget	Revisions	2015-16 Modified Budget
C.D.S.D. CONNECTION FEES	204,000	396,000	600,000
FUNDS TRANSMITTED TO C.D.S.D.	-204,000	-396,000	-600,000
INTEREST EARNINGS	2,000	1,000	3,000
SEWER SERVICE CHARGES - RESIDE	1,500,000	40,000	1,540,000
SEWER SERVICE CHARGES - COMMER	105,000	55,000	160,000
TOTAL REVENUES	1,607,000	96,000	1,703,000
EXPENDITURES	1,583,054	118,300	1,701,354
NON-OPERATING EXPENDITURES	0	35,000	35,000
TOTAL EXPENDITURES	1,583,054	153,300	1,736,354

Garbage Fund

Account Title	2015-16 Approved Budget	Revisions	2015-16 Modified Budget
INTEREST EARNINGS	1,500	1,500	3,000
RECYCLING SERVICE CHARGES	185,000	0	185,000
GARBAGE PICKUP CHARGES	860,000	15,000	875,000
SECOND CAN	175,000	5,000	180,000
TOTAL REVENUES	1,221,500	21,500	1,243,000
EXPENDITURES	1,174,019	15,481	1,189,500
NON-OPERATING EXPENDITURES	57,000	0	57,000
TOTAL EXPENDITURES	1,231,019	15,481	1,246,500

Storm Drain Fund

	2015-16 Approved		2015-16 Modified

Amended FY 2016 Budget Summary

Account Title	Budget	Revisions	Budget
STORM WATER IMPACT FEE - EAST	6,175	118,825	125,000
STORM WATER IMPACT FEE - WEST	124,474	275,526	400,000
INTEREST EARNINGS	2,000	3,000	5,000
IMPACT FEE INTEREST - EAST	1,000	1,500	2,500
IMPACT FEE INTEREST - WEST	3,000	2,000	5,000
MISCELLANEOUS REVENUE	0	1,000	1,000
STORM WATER PERMIT FEES	5,000	0	5,000
CONSTRUCTION CLEANING FEE	40,000	20,000	60,000
STORM WATER SERVICE CHARGES	460,000	0	460,000
COMMERCIAL STORM WATER CHARGES	225,000	0	225,000
CONTRIBUTIONS	0	5,500	5,500
TOTAL REVENUES	866,649	427,351	1,294,000
EXPENDITURES	802,428	16,750	819,178
NON-OPERATING EXPENDITURES	252,000	108,000	360,000
LOANS & TRANSFERS	20,000	-20,000	0
FLOOD MITIGATION PROJECTS	0	150,000	150000
IMPACT FEE PROJECTS	260,000	45,000	305,000
TOTAL EXPENDITURES	1,334,428	299,750	1,634,178

Ambulance Fund

Account Title	2015-16 Approved Budget	Revisions	2015-16 Modified Budget
EMS GRANT/TRAIN. & PER CAPITA	0	0	0
INTEREST EARNINGS	1,500	500	2,000
MISCELLANEOUS REVENUE	0	100	100
AMBULANCE SERVICE CHARGES	470,000	120,000	590,000
SPECIAL EVENTS STANDBY	5,000	2,000	7,000
LESS MEDICARE ADJUSTMENTS	-160,000	-70,000	-230,000
PARAMEDIC FEES	-18,000	0	-18,000
TOTAL REVENUES	298,500	52,600	351,100
EXPENDITURES	362,677	101,606	464,283
NON-OPERATING EXPENDITURES	165,000	27,000	192,000
TOTAL EXPENDITURES	527,677	128,606	656,283

Recreation Fund

Account Title	2015-16 Approved Budget	Revisions	2015-16 Modified Budget
INTEREST INCOME	500	1,500	2,000
LEISURE SER BD / FUND RAISERS	0	0	0
GENERAL FUND OPERATING TRANSFE	455,763	16,837	472,600
FUND RAISERS/DONATIONS	2,500	0	2,500
FIELD RENTALS	-1,000	0	-1,000
SIGN UP FEES	69,000	0	69,000
UNIFORMS	7,000	0	7,000
FUND RAISERS/DONATIONS	0	0	0
SIGN UP FEES	0	10,000	10,000
FUND RAISERS/DONATIONS	4,000	6,500	10,500

Amended FY 2016 Budget Summary

SIGN UP FEES	26,000	0	26,000
FLAG FOOTBALL SIGN UP FEES	0	1,000	1,000
CHEERLEADING PROGRAM	900	600	1,500
CONCESSIONS	200	0	200
FUND RAISERS/DONATIONS	1,000	-1,000	0
SIGN UP FEES	47,000	13,000	60,000
GENERAL FUND SUPPORT	6,000	0	6,000
CONCERTS	11,000	3,000	14,000
MUSIC	1,500	2,500	4,000
SEMINARS FOR KIDS	1,000	-1,000	0
ARTS & CRAFTS	3,000	1,000	4,000
ARCHERY	6,500	0	6,500
VOLLEYBALL	7,775	2,225	10,000
SKI & SNOWBOARD PROGRAM	0	12,000	12,000
SUPER SPORT	8,500	-1,500	7,000
LEGO CAMP	12,000	-2,500	9,500
TRACK AND FIELD	900	-200	700
SIGN UP FEES	17,500	0	17,500
COURT RESERVATIONS	500	500	1,000
FUND RAISERS/DONATIONS	0	11,000	11,000
FIELD RENTALS	0	1,500	1,500
SIGN UP FEES	0	50,000	50,000
ADMISSIONS - REGULAR	0	1,000	1,000
ADMISSIONS - FAMILY PASSES	0	3,000	3,000
ADMISSIONS - INDIVIDUAL PASSES	0	1,000	1,000
ADMISSIONS - PUNCH PASSES	0	500	500
GROUP FITNESS CLASSES	0	0	0
GYM RENTALS	0	1,000	1,000
GENERAL FUND TRANSFER	0	20,000	20,000
TRANSFERS FROM OTHER FUNDS	0	40,000	40,000
ADMISSIONS - REGULAR	45,000	3,000	48,000
ADMISSIONS - FAMILY PASSES	28,000	0	28,000
ADMISSIONS - INDIVIDUAL PASSES	2,500	0	2,500
ADMISSIONS - PUNCH PASSES	10,000	3,000	13,000
ADMISSIONS - DISCOUNT NIGHTS	2,500	0	2,500
SWIMMING LESSONS/CLASSES	80,000	0	80,000
POOL RENTALS	22,000	0	22,000
LOCKER RENTALS	100	0	100
MISCELLANEOUS SALES	0	200	200
CONCESSIONS	25,000	0	25,000
GENERAL FUND TRANSFER	60,000	-4,000	56,000
TOTAL REVENUES	964,138	195,662	1,159,800
GENERAL ADMIN. EXPENDITURES	460,763	24,837	485,600
SOCCER EXPENDITURES	78,700	-1,700	77,000
BASEBALL EXPENDITURES	0	84,500	84,500
YOUTH SOFTBALL EXPENDITURES	0	12,200	12,200
FOOTBALL EXPENDITURES	28,050	6,950	35,000
YOUTH BASKETBALL EXPENDITURES	52,200	9,200	61,400
MISC. PROGRAMS EXPENDITURES	43,200	16,650	59,850
TENNIS EXPENDITURES	15,100	-3,100	12,000

Amended FY 2016 Budget Summary

GYMNASIUM EXPENDITURES	0	64,000	64,000
SWIMMING POOL EXPENDITURES	288,900	8,000	296,900
TOTAL EXPENDITURES	966,913	221,537	1,188,450

Special Events Fund

Account Title	2015-16 Approved Budget	Revisions	2015-16 Modified Budget
INTEREST EARNED	300	300	600
BREAKFAST-TICKET SALES	1,600	1,400	3,000
CONCESSIONS ENTRANCE FEES	6,000	1,500	7,500
CONCESSION SALES	0	300	300
T-SHIRTS	200	0	200
PARADE-ENTRANCE FEES	1,200	0	1,200
DONATIONS	10,000	0	10,000
FESTIVAL DAYS-FUN RUN REGISTER	12,000	0	12,000
FESTIVAL DAYS-BIKE RACE REG.	500	100	600
FESTIVAL DAYS - OTHER REGISTER	400	1,600	2,000
BASKETBALL TOURNAMENT	400	200	600
SPECIAL EVENTS-DONATIONS	13,500	0	13,500
MISS FARMINGTON PAGEANT DONATI	6,300	3,700	10,000
PAGEANT SIGNUPS	500	200	700
PAGEANT DOOR RECEIPTS	2,700	900	3,600
FARM. PAGEANT CITY CONTRIB.	900	0	900
CONCESSIONS	3,000	2,000	5,000
T-SHIRTS / SWEATSHIRTS	1,000	800	1,800
STORYTELLING FESTIVAL	100	-100	0
PERFORM/ARTS PLAY TICKET SALES	13,000	9,000	22,000
PERFORM/ARTS-DIN.THTR	4,000	2,300	6,300
PERFORM/ARTS FUND RAISER/ADS	2,500	3,100	5,600
CONTRIBUTIONS / DONATIONS	0	2,000	2,000
PARTICIPATION FEES	3,000	1,000	4,000
PARTICIPATION DEPOSITS	1,200	-300	900
TOTAL REVENUES	84,300	30,000	114,300
FESTIVAL DAYS EXPENDITURES	48,550	6,300	54,850
SCHOLARSHIP PAGEANT EXPEND.	10,050	3,350	13,400
PERFORMING ARTS EXPENDITURES	23,800	12,700	36,500
TOTAL EXPENDITURES	82,400	22,350	104,750

Debt Funds

Account Title	2015-16 Approved Budget	Revisions	2015-16 Modified Budget
POLICE STATION IMPACT FEE BOND			
INTEREST	500	0	500
TRANSFERS FROM OTHER FUNDS	40,000	35,000	75,000
FUND BALANCE APPROPRIATION	36,500	-36,500	0
TOTAL REVENUES	77,000	-1,500	75,500
EXPENDITURES	77,000	0	77,000

Amended FY 2016 Budget Summary

FUND BALANCE INCREASE	0	0	0
TOTAL EXPENDITURES	77,000	0	77,000
GENERAL OBLIGATION PARK BOND			
GENERAL PROPERTY TAX - CURRENT	193,500	14,500	208,000
DELINQUENT PRIOR YEARS TAXES	5,000	2,000	7,000
INTEREST	100	100	200
TOTAL REVENUES	198,600	16,600	215,200
EXPENDITURES	198,600	65,000	263,600
TOTAL EXPENDITURES	198,600	65,000	263,600
GENERAL OBLIGATION BUILDING BOND			
GENERAL PROPERTY TAX - CURRENT	417,000	23,000	440,000
DELINQUENT PRIOR YEARS TAXES	9,000	0	9,000
INTEREST	100	400	500
TOTAL REVENUES	426,100	23,400	449,500
EXPENDITURES	426,000	0	426,000
FUND BALANCE INCREASE	100	-100	0
TOTAL EXPENDITURES	426,100	-100	426,000
GENERAL OBLIGATION PARK BOND			
GENERAL PROPERTY TAX - CURRENT	164,000	6,000	170,000
DELINQUENT PRIOR YEARS TAXES	0	0	0
INTEREST	50	0	50
TOTAL REVENUES	164,050	6,000	170,050
EXPENDITURES	163,785	0	163,785
FUND BALANCE INCREASE	265	-265	0
TOTAL EXPENDITURES	164,050	-265	163,785
SPECIAL IMPROVEMENT BOND			
INTEREST	100	0	100
SID REVENUE	12,000	0	12,000
FUND BALANCE APPROPRIATION	27,900	-27,900	0
TOTAL REVENUES	40,000	-27,900	12,100
EXPENDITURES	40,000	0	40,000
TOTAL EXPENDITURES	40,000	0	40,000

Budget Message for Fiscal Year 2017.

The following are some of the key highlights for the FY 2017 budget:

- No property or any other tax increase.
- The General Fund Balance will decrease by around $235,000 to $1,621,000. Which still leaves a 18.3% fund balance compared to revenues and leaves a good fund balance for future years.
- Management is recommending adding 1 new Police Officer and to add 1 full time employee to water, which will replace the part time meter reader.
- The overall operational expenditures in the General Fund are going up by less than 5%. Department Heads have kept their budgets about the same as previous years with only personnel costs and some maintenance and supplies going up.
- A couple of major pieces of equipment are being purchased out of the General Fund, a F550 1 ton w/bed & sander for streets and a F150 pickup for the parks. With Police, the recommendation is to lease 3 additional vehicles for 4 years for patrol only.
- One of the major project facing the City is the construction of the 650 W. park. As set before there is around $1.5 million set aside for this summer to build the park area. This project will be ongoing for the next couple of years.
- The Water Fund new projects will consist of drilling of a new well and the location of a new water tank.
- The Storm Drain Fund will have some major projects that will include operational and impact fee monies.
- Benefit costs are not rising much with the state retirement not changing and medical insurance only going up by 3.5%, which is the well below the average state wide.
- Salary increases are consistent and around market levels.
- No other fee increases.

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

FARMINGTON CITY CORPORATION
Approved Budget
Fiscal Year Ending 6-30-2017

	Proposed Budget
General Fund Revenues:	
Property Tax	1,920,000
Registered Vehicle Fees	195,000
Sales Tax	4,200,000
Local Transportation Sales Tax	300,000
Franchise Tax/Fee	1,460,000
Transient Room Tax	35,000
License /permits	531,000
Federal /State Grants	690,000
Public Safety	96,800
Development Fees	59,000
Cemetery Fees	26,000
Shared Court Revenue	170,000
Interest	7,000
Miscellaneous	171,200
Economic Development	0
Sub-total	9,861,000
Transfer from other funds	0
Appropriated Fund Balance	215,740
Total Revenue	10,076,740
General Fund Expenditures:	
Legislative	147,300
Administrative	750,872
Engineering	144,430
Planning / Zoning	627,427
Police	2,494,960
Fire	1,032,237
Emergency Preparedness	3,500
Inspection	437,438
Streets	1,004,367
General Government Buildings	456,443
Parks / Cemetery	905,211
General Recreation	523,155
Economic Development	260,000
Miscellaneous	34,000
Transfer to Capital Funds	1,255,400
Sub-total	10,076,740
Fund Balance increase	0
Total Expenditures	10,076,740

General Fund Expenditures

	FY 11		FY 12		FY 13		FY 14		FY 15		FY 16		FY 17	
Legislative	90,538	5.53%	94,688	4.58%	92,588	-2.22%	102,893	11.13%	110,764	7.65%	129,500	16.92%	147,300	13.75%
Administrative	524,980	4.55%	533,889	1.70%	536,701	0.53%	589,568	9.85%	600,250	1.81%	740,600	23.38%	750,872	1.39%
Engineering							53,477		65,773	22.99%	118,000	79.40%	144,430	22.40%
Planning / Zoning	454,279	-3.19%	509,308	12.11%	573,525	12.61%	546,480	-4.72%	570,099	4.32%	591,500	3.75%	627,427	6.07%
Police	1,665,975	-3.72%	1,777,570	6.70%	1,858,322	4.54%	1,991,308	7.16%	2,133,997	7.17%	2,298,000	7.69%	2,494,960	8.57%
Fire	456,415	5.31%	576,201	26.25%	595,587	3.36%	769,805	29.25%	795,610	3.35%	983,545	23.62%	1,032,237	4.95%
Inspection	324,357	24.47%	364,341	12.33%	408,363	12.08%	411,875	0.86%	414,921	0.74%	514,543	24.01%	437,438	-14.99%
Streets	689,691	1.44%	735,789	6.68%	823,392	11.91%	827,071	0.45%	812,121	-1.81%	911,200	12.20%	1,004,367	10.22%
General Government Buildings	341,088	6.26%	388,994	14.05%	387,571	-0.37%	446,052	15.09%	454,618	1.92%	490,850	7.97%	456,443	-7.01%
Parks / Cemetery	669,604	9.93%	689,707	3.00%	708,354	2.70%	667,368	-5.79%	767,786	15.05%	878,200	14.38%	905,211	3.08%
General Recreation	307,246	-3.15%	323,296	5.22%	333,436	3.14%	354,572	6.34%	395,606	11.57%	483,500	22.22%	523,155	8.20%
Miscellaneous	54,319	228.77%	46,810	-13.82%	30,673	-34.47%	23,082	-24.75%	27,461	18.97%	33,500	21.99%	37,500	11.94%
Sub Total	5,578,492	2.82%	6,040,593	8.28%	6,348,512	5.10%	6,783,551	6.85%	7,149,006	5.39%	8,172,938	14.32%	8,561,340	4.75%
Transfer to Capital Funds	438,641	11.77%	1,688,637	284.97%	1,045,385	-38.09%	1,077,400	3.06%	975,600	-9.45%	1,247,100	27.83%	555,400	-55.46%
Administrative	18,650		53,854		28,951		28,000		0		0			
Planning / Zoning	14,131		27,000		2,849		53,400		10,000		10,000			
Police	78,000		100,000		98,000		99,000		136,000		92,000		68,500	
Fire	50,000		50,000		100,000		77,000		149,000		0			
Streets	208,341		890,500		159,090		760,000		588,000		612,100		233,600	
General Buildings														
Parks / Cemetery	69,519		524,000		636,495		20,000		53,600		427,000		33,300	
Swimming Pool							35,000		39,000		56,000			
Real Estate			43,284											
G.O. Bldg Bond					20,000		5,000							
RAP Tax Bond											30,000		50,000	
Gymnasium											20,000		170,000	
Class C Road Transfer	399,828	11.68%	436,500	9.17%	358,500	-17.87%	552,000	53.97%	452,000	-18.12%	481,000	6.42%	700,000	45.53%
Economic Development											350,000		260,000	
Sub-total	6,416,961	3.91%	8,165,730	27.25%	7,752,397	-5.06%	8,412,951	8.52%	8,576,606	1.95%	10,251,038	19.52%	10,076,740	-1.70%
REVENUE TOTALS	6,960,267	6.94%	7,452,193	7.07%	8,180,633	9.77%	8,430,333	3.05%	8,913,931	5.74%	9,864,600	10.66%	9,851,000	-0.14%

General Fund

Description	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Amended Bugdet FY 2016	Bugdet FY 2017	2016 Percent Increase / Decrease	2017 Percent Increase / Decrease
REVENUES									
Property Tax (current)	1,443,664	1,554,366	1,556,912	1,733,760	1,741,350	1,850,000	1,880,000	28.15%	30.22%
Prior Yr Taxes	58,711	56,360	56,275	39,850	58,312	38,000	40,000	-35.28%	-31.87%
Vehicle Fee in lieu	176,879	176,196	178,429	186,525	194,896	195,000	195,000	10.24%	10.24%
Sales Tax	1,970,478	2,380,246	2,581,678	3,087,473	3,500,946	3,800,000	4,200,000	92.85%	113.15%
Transient Room Tax	4,112	3,720	3,922	6,744	23,646	30,000	35,000	629.62%	751.22%
Franchise Tax & Fee	788,236	886,342	946,657	988,973	983,645	990,000	990,000	25.60%	25.60%
Energy Use Tax	407,383	388,065	446,458	484,678	465,601	480,000	470,000	17.83%	15.37%
Wireless Phone Tax	0	0							
Local Transportation Sales Tax						50,000	300,000		300.00%
TotalFranchise/Energy	1,195,619	1,274,407	1,393,115	1,473,651	1,449,246	1,470,000	1,460,000	22.95%	22.11%
Total Tax	4,849,462	5,445,295	5,770,331	6,528,003	6,968,396	7,433,000	8,110,000	53.27%	67.24%
Licenses & Permits	818,216	637,390	969,777	691,139	623,012	981,500	531,000	19.96%	-35.10%
Grants	23,203	28,121	42,753	28,059	27,951	37,200	20,000	60.33%	-13.80%
Cops Fast	0								
B&C Road Funds	560,425	578,707	601,983	575,171	606,649	630,000	670,000	12.41%	19.55%
Public Safety	83,460	75,966	78,344	72,666	81,103	88,100	96,800	5.56%	15.98%
Charges for Services	184,713	177,056	104,139	103,256	177,669	157,800	59,000	-14.57%	-68.06%
Cemetery	68,113	37,250	39,000	35,250	44,250	34,500	26,000	-49.35%	-61.83%
Fines / Court Rev.	259,093	243,730	193,751	211,842	197,911	175,000	170,000	-32.46%	-34.39%
Interest	5,232	7,678	8,265	8,040	7,158	6,000	7,000	14.68%	33.79%
Misc	98,651	205,341	137,352	176,907	186,740	206,000	171,200	108.82%	73.54%
Transfers In		5,959	208,638	0		148,000			
RDA Loan Pmt	9,700	9,700	26,300	0					
Economic Development						300,000			
Total Revenues	6,960,267	7,452,193	8,180,633	8,430,333	8,920,838	10,197,100	9,861,000	46.50%	41.68%

EXPENDITURES	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Bugdet FY 2016	Bugdet FY 2017	Percent Increase / Decrease	Percent Increase / Decrease
Legislative	90,538	94,686	92,588	102,893	110,764	129,500	147,300	43.03%	62.69%
Administration	524,980	533,638	536,701	589,568	600,250	740,600	750,872	41.07%	43.03%
Engineering				53,477	65,773	118,000	144,430	118.00%	144.00%
Planning	454,279	509,308	573,525	546,480	570,099	591,500	627,427	30.21%	38.12%
Police	1,665,975	1,777,570	1,858,322	1,991,308	2,134,037	2,298,000	2,494,960	37.94%	49.76%
Fire	456,415	576,200	595,587	769,805	797,412	983,545	1,032,237	115.49%	126.16%
Inspection	324,357	364,339	408,363	411,875	414,921	514,543	437,438	58.63%	34.86%
Streets	689,691	735,789	823,392	827,071	812,121	911,200	1,004,367	32.12%	45.63%
Buildings	341,088	388,994	387,571	446,052	454,618	490,850	456,443	43.91%	33.82%
Parks	669,604	689,707	708,354	667,368	768,171	878,200	905,211	31.15%	35.19%
Recreation	307,246	323,296	333,436	354,572	396,235	483,500	523,155	57.37%	70.27%
Misc	54,319	46,810	30,673	23,081	27,460	33,500	37,500	-38.33%	-30.96%
Transfers Out	438,641	1,688,637	1,045,385	1,077,400	975,600	1,247,100	555,400	184.31%	26.62%
B&C Trans	399,828	436,500	358,500	552,000	452,000	481,000	700,000	20.30%	75.08%
Economic Development						350,000	260,000		
Total Expenitures	6,416,961	8,165,474	7,752,397	8,412,950	8,579,461	10,251,038	10,076,740	59.75%	57.03%
Difference In Rev/ Exp	543,306	-713,281	428,236	17,383	341,377	-53,938	-215,740		

2017 Budget Requests

		Requested	Recommended
Personnel			
Mayor and Council Increse in salaries		17,800	17,800
Employees 4% increase overall		165,656	165,656
Benefits Increases		24,472	24,472
Administration			
Intern		5,000	5,000
Lobbyist		24,000	24,000
Police			
Full time Officer	Sept.	56,000	56,000
Full time Officer	March	16,000	0
Upgrade Sergeant		4,000	0
Fire			
Full time Engineer		74,000	0
Part Time Inspector		17,000	0
Part Time Pay Increase		35,000	0
Fire Captians Increase		5,000	5,000
Secretary Increase Hours		7,000	7,000
Parks			
Full time Parks / Trails		65,000	0
Equipment			
Administration			
3 computers		4,000	4,000
Planning			
2 computers		3,000	3,000
i works Software		4,600	4,600
Police			
4 computers - 2 computers		4,000	2,500
3 vests		2,400	2,400
AR 15 Patrol Rifle		1,600	1,600
GPS Trackers		1,300	1,300
Lease 3 new police cars (9 total)		22,000	22,000
2 motorola hand held radios		3,200	0
3 motorola car radios		5,700	0
NAS drive for IT Room		3,500	3,500
Fire			
4 computers - 2 computers		4,500	2,500
laptop		1,500	1,500
Knox Box		2,000	0
Dry Hydrant		10,000	0
Streets			
Metal Detectors		2,200	2,200
2 computers		3,000	3,000
Barricades		1,000	1,000
Loader	(Credit)	-11,700	-11,700
Dump Bed - 1 Ton		11,500	11,500
F550 w/bed & sander		62,300	62,300
Mack 10 wheel dump truck		160,000	0
New bed Pup Trailer		26,500	0
Parks			
F150 4 dr pickup		33,000	33,000
Kabota		26,000	0
Sander		5,100	0
Trackhoe	(Trade in)	29,000	0
Box plow		3,800	0
Festival Days booths		2,000	2,000
Trail Maintenance		10,000	5,000
Equipment along Trails		25,000	20,000
Irrigation Telemetry		4,000	4,000
Fence at tennis courts		22,000	0
Playground at Moon park		70,000	0
Heritage park drinking fountain		2,300	2,300
Swimming Pool			
Resurface pool		125,000	0
Buildings			
City Hall			
Upgrade Mechanical Software		14,000	14,000
NAS Storage		1,200	1,200
Public Works			
Pressure Washer		7,200	7,200
New wash bay door		11,000	0
i works Software		1,500	1,500
All data software		1,500	1,500
Misc tools		2,000	1,000
Police			
Camera upgrade		2,200	0
Barricuda fire wall		1,400	1,400
EV shelves		5,500	0
Komodo		1,800	0
Fire			
Exterior Lighting		3,000	3,000
Refinish Bay floors		1,800	0
Total		1,255,328	519,228

Personnel Changes
FY 2017

1. Staffing Changes

	Requested	Recommended	Approved
Mayor and Council			
Increase Mayor and City Council Salaries Mayor $400/mo, Council $200/mo increase	17,800	17,800	17,800
Administration			
Intern	5,000	5,000	5,000
Lobbyist	24,000	24,000	24,000
Police Dept.			
1 full time employee starting in Sept 2016	56,000	56,000	56,000
1 full time employee starting in March 2017	16,000	0	0
Upgrade Sergeant	4,000	0	0
Fire Dept.			
Increase Part Time Fire Fighters pay	35,000	0	0
Full time Engineer	74,000	0	0
Part Time Inspector	17,000	0	0
Fire Captains Increase	5,000	5,000	5,000
Secretary Increase Hours	7,000	7,000	7,000
Parks and Recreation Dept.			
1 Full time employee in Parks	65,000	0	0
Water Dept.			
Move Part Time Reader to full time	45,000	45,000	45,000
Totals	370,800	159,800	56,000

2. Benefit Increases

State Retirement			
NO Changes			
Medical Insurance			
PEHP 3.5% increase	23,972	23,972	23,972
Dental Insurance 1 % Increase	500	500	500
Totals	24,472	24,472	24,472

3. Salary Increases

4 % overall increase	165,656	165,656	165,656
3% step, 1% for merits up to 2%			
Totals	165,656	165,656	165,656

Out of State Travel

	Requested	Recommended	Approved
Planning & Zoning			
Dave Petersen National APA Conf - New York	2,500	2,500	2,400
Ken Klinker National Storm Drain Conference - Indiana	2,100	2,100	2,100
Dennis Allen National GIS Conference - San Diego	1,800	0	
Inspection			
Eric Miller ICC Conf. - Kansas City	2,000	2,000	2,000
Police Dept.			
Wayne and Parish to IACP Conference - San Diego	2,500	2,500	2,500
Fire Dept			
2 Fireman Wildland Urban Conf - Reno	1,500	1,500	1,500
3 Fireman Conf. - Wendover	1,500	1,500	1,500
Guido Smith Fire Chiefs Conf - Boise ID	1,000	1,000	1,000
Administration			
Dave Millheim ICMA Conference - Kansas City	2,000	2,000	2,000

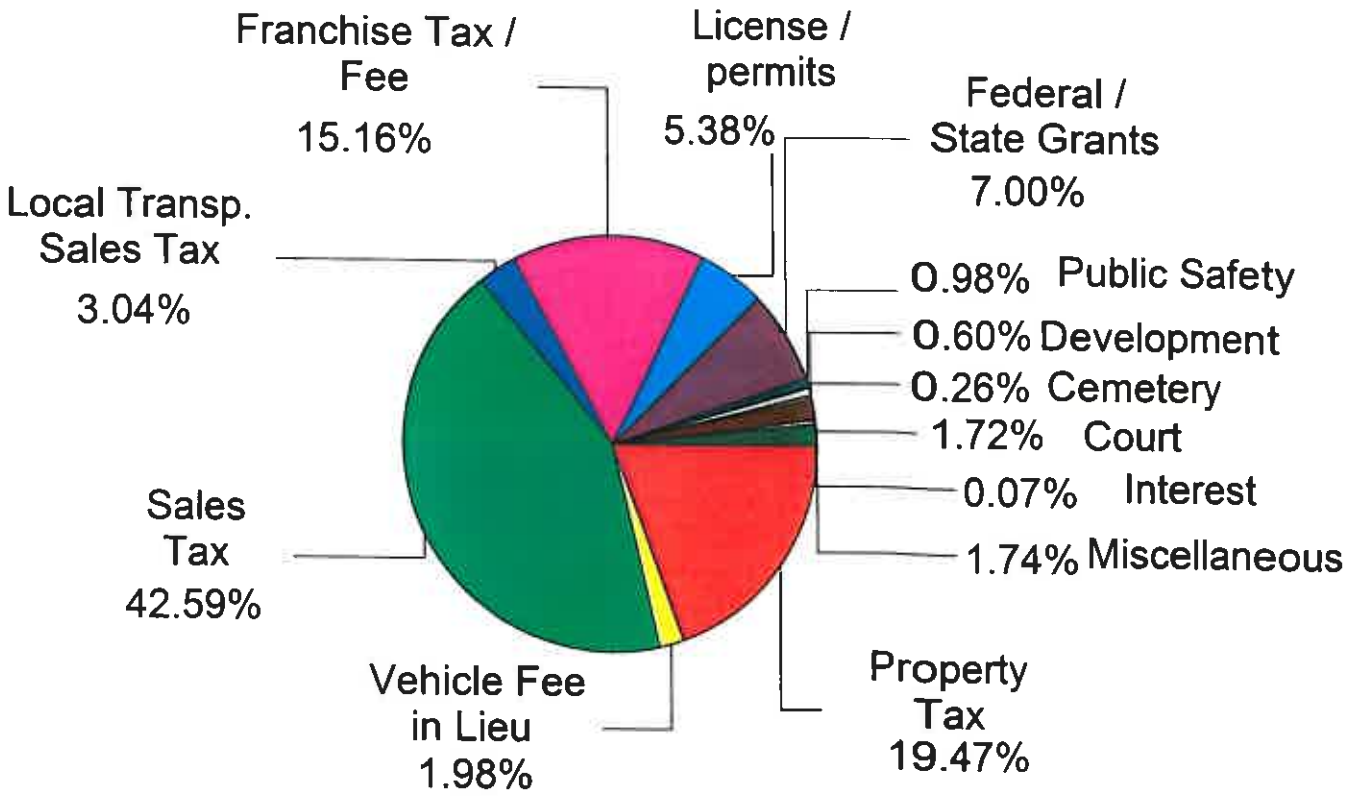
2017 Budget Requests

	Requested	Recommended
Water Fund		
Full time meter reader (replace PT)	45,000	45,000
Lease Backhoe	7,000	7,000
Lease Trackhoe	7,000	7,000
F150 pickup 4 door	33,000	33,000
Projects		
Cleaning of water tanks	20,000	20,000
Drilling of new well (impact fee)	900,000	900,000
locating / designing new water tank (impact fee	700,000	700,000
Storm Drain Fund		
Lease Backhoe	7,000	7,000
Clark Ln Detention Basin (impact fee)	250,000	250,000
Burke Ln Detention Basin (impact fee)	75,000	75,000
Ambulance Fund		
Lucas Chest Compression Device (grant 4500)	18,267	18,267

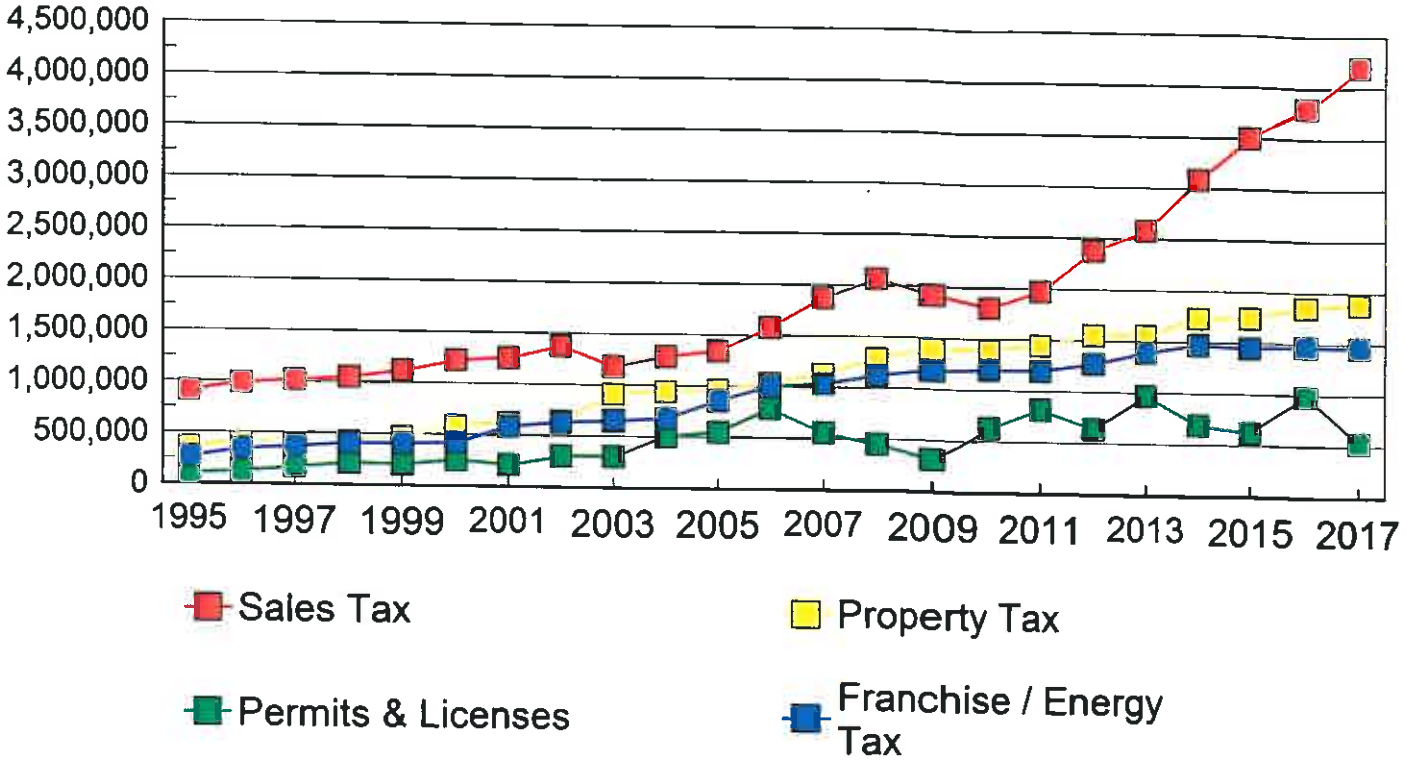
2017 Budget Requests

	Requested	Recommended
Water Fund		
Full time meter reader (replace PT)	45,000	45,000
Lease Backhoe	7,000	7,000
Lease Trackhoe	7,000	7,000
F150 pickup 4 door	33,000	33,000
Projects		
Cleaning of water tanks	20,000	20,000
Drilling of new well (impact fee)	900,000	900,000
locating / designing new water tank (impact fee	700,000	700,000
Storm Drain Fund		
Lease Backhoe	7,000	7,000
Clark Ln Detention Basin (impact fee)	250,000	250,000
Burke Ln Detention Basin (impact fee)	75,000	75,000
Ambulance Fund		
Lucas Chest Compression Device (grant 4500)	18,267	18,267

General Fund Revenues FY 2017



Revenues


4,500,000
4,000,000
3,500,000
3,000,000
2,500,000
2,000,000
1,500,000
1,000,000
500,000
0
1995
1997
1999
2001
2003
2005
2007
2009
2011
2013
2015
2017
Sales Tax
Property Tax
Permits & Licenses
Franchise / Energy Tax

Sales Tax

		Total Direct Sales	Total Received		
FY	1995		909,296		
FY	1996		987,703	8.62%	
FY	1997		1,017,434	3.01%	
FY	1998		1,048,133	3.02%	
FY	1999		1,119,604	6.82%	
FY	2000		1,224,412	9.36%	
FY	2001		1,252,080	2.26%	
FY	2002		1,375,352	9.85%	
FY	2003		1,179,770	-14.22%	
FY	2004	794,403	1,283,013	8.75%	
FY	2005	761,034	1,342,693	4.65%	
FY	2006	859,922	1,576,348	17.40%	
FY	2007	1,021,994	1,870,311	18.65%	
FY	2008	1,240,651	2,064,307	10.37%	
FY	2009	1,150,529	1,916,700	-7.15%	
FY	2010	1,089,083	1,802,477	-5.96%	
FY	2011	1,302,961	1,970,478	9.32%	
FY	2012	1,854,815	2,380,246	20.80%	
FY	2013	2,042,377	2,581,678	8.46%	
FY	2014	2,663,647	3,087,473	19.59%	
FY	2015	3,218,642	3,500,946	13.39%	
FY	2016		3,800,000	8.54%	Budget
FY	2017		4,200,000	10.53%	Budget

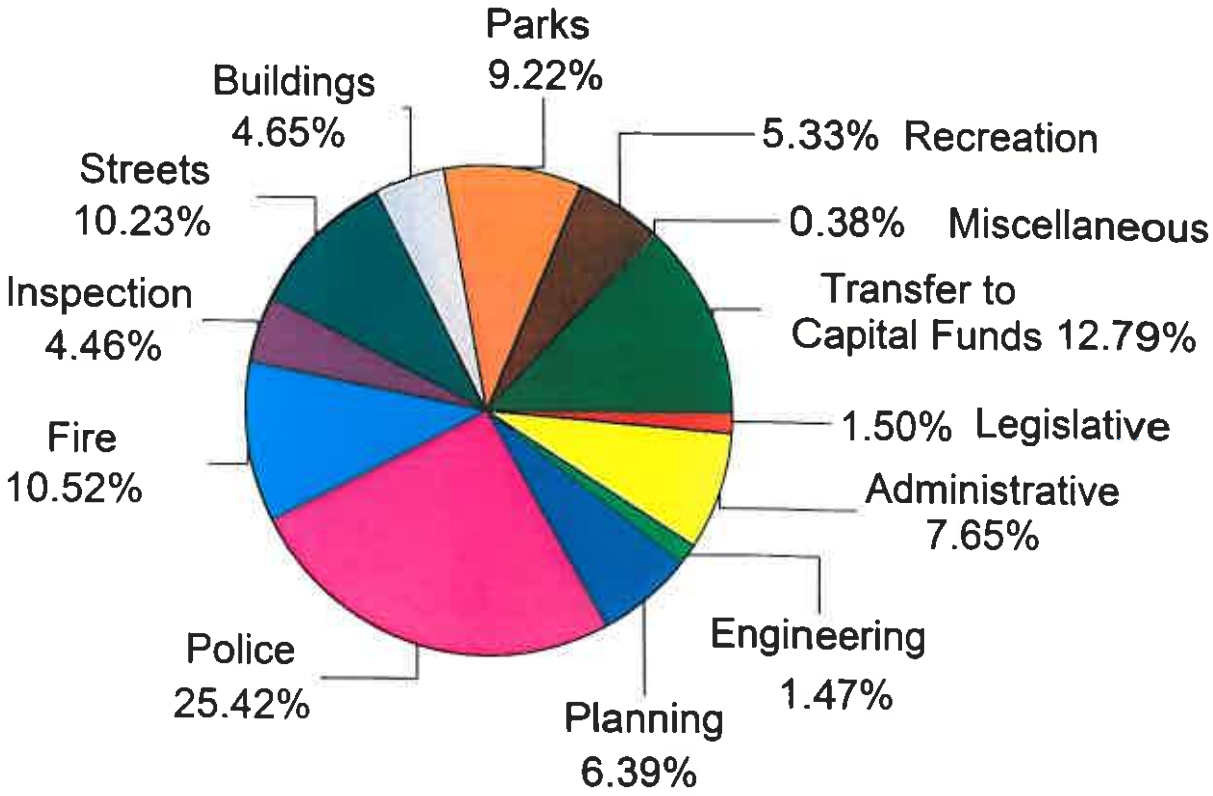
RAP Tax

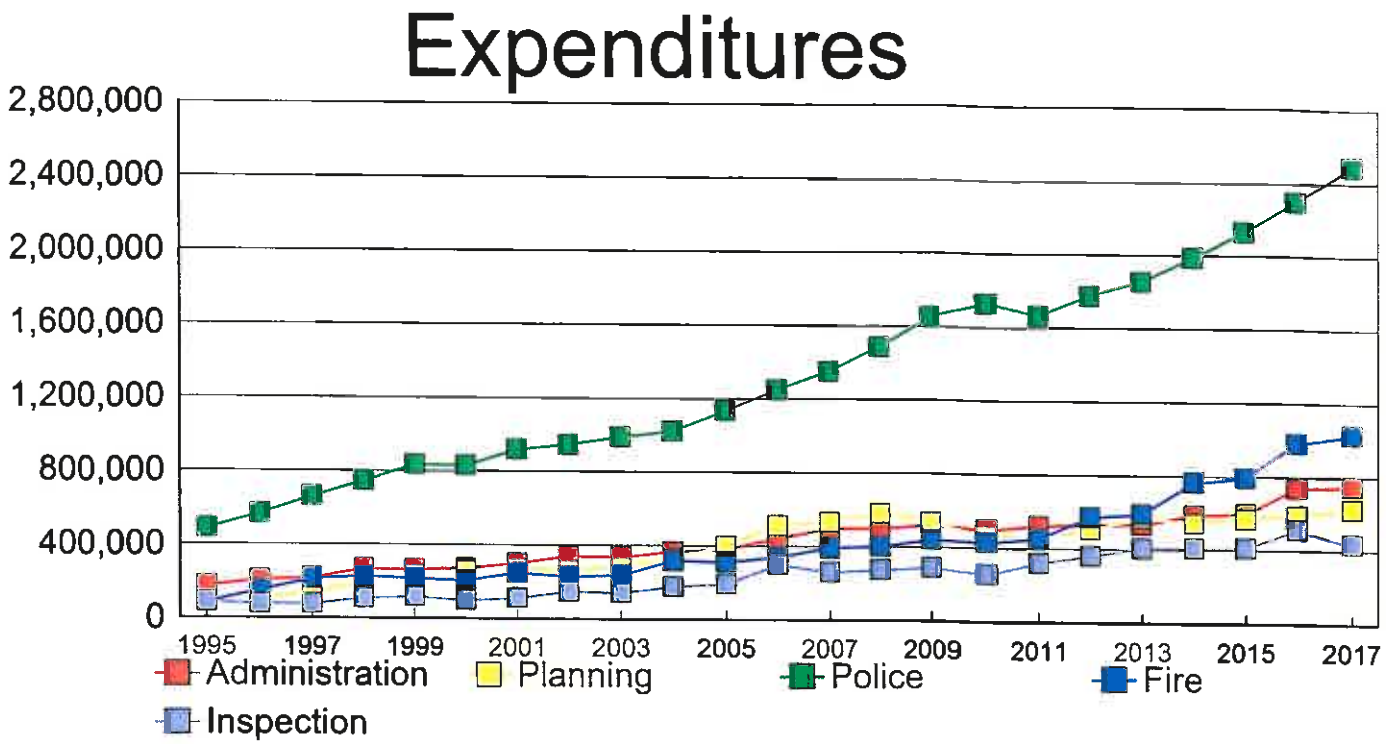
FY 2016

Date of Collection	Date of Deposit	Total Recieved
July	09/30/15	31,000.59
August	10/30/15	32,068.58
September	11/30/15	24,961.45
October	12/31/15	24,991.53
November	01/31/16	19,565.76
December	02/28/16	30,051.10
January	03/31/16	17,200.21
February	04/30/16	16,330.48
March	05/31/16	34,918.19
April	06/30/16	
May	07/31/16	
June	08/31/16	
	Totals	231,087.89

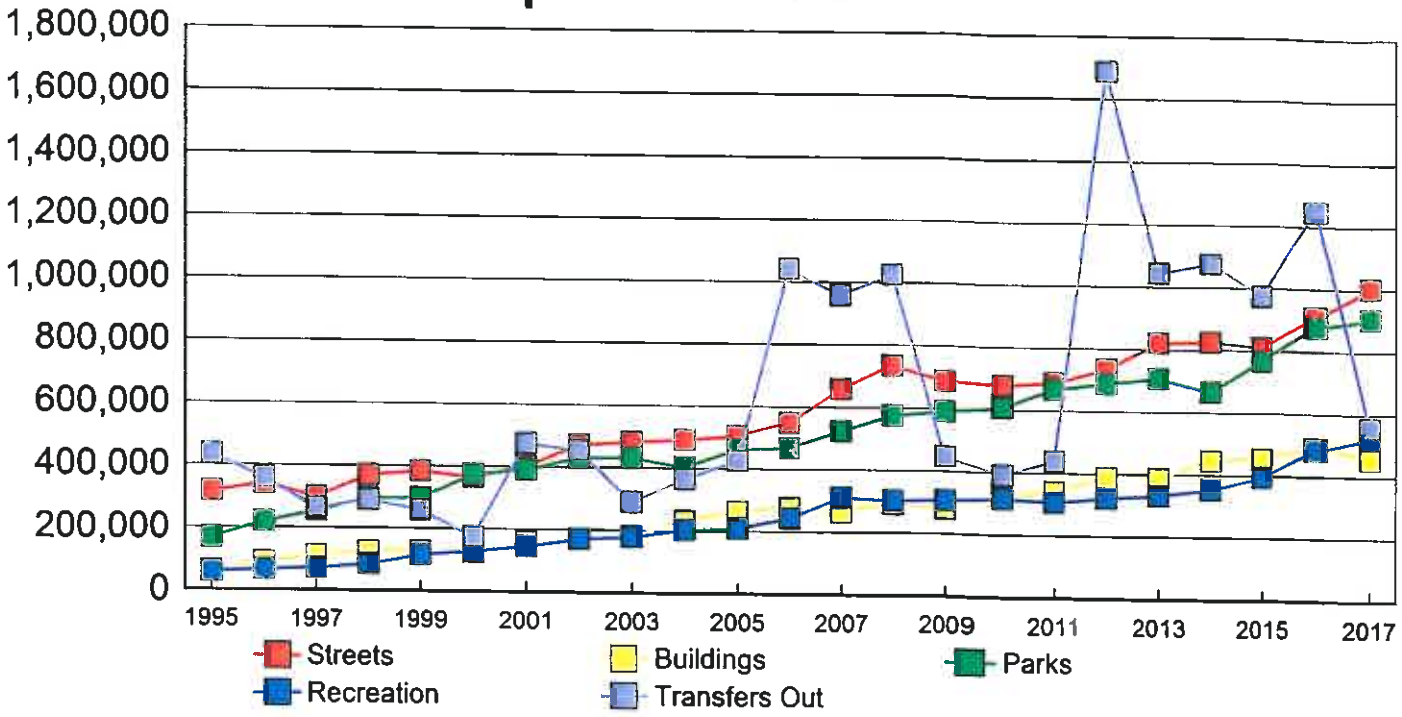
	FY 2016	FY 2017
Estimated totals	305,000.00	340,000.00
Transfer from General Fund	30,000.00	50,000.00
Transfer from G.O. Bond 2003 (paid off)	56,000.00	
	391,000.00	390,000.00
Bond Payment	390,765.00	390,026.00

General Fund Expenditures FY 2017




Expenditures
2,800,000
2,400,000
2,000,000
1,600,000
1,200,000
800,000
400,000
0
1995
1997
1999
2001
2003
2005
2007
2009
2011
2013
2015
2017
Administration
Planning
Police
Fire
Inspection

Expenditures



Police Impact Fees
Fund #37

Balance 6-30-15		198,927
FY 16		
Resources		
Estimated Police Impact Fees	100,000	
Interest	1,000	
Total Impact Fees		101,000
Expenditures		
Bond Payment	77,000	
Balance 6-30-16		222,927
FY 17		
Resources		
Estimated Police Impact Fees	55,000	
Interest	900	
Total Impact Fees		55,900
Expenditures		
Bond Payment	76,500	
Balance 6-30-17		202,327

Transportation Impact Fees
Fund #38

Impact Fee Balance 6-30-15		1,455,042
FY 16		
Revenues		
Impact Fees	1,000,000	
Interest	11,000	
Expenditures		
Signal @1525 W Shepard	175,000	
Park Ln Realignment	14,000	
Professional / Technical	40,000	
1100 W Culvert / Road	140,000	
Signal @ Station Parkway	220,000	
Total Expenditures	589,000	
Impact Fee Balance 6-30-16		1,866,042
FY 17		
Revenues		
Impact Fees	480,000	
Interest	12,000	
Expenditures		
Signal @1525 W Shepard	0	
Park Ln Realignment (landscape roundabout)	0	
Professional / Technical	20,000	
1100 W Culvert / Road	0	
Signal @ Station Parkway	0	
Total Expenditures	20,000	
Impact Fee Balance 6-30-17		2,326,042

Park Improvement Capital

Balance - Impact Fee 6-30-2015		349,821
FY 16		
Resources		
Estimated Impact Fees	700,000	
Bond Proceeds	0	
Sale of Real Estate	0	
Interest	3,000	
Total Revenues	703,000	
Expenditures - Estimated Amounts		
Bond Payment	189,216	
Misc Trail Improvements	10,000	
Park Improvements	349,821	
Impact Fee study	7,500	
Total Expenditures	556,537	
Estimated Balance - Impact Fee 6-30-2016		496,284
FY 17		
Resources		
Estimated Impact Fees	800,000	
Bond Proceeds	0	
Sale of Real Estate	0	
Interest	3,000	
Total Revenues	803,000	
Expenditures - Estimated Amounts		
Bond Payment	189,216	
Misc Trail Improvements	10,000	
Park Improvements	700,000	
Impact Fee study	0	
Total Expenditures	899,216	
Estimated Balance - Impact Fee 6-30-2017		400,068

Fire Impact Fees
Fund #43

FY 15 Fire Equipment Balance	192,927.50
FY 16 Revenues	111,500.00
Lease Pmt	57,388.00
FY 16 Fire Equipment Balance	247,039.50
FY 17 Revenues	21,000.00
Lease Pmt	57,400.00
FY 17 Fire Equipment Balance	210,639.50

Fire Impact Fees
Fund #43

FY 15 Fire Facilities Balance	365,807.74
FY 16 Revenues	71,000.00
Build storage facility @ Public Works	160,000.00
FY 16 Fire Facilities Balance	276,807.74
FY 17 Revenues	28,000.00
FY 17 Fire Facilities Balance	304,807.74

Farmington City

Water

13-Jun-2016

Operations

	2011-2012		2012-2013		2013-2014		2014-2015		Budget 2015-2016	Budget 2016-2017
Beg Balance	461,355 10		1,014,334 00		1,379,968 90		1,110,934 55		740,679 60	604,001 60
Revenues										
Interest	5,830 68		8,875 55		6,143 11		4,046 72		5,000 00	4,000 00
Enterprise Revenue	1,745,199 71	4%	1,809,267 71	1%	1,831,802 37	6%	1,939,614 28	-1%	1,925,000 00	1,932,500 00
Insurance Proceeds										
Revenue Bond Proceeds	0 00		0 00		0 00		0 00		0 00	0 00
Misc	15,063 98		29,438 96		17,847 10		22,759 61		18,000 00	10,000 00
Total Revenue	1,766,094 57		1,847,582 22		1,855,792 58		1,966,420 61		1,948,000 00	1,946,500 00
Expenditures										
Operations	1,489,529 80	9%	1,622,248 52	8%	1,750,390.66	10%	1,921,841.20	6%	2,043,678 00	2,109,825 00
Non-Operating	38,469 29		82,448 77		185,780 88		217,740 55		125,000.00	117,000 00
Floridation										
Other Line replacements	2,051 20				13,457 75		255,729 05		281,000 00	20,000 00
Lucky Star Way										
2 mil gal Reservior										
Well #2 Improvements										
200 E Waterline										
Pump Station										
Shop Bldg Participation					60,951 62		335,482 14		0 00	0 00
Burke Lane - Lagoon Dr										
Replace Spencer Reservoir	0 00		0 00		0 00		0 00		0 00	0 00
Bayview/Oaklane Line Replacements			208,401 92		514,329 85		0 00		0 00	0 00
1100 W Line									65,000.00	0 00
Water Meter Replacement	19,817 20		0 00		49,375 06		15,350 26		20,000 00	10,000 00
Insurance Repairs										
Telemetry System							70,000 00		70,000 00	0 00
Bond Retirement (20%)	33,720 00		33,833 18		33,930 16		29,250.00		0.00	4,500.00
Total Expenditures	1,583,587.49		1,946,932 39		2,608,215 98		2,845,393 20		2,604,678 00	2,261,325 00
Add Depreciation	439,014 44		441,032 68		476,129 53		508,717 64		520,000 00	525,000 00
Fund Adjustments	-68,542 62		23,952 39		7,259 52					
End Balance	1,014,334 00		1,379,968 90		1,110,934 55		740,679 60		604,001.60	814,176 60

Water Facilities

Impact Fees

	2011-2012	2012-2013	2013-2014	2014-2015	Budget 2015-2016	Budget 2016-2017
Beg Balance	983,874 33	1,347,505 51	1,035,828 26	1,008,254 51	1,399,650 52	1,503,650 52
Developer Loans						
Overcost of well						
Interest	8,581.69	8,031 47	5,443 51	5,995 54	9,000 00	6,000 00
Bond Proceeds						
Impact Fees	482,354 00	366,950 50	136,678 00	492,208.00	600,000.00	160,000 00
Total Revenue	490,935 69	374,981 97	142,121 51	498,203 54	609,000.00	166,000 00
Capital Expenditures						
Bond Retirement	0 00	0 00	0 00	0.00	0.00	0 00
Accerlerate Bond Payments						
Shepherd Heights Lines / Reservior						
Well #2 Improvements						
200 East waterline						
Pump House						
2 million gal Reservior						
Misc. Improvements	0 00	0 00	0.00	0 00	15,000.00	15,000.00
Burke Lane - Lagoon Dr						
West Farm. Improvements						
Replace Spencer Reservoir	25,211 89	30,952.15	712 50	0 00	30,000.00	700,000.00
Community Well	81,006 82	650,949 57	118,153 43	95,896 33	450,000.00	100,000 00
Water Lines	21,085 80	4,757 50	0 00	0.00	0.00	0 00
Developer paybacks			50,829 33	0 00	10,000 00	0 00
New Well				10,911 20	0 00	900,000 00
Fund Adjustments						
Total Expenditures	127,304 51	686,659 22	169,695 26	106,807 53	505,000 00	1,715,000 00
End Balance	1,347,505 51	1,035,828 26	1,008,254 51	1,399,650 52	1,503,650 52	-45,349 48

Storm Sewer Fund

14-Jun-2016

Operations	2012-2013	2013-2014	2014-2015	Budget 2015-2016	Budget 2016-2017
Beg. Balance	518,687	646,563	498,997	553,125	290,447
Revenues					
Interest	5,201	4,026	2,686	5,000	5,000
Enterprise Revenue	710,224	702,959	717,967	750,000	755,000
Contributions	18,000	76,000	155,434	5,000	
Equipment Lease Proceeds			144,725		
Bond Proceeds					
Misc.			7,764	6500	1000
Sale of Asset	0	0	88,175	0	0
Total Revenue	733,425	782,985	1,116,751	766,500	761,000
Expenditures					
Operations	557,969	612,621	671,302	819,178	824,346
Bond Payments	264,279	682	48,045	50,000	50,000
Capital Equipment	2,039	66,307	239,850	65,000	7,000
Capital Replacement Projects	35,756	382,838	142,661	215,000	110,000
Loss of Sale of Asset					
Farmington Creek Piping					
Public Works Building		71,715	213,710	0	0
650 W Gym & Park				150,000	50,000
Piping Projects					
Deficiency Projects	0	0	0	0	0
NRCS projects					
Misc.	0	58,195	27,963	30,000	30,000
Total Expenditures	860,043	1,192,357	1,343,531	1,329,178	1,071,346
Add Depreciation	249,850	261,390	283,825	300,000	300,000
Fund Adjustments	4,644	416	-2,918		
End Balance - Operations	646,563	498,997	553,125	290,447	280,101

Storm Water Impact Fees

East - Impact Fees	2012-2013	2013-2014	2014-2015	Budget 2015-2016	Budget 2016-2017
Beg Balance	212,085	252,866	262,029	358,617	381,117
Interest	1,423	1,303	1,552	2,500	2,000
Impact Fees	39,358	7,860	95,762	125,000	7,000
Total Revenue	40,781	9,163	97,314	127,500	9,000
Capital Expenditures					
Developer Reimbursements					
Professional & Technical	0	0	0	5,000	5,000
Projects	0	0	725	100,000	100,000
Miller Meadow lines / Basin					
Misc.					
Total Expenditures	0	0	725	105,000	105,000
Fund Adjustments					
End Balance - East Fees	252,866	262,029	358,617	381,117	285,117

West - Impact Fees					
Beg Balance	643,150	796,038	888,910	711,339	916,339
Interest	4,628	4,373	4,562	5,000	5,000
Impact Fees	201,986	135,270	394,251	400,000	45,000
Total Revenue	206,614	139,643	398,813	405,000	50,000
Capital Expenditures					
Developer Reimbursements	0	46,770	133,125		72,000
Professional & Technical	0	0	67,890	50,000	25,000
Projects	53,726	0	375,370	150,000	325,000
Miller Meadow lines / Basin					
Misc.					
Total Expenditures	53,726	46,770	576,384	200,000	422,000
Fund Adjustments					
End Balance - West Fees	796,038	888,910	711,339	916,339	544,339

Sanitary Sewer Fund

Fund Balance 6/30/15		168,084
FY 16		
Revenues	1,703,000	
Expenses	1,734,354	
Fund Balance 6/30/16	-31,354	136,730
FY 17		
Revenues	1,712,000	
Expenses	1,731,692	
Fund Balance 6/30/17	-19,692	117,038

Garbage Fund

Fund Balance 6/30/15		278,279
FY 16		
Revenues	1,243,000	
Expenses	1,246,500	
Adjustment	-48,000	
Fund Balance 6/30/16	44,500	322,779
FY 17		
Revenues	1,247,500	
Expenses	1,281,408	
Adjustment	-55,000	
Fund Balance 6/30/17	21,092	343,871

Equipment Items

500 garbage cans
300 recycling cans

Ambulance Fund

Fund Balance 6/30/13		230,130
FY 14		
Revenues	286,146	
Expenses	216,189	
Fund Balance 6/30/14	69,956	300,086
FY 15		
Revenues	374,615	
Expenditures	264,660	
Cardiac Monitor	23,984	
Total	288,644	
Fund Balance 6/30/15	85,971	386,057
FY 16		
Projected Revenues	351,100	
Projected Expenditures	314,283	
New Ambulance	192,000	
Total	506,283	
Fund Balance 6/30/16	-155,183	230,874
FY 17		
Projected Revenues	345,600	
Projected Expenditures	287,968	
Chest Compression	18,267	
Total	306,235	
Fund Balance 6/30/17	39,365	270,239

Recreation Fund

General Administration

Balance 6/30/15		-78,796.22
FY 16		
GF Transfer	472,600.00	
Interest	2,000.00	
Fund Raisers	0.00	
Expenses	476,600.00	
Amount to Swimming Pool	0.00	
Balance 6/30/16	-2,000.00	-80,796.22
FY 17		
GF Transfer	519,255.00	
Interest	1,000.00	
Scholarships	0.00	
Expenses	519,255.00	
Balance 6/30/17	1,000.00	-79,796.22

Soccer

Balance 6/30/15		37,591.74
FY 16		
Signups	77,500.00	
Expenses Operational	77,000.00	
Shared	2,043.06	
Amount to Baseball / Gym	20,000.00	
Balance 6/30/16	-21,543.06	16,048.68
FY 17		
Signups	78,500.00	
Expenses	74,800.00	
Shared	3,751.49	
Amount to	0.00	
Balance 6/30/17	-51.49	15,997.19

Football

Balance 6/30/15		28,808.85
FY 16		
Signups	39,200.00	
Expenses	35,000.00	
Shared Expenses	1,033.39	
Balance 6/30/16	3,166.61	31,975.46
FY 17		
Signups	35,200.00	
Expenses	34,000.00	
Shared Expenses	1,682.20	
Balance 6/30/17	-482.20	31,493.26

Youth Basketball

Balance 6/30/15		27,722 54
FY 16		
Signups	66,000.00	
Expenses	61,400.00	
Shared	1,739.89	
Amount to Gym	15,000.00	
Balance 6/30/16	-12,139.89	15,582.65
FY 17		
Signups	65,000.00	
Expenses	52,200.00	
Shared	3,106.33	
Amount to	0.00	
Balance 6/30/17	9,693.67	25,276.31

Tennis

Balance 6/30/15		26,559.32
FY 16		
Signups	18,500.00	
Expenses	12,000.00	
Shared	487.70	
Amount to gym	10,000.00	
Balance 6/30/16	-3,987.70	22,571.62
FY 17		
Signups	16,500.00	
Expenses	14,300.00	
Shared	788.53	
Amount to	0.00	
Balance 6/30/17	1,411.47	23,983.09

Misc Activities

Balance 6/30/15		50,031.70
FY 16		
Signups	67,700.00	
Expenses	59,850.00	
Shared	1,784.71	
Amount to Baseball / Gym	30,000.00	
Balance 6/30/16	-23,934.71	26,096.99
FY 17		
Signups	74,200.00	
Expenses	66,150.00	
Shared	3,546.00	
Amount to	0.00	
Balance 6/30/17	4,504.00	30,600.99

Swimming Pool

Balance 6/30/15		7,948.86
FY 16		
Revenues	221,300.00	
Expenses	288,900.00	
GF Transfer	56,000.00	
Balance 6/30/16	-11,600.00	-3,651.14
FY 17		
Revenues	222,500.00	
Expenses	236,400.00	
GF Transfer	0.00	
Balance 6/30/17	-13,900.00	-17,551.14

Gymnasium

Balance 6/30/15		0.00
FY 16		
Revenues	46,500.00	
Expenses	64,000.00	
GF Transfer	20,000.00	
Balance 6/30/16	2,500.00	2,500.00
FY 17		
Revenues	33,000.00	
Expenses	202,400.00	
GF Transfer	170,000.00	
Balance 6/30/17	600.00	3,100.00

Baseball

Balance 6/30/15		0.00
FY 16		
Signups	62,500.00	
Expenses	84,500.00	
Shared	1,647.63	
Amount for startup	35,000.00	
Balance 6/30/16	11,352.37	11,352.37
FY 17		
Signups	54,500.00	
Expenses	45,900.00	
Shared	2,604.54	
Amount to	0.00	
Balance 6/30/17	5,995.46	17,347.83

Softball

Balance 6/30/15		0.00
FY 16		
Signups	10,000.00	
Expenses	12,200.00	
Shared	263.62	
Amount for startup	0.00	
Balance 6/30/16	-2,463.62	-2,463.62
FY 17		
Signups	10,900.00	
Expenses	13,200.00	
Shared	520.91	
Amount to	0.00	
Balance 6/30/17	-2,820.91	-5,284.53

CITY COUNCIL AGENDA

For Council Meeting:
June 21, 2016

S U B J E C T: Update on the Sidewalk Inventory around the New Elementary and High Schools

ACTION TO BE CONSIDERED:

Approve Kilgore to widen 1100 West from 500 South to 650 South using transportation impact fees in the amount of $40,747.00 and to authorize City Staff to design improvements on 1100 West from Clark Lane to 500 South and acquire needed right of way.

GENERAL INFORMATION:

See attached staff report prepared by Chad Boshell.

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

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
JOHN BILTON
BRIGHAM MELLOR
CORY RITZ
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Chad Boshell, City Engineer

Date: June 21, 2016

SUBJECT: **UPDATE ON THE SIDEWALK INVENTORY AROUND THE NEW ELEMENTARY AND HIGH SCHOOLS AND CONSIDER IMPROVEMENT RECCOMENDATIONS**

RECOMMENDATION

Approve Kilgore to widen 1100 West from 500 South to 650 South using transportation impact fees in the amount of $40,747.00 and to authorize City Staff to design improvements on 1100 West from Clark Lane to 500 South and acquire needed right of way.

BACKGROUND

As requested by the City Council due to the new elementary and high schools a sidewalk inventory was performed last December and discussed in a City Council meeting, a map showing the priorities was created. The following priorities were discussed:

- Priority 1 – Install sidewalk and determine if the streets need to be widened.
- Priority 2 – Install sidewalk pending bids.
- Priority 4 – Install sidewalk pending bids.
- Priority 8 – Install sidewalk pending bids.
- Priorities 9 & 10 – Research this area.

Since this City Council meeting the 1100 West culvert over Farmington Creek has been installed and a crosswalk created at the intersection of 1100 West and 500 South. These improvements allow vehicles and pedestrian traffic to move north and south. The crosswalk allows pedestrians from the west side to cross to the east and use existing sidewalk and soon to be installed sidewalk to walk to the new elementary school. With these improvements Priority 1 has changed, City staff does not think that sidewalk on the west is needed but rather feels that widening the asphalt width from 25' to 37' be the best course of action. This will allow parking to continue on the east side, improve pedestrian safety for the east side, and allow 1100 West to flow more smoothly. If sidewalk is still desired on the west side then a slope easement will need to be purchased from the adjacent property owner. It is staff's recommendation to have Kilgore widen the asphalt using impact fees on the west side and have the pedestrians use the sidewalk on the east.

Priority 2 or the missing section of sidewalk on the west side of 1100 West from 270 South to 475 South is still a priority. While researching this area it was discovered that the City does not have all the ROW to install the sidewalk. This sidewalk is needed but ROW needs to be acquired, the road designed, direction from the City Attorney whether impact fees can be used for sidewalk improvements as originally intended, and the project bid. City staff recommends that the Council authorize staff to do the above mentioned items with the intent to construct in spring of 2017.

Staff would like the City Council to reconsider priority 4. With the construction of the bus loading zones and the pickup and drop off areas now constructed we do not feel that priority needs to be constructed at this time. The street is far from the school and the pickup and drop off areas are larger than originally thought, it is anticipated that traffic in this area will be light.

Priority 8 and portions of 9 & 10 will be done with the 650 West SAA as discussed under a separate item tonight. The remaining areas of 9 & 10 will not generate much pedestrian traffic. Staff recommends not installing sidewalk until development spurs it or until it is warranted at a later date.

Attached is a map which shows the missing sidewalk and staff suggested priorities.

SUPPLEMENTAL INFORMATION

1. Map

Respectively Submitted

Chad W. Boshell

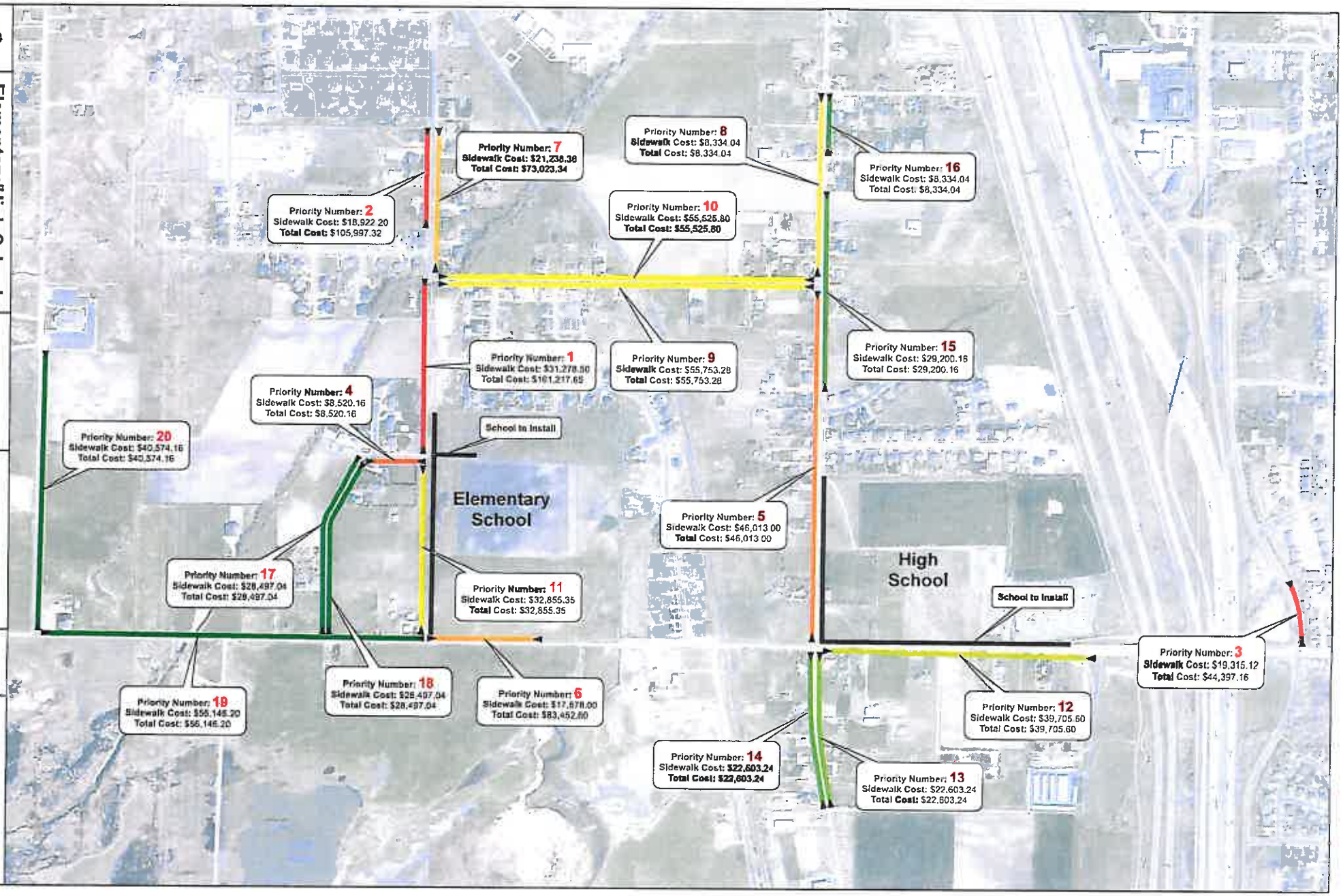
Chad Boshell
City Engineer

Reviewed and Concur

Keith Johnson
Assistant City Manager

Elementary/High School Sidewalk Inventory

Priority
High
Low



Date: 1/8/2015

Disclaimer: This map was produced by Farmington City GIS staff for internal use only. The information contained on this map is believed to be accurate but is limited to the intended uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

CITY COUNCIL AGENDA

For Council Meeting:
June 21, 2016

SUBJECT: Consideration and adoption of City Ordinance adopting Amendment to Station Park Redevelopment Project Area Plan (amending the project area boundaries as requested by the County Auditor to avoid inconsistent property boundaries).

ACTION TO BE CONSIDERED:

Approve the enclosed ordinance which amends the boundaries to the Station Park RDA Project Area Plan.

GENERAL INFORMATION:

See attached staff report prepared by Keith Johnson.

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

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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CORY R. RITZ
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: June 15, 2016

Subject: **ORDINANCE ADOPTING AMENDMENT TO THE STATION PARK RDA PROJECT PLAN - AMENDING THE PROJECT BOUNDARIES.**

RECOMMENDATIONS

Approve the enclosed ordinance which amends the boundaries to the Station Park RDA Project Area Plan.

BACKGROUND

When Station Park RDA was formed and the project boundaries were set in 2005, the boundaries were on property lines. A few changes have been made in property lines since then and some are now being divided by the RDA boundaries. In order to make it more precise and consistent for tax purposes the County has asked (see enclosed letter) that the RDA agency adjust the boundaries to be on the current property lines. We have set the boundaries along the street right of ways and the current property lines, which should not change any more. The County will make this retroactive to January 1, 2016.

Respectfully Submitted,

Keith Johnson,
Assistant City Manager

Review and Concur,

Dave Millheim,
City Manager

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Clerk / Auditor

Davis County Administration Building - P.O. Box 618 - Farmington Utah 84025
Telephone: (801) 451-3213 - Fax: (801) 451-3421

Curtis Koch, MBA, CGFM
Clerk/Auditor

Heidi Voordeckers, MPA
Chief Deputy Audit/Finance

June 7, 2016

Jim Talbot
Chairman
Redevelopment Agency of Farmington City
PO Box 160
Farmington, UT 84025

Chairman Talbot,

Per Utah Code Annotated 17C-2-110 4, the County Auditor may request a redevelopment project area plan be amended without notice and public hearing and without obtaining taxing entity committee approval. This provision is granted so that minor adjustment can be made to boundary descriptions in order to avoid inconsistent property boundary lines. Over the past few months, my office has worked in conjunction with Farmington City Assistant City Manager Keith Johnson to identify several parcels in the Farmington 3 Redevelopment Project Area that create inconsistent property boundary lines. As such, I am requesting that the project area plan be amended (in particular the legal description of the RDA) to include all of the following 9 parcels:

08-486-0117	08-486-0115	08-552-0202	08-075-0089	08-072-0039
08-486-0109	08-552-0201	08-486-0102	08-075-0088	

U.A.C. 17C-2-110 4 also allows for the Auditor to request that parcels be removed if they are no longer necessary or desirable to the project area. As such, I am requesting that the following parcel be removed from the RDA as it is a split parcel and a tax-exempt property owned by Utah Department of Transportation:

08-075-0068

These boundary changes will be retroactive to January 1, 2016 and are based on parcel numbers as of that date. If you have any questions regarding this matter, please don't hesitate to call.

Respectfully,

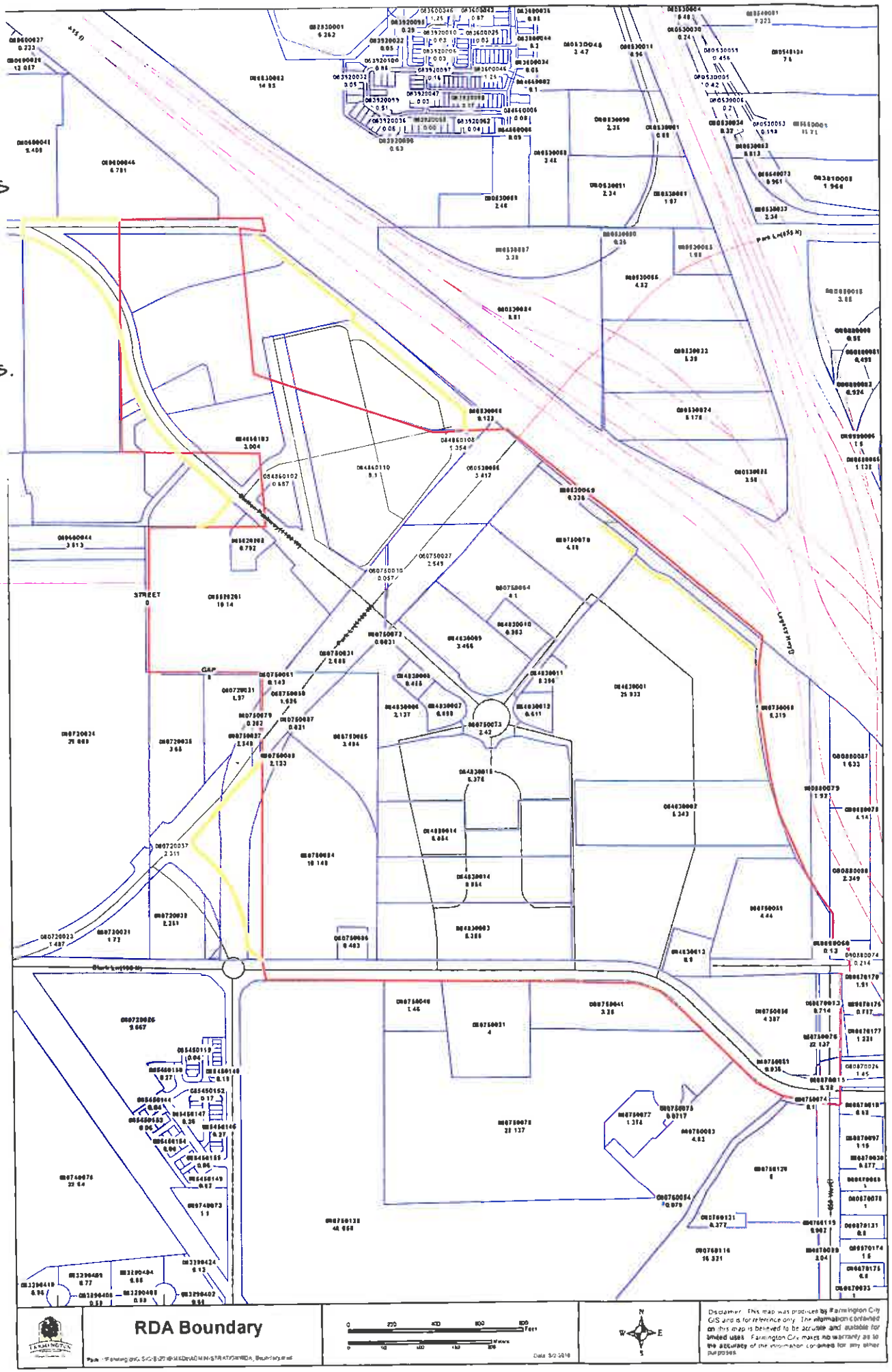
Curtis Koch
Davis County Clerk/Auditor

Cc: Davis County Commission, Keith Johnson

Enclosure: Utah Annotated Code 17C-2-110

Red - original RDA Boundaries

Yellow - Proposed RDA Boundaries.



CITY COUNCIL OF FARMINGTON CITY, UTAH
ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF FARMINGTON CITY, UTAH ADOPTING THE "AMENDMENT TO STATION PARK REDEVELOPMENT PROJECT AREA PLAN" (ORIGINAL PLAN DATED APRIL 1, 2005 AND ADOPTED JUNE 1, 2005; AMENDMENT TO PLAN DATED JUNE 14, 2016 AND ADOPTED JUNE 21, 2016)

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

SECTION I. That this Ordinance of Farmington City, Utah is hereby enacted to read as follows:

AMENDMENT TO STATION PARK REDEVELOPMENT PROJECT AREA PLAN (Original Plan dated April 1, 2005 and adopted June 1, 2005; Amendment to Plan dated June 14, 2016 and adopted June 21, 2016)

Sections:

1. Reasons for Adoption of Amendment to Plan
2. Adoption and Official Designation of Amendment to Plan.
3. Amendment to Project Area Boundaries.
4. Amendment to Plan Incorporated by Reference.
5. Effective Date.

Section 1. Reasons for Adoption of Amendment to Plan. It has become necessary and desirable to amend the Station Park Redevelopment Project Area ("Project Area") and related Station Park Redevelopment Project Area Plan ("Original Plan") by making minor adjustments to the legal description and map of the Project Area set forth in the Original Plan, as requested by the Davis County Auditor pursuant to Section 17C-2-110(4)(a) of the Limited Purpose Local Government Entities - Community Reinvestment Agency Act (the "Act") to avoid inconsistent boundary lines, and to adopt by ordinance, as required by the Act, the Amendment to Station Park Redevelopment Project Area Plan ("Amendment to Plan") containing the modified Project Area legal description and map.

Section 2. Adoption and Official Designation of Amendment to Plan. The Original Plan as amended by the Amendment to Plan is hereby designated as the official project area plan for the Station Park Redevelopment Project Area and supersedes and replaces the Original Plan. The City hereby officially adopts the Amendment to Plan by this Ordinance, in accordance with the provisions of the Act, with the result that the legal description and map of the Project Area are

modified and amended.

Section 3. Amended Project Area Boundaries. The legal description of the boundaries of the Station Park Redevelopment Project Area, as amended and as described in the Amendment to Station Park Redevelopment Project Area Plan is as follows, to-wit:

FARMINGTON CITY RDA BOUNDARY
DESCRIPTION

PART OF THE NORTH 1 / 2 OF SECTION 24, THE NORTHEAST 1 / 4 OF SECTION 23, THE SOUTHEAST 1/ 4 OF SECTION 14 AND THE SOUTHWEST 1 / 4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 650 WEST STREET AND THE SOUTH RIGHT OF WAY LINE OF CLARK LANE, A 100 FOOT WIDE STREET AS DESCRIBED IN THAT CERTAIN ROAD DEDICATION PLAT, ENTRY NUMBER 2041354 IN BOOK 3694, AT PAGE 1209, DATED THE 28TH DAY OF DECEMBER 2004 BY MAX ELLIOT IN THE DAVIS COUNTY RECORDER'S OFFICE, POINT OF BEGINNING BEING 98.85 FEET NORTH 00° 07'40" WEST FROM THE CENTER OF SAID SECTION 24, (BASIS OF BEARINGS IS SOUTH 89° 52' 28" WEST BETWEEN THE CENTER OF SECTION 24 AND THE WEST 1 / 4 CORNER OF SECTION 24, DAVIS COUNTY TOWNSHIP REFERENCE PLAT); AND RUNNING THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF CLARK LANE FIVE (5) COURSES AS FOLLOWS: (1) NORTH 89° 34 '39" WEST 20.75 FEET TO THE POINT OF CURVATURE OF A 450.00 FOOT RADIUS CURVE TO THE RIGHT, (2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE 350.13 FEET WITH A CENTRAL ANGLE OF 44° 34' 49" (LONG CHORD BEARS NORTH 67° 17' 24" WEST 341.37 FEET) TO THE POINT OF TANGENCY, (3) NORTH 45° 00' 00" WEST 444.45 FEET TO THE POINT OF CURVATURE OF A 350.00 FOOT RADIUS CURVE TO THE LEFT (4) NORTHWESTERLY ALONG THE ARC OF SAID CURVE 274.89 FEET WITH A CENTRAL ANGLE OF 45° 00' 00" (LONG CHORD BEARS NORTH 67° 30' 00" WEST 267.88 FEET) TO THE POINT OF TANGENCY, (5) WEST 1647.35 FEET, MORE OR LESS; THENCE NORTH 100.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CLARK LANE AND THE EASTERLY RIGHT OF WAY LINE OF 1100 WEST STREET; THENCE ALONG THE EASTERLY RIGHT OF WAY OF 1100 WEST STREET FIVE (5) COURSES AS FOLLOWS: (1) NORTHWESTERLY ALONG THE ARC OF A 80.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 48.98 FEET WITH A CENTRAL ANGLE OF 34° 51' 50" (LONG CHORD BEARS NORTH 53° 03' 56" WEST 48.23 FEET AND CENTER BEARS NORTH 19° 30' 10" EAST) TO A POINT OF REVERSE CURVATURE, (2) NORTHWESTERLY ALONG THE ARC OF A 109.50 FOOT RADIUS CURVE TO THE LEFT 23.31 FEET WITH A CENTRAL ANGLE OF 12° 11' 56" (LONG CHORD BEARS NORTH 41° 43' 59" WEST 23.27 FEET) TO A POINT OF REVERSE CURVATURE, (3) NORTHWESTERLY ALONG THE ARC OF A 80.50 FOOT RADIUS TO THE RIGHT 19.84 FEET WITH A CENTRAL ANGLE OF 14° 07' 05" (LONG CHORD BEARS NORTH 40° 46' 25" WEST 19.79 FEET) TO A POINT OF REVERSE CURVATURE, (4) NORTHWESTERLY ALONG THE ARC OF A 560.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 468.47 FEET WITH A CENTRAL ANGLE OF 47° 55' 50" (LONG CHORD BEARS NORTH 25° 11' 43" WEST 454.92 FEET AND CENTER BEARS SOUTH 88° 46' 13" WEST) TO THE POINT OF TANGENCY, (5) NORTH 49° 09' 37" WEST 68.52 FEET TO THE PONT OF CURVATURE OF A 26.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID ARC 40.57 FEET WITH A CENTRAL ANGLE OF 89° 24' 45" (LONG CHORD BEARS NORTH 04° 27' 15" WEST 36.58 FEET) TO THE POINT OF TANGENCY AND THE SOUTHERLY RIGHT OF WAY LINE OF PARK LANE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE TWO (2) COURSES AS FOLLOWS: (1) NORTH 40° 15' 08" EAST 293.10 FEET, (2) NORTH 43° 35' 30" EAST 192.39 FEET, MORE OR LESS, TO THE PROJECTED EAST LINE OF PARK LANE SUBDIVISION (YET TO BE RECORDED), THENCE NORTH 00° 03' 38" EAST 401.49 FEET, MORE OR LESS, ALONG SAID EAST LINE PROJECTED AND EAST LINE TO THE SOUTH LINE OF PARK LANE COMMONS SUBDIVISION RECORDED AS ENTRY 32863550 ON APRIL 29, 2015 IN BOOK 6256, AT PAGE 794, IN THE DAVIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTH LINE NORTH 89° 34' 55" WEST 513.36 FEET TO THE EAST RIGHT OF WAY LINE OF MARKET STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00° 07' 05" EAST 668.31 FEET TO THE NORTH LINE OF PARK LANE COMMONS SUBDIVISION; THENCE ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION THREE (3) COURSES AS FOLLOWS: (1) SOUTH 89° 20' 54" EAST 222.58 FEET TO A POINT OF CURVATURE, (2) THENCE NORTHEASTERLY ALONG THE ARC OF A 108.00 FOOT RADIUS CURVE TO THE LEFT 92.18 FEET WITH A CENTRAL ANGLE OF 48° 54' 10" (LONG CHORD BEARS NORTH 66° 12' 01" EAST 89.41 FEET) TO THE POINT OF TANGENCY, (3) NORTH 41° 44' 56" EAST 112.61 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATION PARKWAY STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THREE (3) COURSES AS FOLLOWS: NORTH

48° 12' 56" WEST 311.93 FEET TO A POINT OF CURVATURE, (2) NORTHWESTERLY ALONG THE ARC OF A 810.00 FOOT RADIUS CURVE TO THE RIGHT 570.73 FEET WITH A CENTRAL ANGLE OF 40° 22' 16" (LONG CHORD BEARS NORTH 28° 01' 48" WEST 559.00 FEET) TO A POINT OF REVERSE CURVATURE, (3) NORTHWESTERLY ALONG THE ARC OF A 610.00 FOOT RADIUS NON-TANGENT CURVE TO LEFT 706.70 FEET WITH A CENTRAL ANGLE OF 66° 22' 41" (LONG CHORD BEARS NORTH 40° 55' 54" WEST 667.83 FEET AND CENTER BEARS SOUTH 82° 15' 27" WEST); THENCE NORTH 00° 19' 33" WEST 81.09 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF BURKE LANE; THENCE SOUTH 89° 40' 30" EAST 1023.66 FEET, MORE OR LESS, ALONG SAID NORTH RIGHT OF WAY LINE TO THE WESTERLY RIGHT OF WAY LINE OF THE UTAH TRANSIT AUTHORITY COMMUTER RAIL CORRIDOR AS DESCRIBED IN THAT CERTAIN UTAH TRANSIT AUTHORITY COMMUTER RAIL RIGHT OF WAY SURVEY DATED 09-08-10 AND RECORDED SEPTEMBER 08, 2010 AS SURVEY #5910 IN THE DAVIS COUNTY SURVEYOR'S OFFICE; THENCE SOUTH 50° 35' 23" EAST 104.68 FEET, MORE OR LESS, ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF BURKE LANE; THENCE NORTH 89° 40' 30" WEST 53.23 FEET, MORE OR LESS, TO THE WESTERLY LINE OF PARCEL G, PARK LANE COMMONS SUBDIVISION RECORDED AS ENTRY NO. 2598621 ON THE 12TH DAY OF MAY, 2011 IN BOOK 5272, AT PAGE 657, IN THE DAVIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID WESTERLY LINE FIVE (5) COURSES AS FOLLOWS: (1) SOUTH 50° 36' 35" EAST 260.79 FEET, (2) SOUTH 50° 50' 56" EAST 327.80 FEET, (3) SOUTH 39° 23' 25" WEST 26.87 FEET, (4) SOUTH 50° 41' 22" EAST 665.38 FEET TO A POINT OF CURVATURE, (4) SOUTHEASTERLY ALONG THE ARC OF A 135.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 153.14 FEET WITH A CENTRAL ANGLE OF 64° 59' 35" (LONG CHORD BEARS SOUTH 15° 44' 39" EAST 145.06 FEET AND CENTER BEARS SOUTH 73° 14' 53" EAST) TO THE NORTHERLY RIGHT OF WAY LINE OF PARK LANE AND POINT OF TANGENCY; THENCE NORTH 41° 45' 29" EAST 140.69 FEET, MORE OR LESS, ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE WESTERLY RIGHT OF WAY LINE OF THE UTAH TRANSIT AUTHORITY COMMUTER RAIL CORRIDOR AS DESCRIBED IN SAID SURVEY #5910; THENCE SOUTH 50° 35' 23" EAST 726.18 FEET, MORE OR LESS, ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 88° 54' 00" WEST 82.77 FEET, MORE OR LESS; THENCE SOUTH 52° 07' 03" EAST 212.03 FEET, MORE OR LESS; THENCE SOUTH 38° 46' 49" WEST 24.04 FEET, MORE OR LESS, TO A POINT OF CURVATURE ON THE BOUNDARY LINE OF STATION PARK SUBDIVISION RECORDED AS ENTRY 2589654 ON THE 17TH DAY OF MARCH 2011 IN BOOK 5232, AT PAGE 39, IN THE DAVIS COUNTY RECORDERS OFFICE; THENCE ALONG SAID BOUNDARY LINE SEVEN (7) COURSES AS FOLLOWS: (1) SOUTHEASTERLY ALONG THE ARC OF A 31.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 11.84 FEET WITH A CENTRAL ANGLE OF 21° 32' 07" (LONG CHORD BEARS SOUTH 61°10' 03" EAST 11.77 FEET AND CENTER BEARS SOUTH 18° 03 '54" WEST) TO THE POINT OF TANGENCY, (2) SOUTH 50° 23' 54" EAST 87.46 FEET TO A POINT OF CURVATURE, (3) SOUTHEASTERLY ALONG THE ARC OF A 94.83 FOOT RADIUS CURVE TO THE LEFT 29.34 FEET WITH A CENTRAL ANGLE OF 17° 43' 31" (LONG CHORD BEARS SOUTH 59° 15' 43" EAST 29.22 FEET) TO THE POINT OF TANGENCY, (4) SOUTH 67° 44' 58" EAST 53.88 FEET TO A POINT OF CURVATURE, (5) SOUTHEASTERLY ALONG THE ARC OF A 101.50 FOOT RADIUS CURVE TO THE RIGHT 30.16 FEET WITH A CENTRAL ANGLE OF 17° 01' 32"' (LONG CHORD BEARS SOUTH 59° 14' 14" EAST 30.05 FEET) TO THE POINT OF TANGENCY, (6) SOUTH 50° 43' 29" EAST 484.99 FEET TO A POINT OF CURVATURE, (7) SOUTHEASTERLY ALONG THE ARC OF A 2009.43 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 1000.47 FEET WITH A CENTRAL ANGLE OF 28° 31' 37" (LONG CHORD BEARS SOUTH 11° 22' 36" EAST 990.17 FEET AND CENTER BEARS 87° 06' 48" EAST) TO A POINT ON CURVE AT THE INTERSECTION OF THE EASTERLY BOUNDARY LINE OF SAID STATION PARK SUBDIVISION AND THE EASTERLY BOUNDARY LINE OF THE FARMINGTON CITY PUBLIC WORKS PROPERTY AS DESCRIBED IN AN ALTA / ACSM LAND TITLE SURVEY DATED 4 MARCH, 2014 AND FILED AS SURVEY #6582 ON 09/15/14 IN THE OFFICE OF THE DAVIS COUNTY SURVEYOR; THENCE ALONG SAID EASTERLY LINE FOUR (4) COURSES AS FOLLOWS: (1) CONTINUING SOUTHEASTERLY ALONG THE ARC OF A 2009.43 FOOT RADIUS CURVE TO THE LEFT 157.50 FEET WITH A CENTRAL ANGLE OF 04° 29' 27" (LONG CHORD BEARS SOUTH 27° 53' 08" EAST 157.46 FEET AND CENTER BEARS NORTH 64° 21' 36" EAST) TO THE POINT OF TANGENCY, (2) SOUTH 00° 39' 11" EAST 0.19 FEET, (3) SOUTH 30° 18' 39" EAST 137.95 FEET, (4) SOUTH 00° 12' 24" WEST 125.98 FEET, MORE OR LESS; SOUTH 89° 53' 00" EAST 58.43 FEET, MORE OF LESS, THENCE SOUTH 00° 12' 00" WEST 48.90 FEET, THENCE SOUTH 89° 53' 00" EAST 17.00 FEET; THENCE SOUTH 00° 12' 00" WEST 106.89 FEET, MORE OR LESS TO THE SOUTHERLY RIGHT OF WAY LINE OF CLARK LANE ; THENCE NORTH 89° 53' 00" WEST 38.76 FEET, MORE OR LESS, ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF 650 WEST STREET; THENCE SOUTH 00° 18' 42" WEST 581.59 FEET, MORE OR LESS, ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 89° 34' 39" WEST 90.00 FEET TO THE POINT OF BEGINNING.

CALCULATED AREA CONTAINS APPROXIMATELY 170.56 ACRES.

PROFESSIONAL LAND SURVEYOR
No. 5156850
STEPHEN
COLLER
6-14-16
STATE OF UTAH

An amended map of the Project Area is attached hereto as Exhibit "A."

Section 4. Amendment to Plan Incorporated by Reference. The Amendment to Plan is incorporated herein by reference, and made a part of this Ordinance. Copies of the Amendment to Plan shall be filed and maintained in the office of the Agency and the City Recorder for public inspection.

Section 5. Effective Date and Time. This Ordinance shall take effect immediately upon adoption. Pursuant to the provisions of the Act, the Amendment to Plan shall become effective at the time of the first publication of a summary of this Ordinance.

PASSED AND APPROVED by the City Council of Farmington City, Utah this 21st day of June 2016.

_____

_____, Mayor

ATTEST:

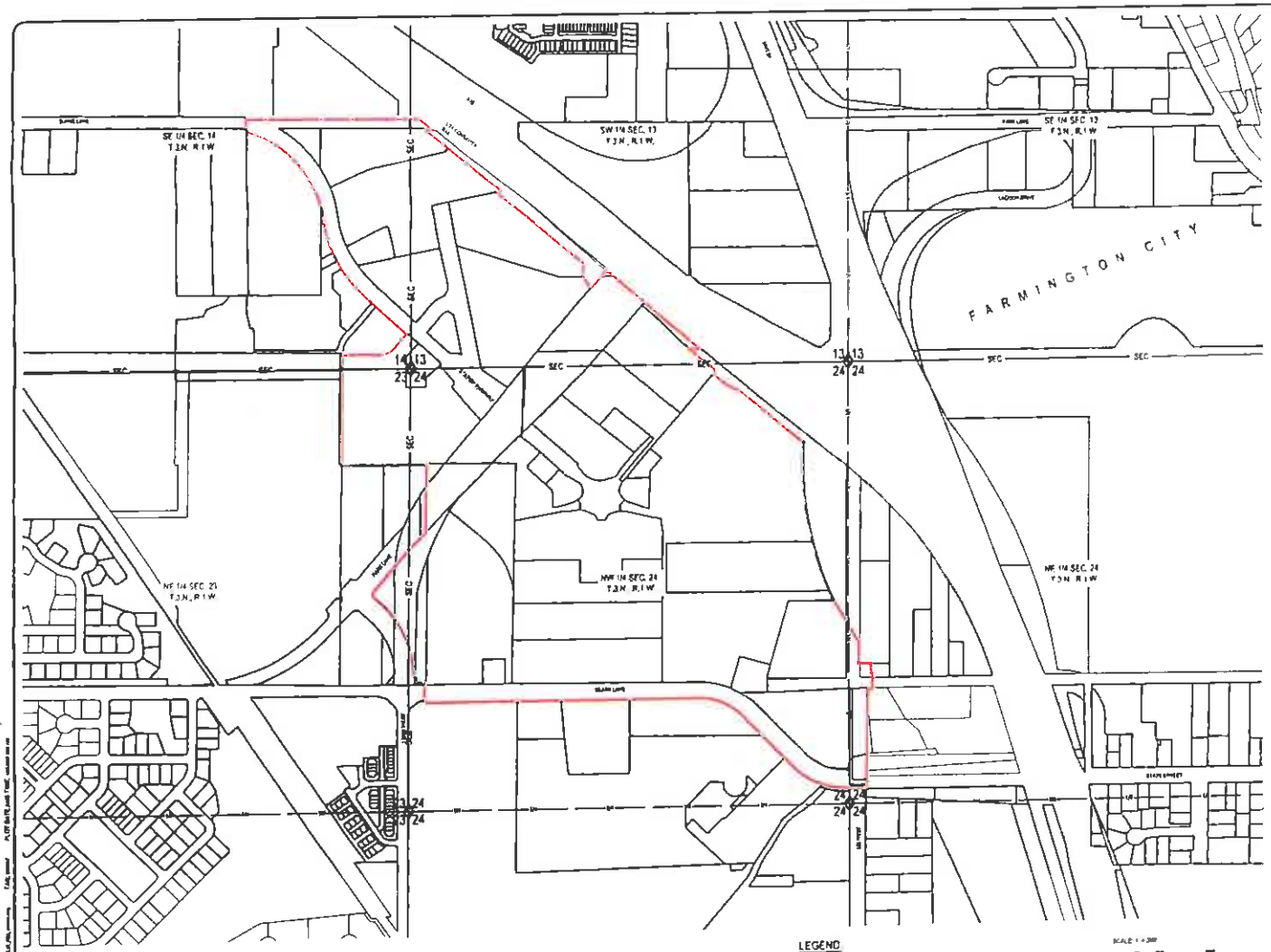
_____

City Recorder

Record of Vote:

EXHIBIT "A"
AMENDED MAP OF THE STATION PARK REDEVELOPMENT PROJECT AREA

FARMINGTON CITY
RDA BOUNDARY EXHIBIT
JUNE 2016



THE PURPOSE OF THIS EXHIBIT

THE PURPOSE OF THIS EXHIBIT IS TO DEPICT THE VERIFIED RDA BOUNDARY OF FARMINGTON CITY, DAVIS COUNTY, UTAH. IT IS FOR REFERENCE ONLY. THE INFORMATION IS RETAINED FOR LIMITED USE.

RECORDED #
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF
DATE
TIME BOOK PAGE
FEE $
DAVIS COUNTY RECORDER

CALDWELL RICHARDS SORENSEN
ANSWERS TO INFRASTRUCTURE
SALT LAKE CITY OFFICE

RDA BOUNDARY EXHIBIT
FARMINGTON CITY CORPORATION
JUNE 2016
FARMINGTON CITY, DAVIS COUNTY, UTAH

16062C 02
V-1.0

AMENDMENT TO STATION PARK REDEVELOPMENT PROJECT AREA PLAN
("Amendment to Plan")

Original Station Park Redevelopment Project Area Dated April 1, 2005
And Adopted by the Redevelopment Agency
of Farmington City on June 1, 2005

This Amendment to Station Park Redevelopment Project Area Plan Dated June 14, 2016
And Adopted by the Redevelopment Agency of Farmington City on June 21, 2016

Redevelopment Agency of Farmington City

I. Background Information Regarding This Amendment to Plan.

a. The Station Park Redevelopment Project Area Plan (the "Original Plan") was adopted on June 1, 2005 by the Redevelopment Agency of Farmington City (the "Agency") by its Resolution No. 2005-08, and on June 1, 2005 by Farmington City by its Ordinance No. 2005-19.

b. Section 17C-2-110(4)(a) of the Limited Purpose Local Government Entities - Community Reinvestment Agency Act provides:

> "An urban renewal project area plan may be amended without complying with the notice and public hearing requirements of Subsections (2)(a) and (3)(a) and (b) and without obtaining taxing entity committee approval under Subsection (3)(c) if the amendment:
> (i) makes a minor adjustment in the boundary description of a project area boundary requested by a county assessor or county auditor to avoid inconsistent property boundary lines; . . ."

c. By its letter to the Agency dated June 7, 2016, and for the purpose of avoiding inconsistent property boundary lines, the Davis County Auditor's Office has requested minor adjustments in the boundary description of the Station Park Redevelopment Project Area (the "Project Area").

II. Scope and Effect of this Amendment to Plan; Project Area Boundary Changed.

The provisions of the Original Plan that conflict with the provisions of this Amendment to Plan shall be deemed to be amended to be consistent with the provisions of this Amendment to Plan. All other provisions of the Original Plan shall continue in effect except as they have been modified pursuant to amendments to applicable provisions of law. The effect of this Amendment to Plan is that the Station Park Redevelopment Project Area boundary description and project area map are changed by this Amendment to Plan.

III. Specific Amendments to Original Plan Provisions. The Original Plan is hereby amended as follows:

a. Amendment to Description of the Redevelopment Project Area.

The description of the Project Area set forth in Section 2. of the Original Plan is hereby amended and restated in its entirety to read as follows:

Section 2. Description of the Redevelopment Project Area.

The Station Park Redevelopment Project Area, referred to as the Redevelopment Project Area or Project Area, is enclosed within the following boundaries:

FARMINGTON CITY RDA BOUNDARY
DESCRIPTION

PART OF THE NORTH 1 / 2 OF SECTION 24, THE NORTHEAST 1 / 4 OF SECTION 23, THE SOUTHEAST 1/ 4 OF SECTION 14 AND THE SOUTHWEST 1 / 4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 650 WEST STREET AND THE SOUTH RIGHT OF WAY LINE OF CLARK LANE, A 100 FOOT WIDE STREET AS DESCRIBED IN THAT CERTAIN ROAD DEDICATION PLAT, ENTRY NUMBER 2041354 IN BOOK 3694, AT PAGE 1209, DATED THE 28TH DAY OF DECEMBER 2004 BY MAX ELLIOT IN THE DAVIS COUNTY RECORDER'S OFFICE, POINT OF BEGINNING BEING 98.85 FEET NORTH 00° 07'40" WEST FROM THE CENTER OF SAID SECTION 24, (BASIS OF BEARINGS IS SOUTH 89° 52' 28" WEST BETWEEN THE CENTER OF SECTION 24 AND THE WEST 1 / 4 CORNER OF SECTION 24, DAVIS COUNTY TOWNSHIP REFERENCE PLAT); AND RUNNING THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF CLARK LANE FIVE (5) COURSES AS FOLLOWS: (1) NORTH 89° 34 '39" WEST 20.75 FEET TO THE POINT OF CURVATURE OF A 450.00 FOOT RADIUS CURVE TO THE RIGHT, (2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE 350.13 FEET WITH A CENTRAL ANGLE OF 44° 34' 49" (LONG CHORD BEARS NORTH 67° 17' 24" WEST 341.37 FEET) TO THE POINT OF TANGENCY, (3) NORTH 45° 00' 00" WEST 444.45 FEET TO THE POINT OF CURVATURE OF A 350.00 FOOT RADIUS CURVE TO THE LEFT (4) NORTHWESTERLY ALONG THE ARC OF SAID CURVE 274.89 FEET WITH A CENTRAL ANGLE OF 45° 00' 00" (LONG CHORD BEARS NORTH 67° 30' 00" WEST 267.88 FEET) TO THE POINT OF TANGENCY, (5) WEST 1647.35 FEET, MORE OR LESS; THENCE NORTH 100.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CLARK LANE AND THE EASTERLY RIGHT OF WAY LINE OF 1100 WEST STREET; THENCE ALONG THE EASTERLY RIGHT OF WAY OF 1100 WEST STREET FIVE (5) COURSES AS FOLLOWS: (1) NORTHWESTERLY ALONG THE ARC OF A 80.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 48.98 FEET WITH A CENTRAL ANGLE OF 34° 51' 50" (LONG CHORD BEARS NORTH 53° 03' 56" WEST 48.23 FEET AND CENTER BEARS NORTH 19° 30' 10" EAST) TO A POINT OF REVERSE CURVATURE, (2) NORTHWESTERLY ALONG THE ARC OF A 109.50 FOOT RADIUS CURVE TO THE LEFT 23.31 FEET WITH A CENTRAL ANGLE OF 12° 11' 56" (LONG CHORD BEARS NORTH 41° 43' 59" WEST 23.27 FEET) TO A POINT OF REVERSE CURVATURE, (3) NORTHWESTERLY ALONG THE ARC OF A 80.50 FOOT RADIUS TO THE RIGHT 19.84 FEET WITH A CENTRAL ANGLE OF 14° 07' 05" (LONG CHORD BEARS NORTH 40° 46' 25" WEST 19.79 FEET) TO A POINT OF REVERSE CURVATURE, (4) NORTHWESTERLY ALONG THE ARC OF A 560.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 468.47 FEET WITH A CENTRAL ANGLE OF 47° 55' 50" (LONG CHORD BEARS NORTH 25° 11' 43" WEST 454.92 FEET AND CENTER BEARS SOUTH 88° 46' 13" WEST) TO THE POINT OF TANGENCY, (5) NORTH 49° 09' 37" WEST 68.52 FEET TO THE PONT OF CURVATURE OF A 26.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID ARC 40.57 FEET WITH A CENTRAL ANGLE OF 89° 24' 45" (LONG CHORD BEARS NORTH 04° 27' 15" WEST 36.58 FEET) TO THE POINT OF TANGENCY AND THE SOUTHERLY RIGHT OF WAY LINE OF PARK LANE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE TWO (2) COURSES AS FOLLOWS: (1) NORTH 40° 15' 08" EAST 293.10 FEET, (2) NORTH 43° 35' 30" EAST 192.39 FEET, MORE OR LESS, TO THE PROJECTED EAST LINE OF PARK LANE SUBDIVISION (YET TO BE RECORDED), THENCE NORTH 00° 03' 38" EAST 401.49 FEET, MORE OR LESS, ALONG SAID EAST LINE PROJECTED AND EAST LINE TO THE SOUTH LINE OF PARK LANE COMMONS SUBDIVISION RECORDED AS ENTRY 32863550 ON APRIL 29, 2015 IN BOOK 6256, AT PAGE 794, IN THE DAVIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTH LINE NORTH 89° 34' 55" WEST 513.36 FEET TO THE EAST RIGHT OF WAY LINE OF MARKET STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00° 07' 05" EAST 668.31 FEET TO THE NORTH LINE OF PARK LANE COMMONS SUBDIVISION; THENCE ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION THREE (3) COURSES AS FOLLOWS: (1) SOUTH 89° 20' 54" EAST 222.58 FEET TO A POINT OF CURVATURE, (2) THENCE NORTHEASTERLY ALONG THE ARC OF A 108.00 FOOT RADIUS CURVE TO THE LEFT 92.18 FEET WITH A CENTRAL ANGLE OF 48° 54' 10" (LONG CHORD BEARS NORTH 66° 12' 01" EAST 89.41 FEET) TO THE POINT OF TANGENCY, (3) NORTH 41° 44' 56" EAST 112.61 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATION PARKWAY STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THREE (3) COURSES AS FOLLOWS: NORTH

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THENCE NORTH 89° 40' 30" WEST 53.23 FEET, MORE OR LESS, TO THE WESTERLY LINE OF PARCEL G, PARK LANE COMMONS SUBDIVISION RECORDED AS ENTRY NO. 2598621 ON THE 12TH DAY OF MAY, 2011 IN BOOK 5272, AT PAGE 657, IN THE DAVIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID WESTERLY LINE FIVE (5) COURSES AS FOLLOWS: (1) SOUTH 50° 36' 35" EAST 260.79 FEET, (2) SOUTH 50° 50' 56" EAST 327.80 FEET, (3) SOUTH 39° 23' 25" WEST 26.87 FEET, (4) SOUTH 50° 41' 22" EAST 665.38 FEET TO A POINT OF CURVATURE, (4) SOUTHEASTERLY ALONG THE ARC OF A 135.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 153.14 FEET WITH A CENTRAL ANGLE OF 64° 59' 35" (LONG CHORD BEARS SOUTH 15° 44' 39" EAST 145.06 FEET AND CENTER BEARS SOUTH 73° 14' 53" EAST) TO THE NORTHERLY RIGHT OF WAY LINE OF PARK LANE AND POINT OF TANGENCY; THENCE NORTH 41° 45' 29" EAST 140.69 FEET, MORE OR LESS, ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE WESTERLY RIGHT OF WAY LINE OF THE UTAH TRANSIT AUTHORITY COMMUTER RAIL CORRIDOR AS DESCRIBED IN SAID SURVEY #5910; THENCE SOUTH 50° 35' 23" EAST 726.18 FEET, MORE OR LESS, ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 88° 54' 00" WEST 82.77 FEET, MORE OR LESS; THENCE SOUTH 52° 07' 03" EAST 212.03 FEET, MORE OR LESS; THENCE SOUTH 38° 46' 49" WEST 24.04 FEET, MORE OR LESS, TO A POINT OF CURVATURE ON THE BOUNDARY LINE OF STATION PARK SUBDIVISION RECORDED AS ENTRY 2589654 ON THE 17TH DAY OF MARCH 2011 IN BOOK 5232, AT PAGE 39, IN THE DAVIS COUNTY RECORDERS OFFICE; THENCE ALONG SAID BOUNDARY LINE SEVEN (7) COURSES AS FOLLOWS: (1) SOUTHEASTERLY ALONG THE ARC OF A 31.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 11.84 FEET WITH A CENTRAL ANGLE OF 21° 32' 07" (LONG CHORD BEARS SOUTH 61°10' 03" EAST 11.77 FEET AND CENTER BEARS SOUTH 18° 03 '54" WEST) TO THE POINT OF TANGENCY, (2) SOUTH 50° 23' 54" EAST 87.46 FEET TO A POINT OF CURVATURE, (3) SOUTHEASTERLY ALONG THE ARC OF A 94.83 FOOT RADIUS CURVE TO THE LEFT 29.34 FEET WITH A CENTRAL ANGLE OF 17° 43' 31" (LONG CHORD BEARS SOUTH 59° 15' 43" EAST 29.22 FEET) TO THE POINT OF TANGENCY, (4) SOUTH 67° 44' 58" EAST 53.88 FEET TO A POINT OF CURVATURE, (5) SOUTHEASTERLY ALONG THE ARC OF A 101.50 FOOT RADIUS CURVE TO THE RIGHT 30.16 FEET WITH A CENTRAL ANGLE OF 17° 01' 32" (LONG CHORD BEARS SOUTH 59° 14' 14" EAST 30.05 FEET) TO THE POINT OF TANGENCY, (6) SOUTH 50° 43' 29" EAST 484.99 FEET TO A POINT OF CURVATURE, (7) SOUTHEASTERLY ALONG THE ARC OF A 2009.43 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 1000.47 FEET WITH A CENTRAL ANGLE OF 28° 31' 37" (LONG CHORD BEARS SOUTH 11° 22' 36" EAST 990.17 FEET AND CENTER BEARS 87° 06' 48" EAST) TO A POINT ON CURVE AT THE INTERSECTION OF THE EASTERLY BOUNDARY LINE OF SAID STATION PARK SUBDIVISION AND THE EASTERLY BOUNDARY LINE OF THE FARMINGTON CITY PUBLIC WORKS PROPERTY AS DESCRIBED IN AN ALTA / ACSM LAND TITLE SURVEY DATED 4 MARCH, 2014 AND FILED AS SURVEY #6582 ON 09/15/14 IN THE OFFICE OF THE DAVIS COUNTY SURVEYOR; THENCE ALONG SAID EASTERLY LINE FOUR (4) COURSES AS FOLLOWS: (1) CONTINUING SOUTHEASTERLY ALONG THE ARC OF A 2009.43 FOOT RADIUS CURVE TO THE LEFT 157.50 FEET WITH A CENTRAL ANGLE OF 04° 29' 27" (LONG CHORD BEARS SOUTH 27° 53' 08" EAST 157.46 FEET AND CENTER BEARS NORTH 64° 21' 36" EAST) TO THE POINT OF TANGENCY, (2) SOUTH 00° 39' 11" EAST 0.19 FEET, (3) SOUTH 30° 18' 39" EAST 137.95 FEET, (4) SOUTH 00° 12' 24" WEST 125.98 FEET, MORE OR LESS; SOUTH 89° 53' 00" EAST 58.43 FEET, MORE OF LESS, THENCE SOUTH 00° 12' 00" WEST 48.90 FEET, THENCE SOUTH 89° 53' 00" EAST 17.00 FEET; THENCE SOUTH 00° 12' 00" WEST 106.89 FEET, MORE OR LESS TO THE SOUTHERLY RIGHT OF WAY LINE OF CLARK LANE ; THENCE NORTH 89° 53' 00" WEST 38.76 FEET, MORE OR LESS, ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF 650 WEST STREET; THENCE SOUTH 00° 18' 42" WEST 581.59 FEET, MORE OR LESS, ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 89° 34' 39" WEST 90.00 FEET TO THE POINT OF BEGINNING.

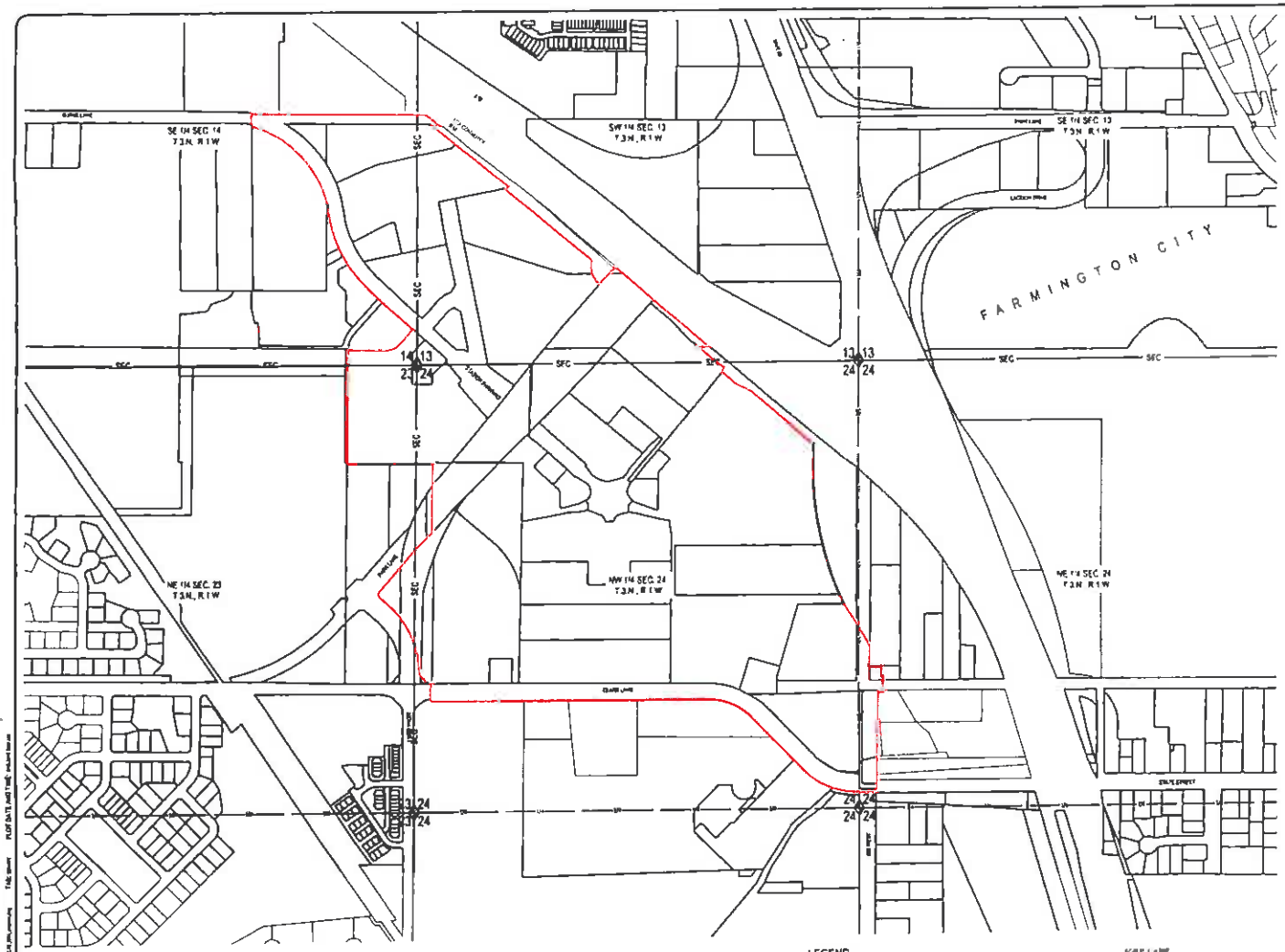
CALCULATED AREA CONTAINS APPROXIMATELY 170.56 ACRES.

PROFESSIONAL LAND SURVEYOR
No. 5152850
STEPHEN
COLLINS
6-14-16
STATE OF UTAH

b. Amendment to Map of the Redevelopment Project Area.

The Project Area Map referred to in Section 3 of the Original Plan and attached to the Original Plan as Exhibit "A" is hereby amended by substituting the following map in its place as the official Project Area Map.

FARMINGTON CITY
RDA BOUNDARY EXHIBIT
JUNE 2016



LEGEND

RDA BOUNDARY

GIS PARCELS

GRAPHIC SCALE

THE PURPOSE OF THIS EXHIBIT.

THE PURPOSE OF THIS EXHIBIT IS TO REFLECT THE UPDATED RDA BOUNDARY IN FARMINGTON CITY, DAVIS COUNTY, UTAH. IT IS FOR REFERENCE ONLY. THE INFORMATION IS SUITABLE FOR LIMITED USE.

RECORDED #

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF

DATE

TIME BOOK PAGE

FEE $

DAVIS COUNTY RECORDER

CALDWELL RICHARDS SORENSEN

ANSWERS TO INFRASTRUCTURE

SALT LAKE CITY OFFICE

RDA BOUNDARY EXHIBIT

FARMINGTON CITY CORPORATION

JUNE 2016

FARMINGTON CITY, DAVIS COUNTY, UTAH

06-14-2016

V-1.0

CITY COUNCIL AGENDA

For Council Meeting:
June 21, 2016

SUBJECT: Minute Motion Approving Summary Action List

1. Pick-up Contribution for Firefighters on State Retirement
2. Agreement for School Resource Officers
3. Eastridge Estates Phase II Rezone and Schematic Plan
4. Number of Participants in City Productions
5. Interlocal Agreement between Davis County Cities and Davis County for UPDES Permit
6. Approval of City Council Minutes held June 7, 2016

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

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council

From: Holly Gadd

Date: June 9, 2016

SUBJECT: **PICK-UP CONTRIBUTION FOR FIREFIGHTERS ON STATE RETIREMENT**

RECOMMENDATION

Approve the enclosed resolution to pick-up the state retirement portion for firefighters.

BACKGROUND

Each year the City has to pass a resolution stating that we will pick-up a part of the state retirement for firefighters. The City will have 4 firefighters on this plan. The percentage rate that the City will pick up for this next year is 15.05%.

Respectfully Submitted

Holly Gadd

Holly Gadd
City Recorder

Review & Concur

for

Dave Millheim
City Manager

160 S MAIN • P.O. BOX 160 • FARMINGTON, UT 84025
PHONE (801) 451-2383 • FAX (801) 451-2747
www.farmington.utah.gov

RESOLUTION NO. 2016-____

A RESOLUTION PROVIDING FOR THE "PICK-UP" OF REQUIRED MEMBER CONTRIBUTIONS FOR ALL ELIGIBLE EMPLOYEES REQUIRED TO CONTRIBUTE TO THE UTAH STATE RETIREMENT SYSTEMS BY FARMINGTON CITY, UTAH

WHEREAS, the Utah Retirement Systems are established by State statutes and are intended to provide a meaningful retirement benefit to employees who have chosen a career in public service; and

WHEREAS, the Utah Retirement Systems operates governmental tax-qualified defined benefit plans described in Section 401(a) of the Internal Revenue Code of 1986; and

WHEREAS, in Revenue Ruling 2006-43, the IRS clarified its rules governing member contributions paid by employers ("pick-up") to require formal action by the employer to effect its "pick-up" election; and

WHEREAS, Farmington City is a participating member of the Utah Retirement Systems and elects to "pick-up" member contributions paid to the Utah Retirement Systems on behalf of all its eligible employees.

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

Section 1. Election Pick up. Farmington City hereby formally agrees to pick up 100% of the required member contribution for all eligible Farmington City employees required to contribute to the Utah Retirement Systems Contributory Retirement Plan for periods on or after July 1, 2016.

Section 2. Severability. If any section, part, or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts, and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 21ST DAY OF JUNE, 2016.

FARMINGTON CITY

ATTEST:

_____ By:_____

Holly Gadd
City Recorder

H. James Talbot
Mayor

FARMINGTON POLICE DEPARTMENT

Chief Wayne D. Hansen

City Council Staff Report

To: Honorable Mayor and City Council

From: Wayne Hansen, Police Chief

Date: June 1, 2016

SUBJECT: SCHOOL RESOURCE OFFICERS

RECOMMENDATIONS

Approve Interlocal Agreement with Davis School District for School Resource Officers.

BACKGROUND

This is a renewal of an existing agreement with Davis School District for providing School Resource Officers to Farmington Junior High. The new agreement will also include providing a School Resource Officer for the new High School when it opens in the Fall of 2018.

Currently we provide an officer to Farmington Junior High for twelve hours a week and are reimbursed by the School District in the amount of $9800.00. That will remain the same with this agreement. When the High School opens we will provide an officer Monday through Friday for the entire school day. This will be reimbursed to the City in the amount of $32,600.00.

It is a mutual benefit to both the City and the schools to have School Resource Officers in place. I recommend approving and continuing this agreement. Please let me know if you have any questions or concerns.

Respectfully Submitted

Wayne Hansen

Wayne Hansen
Police Chief

Review and Concur

for

Dave Millheim
City Manager

286 South 200 East • PO Box 160 • Farmington, Utah 84025
Telephone 801-451-5453 • Fax 801-451-0839

INTERLOCAL AGREEMENT
for
SCHOOL RESOURCE OFFICERS
in
FARMINGTON CITY

THIS AGREEMENT is made and entered into this 17th day of May, 2016, by and between the BOARD OF EDUCATION OF DAVIS SCHOOL DISTRICT, of Farmington City, Davis County, State of Utah, (hereinafter referred to as the " District"), and FARMINGTON CITY CORPORATION, a Utah Municipal Corporation located in Farmington City, Davis County, State of Utah, (hereinafter referred to as the "City"), as follows:

RECITALS

WHEREAS, The District is a School District organized and existing pursuant to and in accordance with the Constitution and statutory laws of the State of Utah;

WHEREAS, The City is a Utah Municipal Corporation organized and existing pursuant to and in accordance with the Constitution and statutory laws of the State of Utah; and

WHEREAS, The District owns educational facilities and provides educational services to children residing within the boundaries of Davis County and more specifically within Farmington City; and

WHEREAS, The City has trained and designated and/or is willing to train and designate members of its law enforcement officers to act as School Resource Officers (SRO's); and

WHEREAS, The District has need for SRO's to perform law enforcement related services in connection with its facilities and programs; and

WHEREAS, The City and the District desire to enter into an Interlocal Cooperation Agreement for their mutual benefit and for the further purpose of more efficiently and effectively providing SRO's on District property and in connection with District programs as more particularly provided herein.

NOW THEREFORE, in consideration of the mutual promises, covenants and conditions as hereinafter set forth, the District and the City hereby agree as follows:

AGREEMENT

1. DURATION OF AGREEMENT

The term of the Agreement shall be for five (5) years from the effective date of this Agreement unless terminated by the mutual consent of both parties or terminated in accordance with the termination provisions contained herein.

2. ANNUAL REVIEW, COSTS AND SERVICES

Representatives of each party shall meet annually to review the continued applicability of the provision of services and the associated reimbursements outlined in this Agreement. The District shall annually compensate the City for the services provided hereunder, as agreed to annually, no later than January 15th of each calendar year for the current school year.

In the event that the parties are unable to agree upon the continued applicability of the provision of services and the reimbursements associated therewith during the Annual Review, this Agreement may be terminated by either party as outlined in Section 16 below.

3. NO SEPARATE ENTITY

No separate legal entity is created by the terms of this Agreement. There shall be no personal property acquired jointly by the parties as a result of this Agreement and nothing contained herein shall be construed to create any fiduciary relationship between the parties. The respective managers of the City and the District are hereby appointed and empowered to take such cooperative action or undertaking as necessary to administer this Agreement and to carry out the terms hereof.

4. PURPOSE

The purpose of this Agreement is to provide a legal means for the parties to more efficiently and effectively provide SRO's to District facilities and programs to accomplish the following:

A. To foster educational programs and activities that will increase students' knowledge of and respect for the law and the function of law enforcement agencies;

B. To encourage SRO's to attend extra-curricular activities held at schools, when possible, such as PTA meetings, School Community Council meetings, athletic events and concerts;

C. To foster a safe and secure environment on District facilities and at District programs by acting swiftly and cooperatively when responding to major disruptions and criminal offenses at school, such as: disorderly conduct by trespasser, the possession and use of weapons on campus, the illegal sale and/or distribution of controlled substances;

D. To report serious crimes that occur on campus and to cooperate with the law enforcement officials in their investigation of crimes that occur at school;

E. To cooperate with law enforcement officials in their investigations of criminal offenses which occur off campus; and

F. To encourage SRO's to provide traffic control and enforcement at schools when deemed necessary, in the City's sole discretion, for the safety and protection of students and the general public.

5. DESIGNATION OF SCHOOL RESOURCE OFFICERS

A. The City shall designate and/or assign one or more of its law enforcement officers to act as and provide SRO services as follows:

Farmington Junior High School - One part-time SRO.

High School #10 – One full-time SRO – beginning in August of the 2018 School Year.

B. SRO's shall at all times remain employees of the City and shall be subject to the administration, supervision and control of the City, except as outlined in this Agreement.

C. The City, in its sole discretion, shall have the power and authority to hire, discharge and discipline SRO's. –The City shall hold the District harmless and indemnified from and against any and all claims, suits or causes of action, or employment practices brought by SRO's.

D. In the event an SRO is absent from work, the City agrees upon request from the District to make reasonable efforts to assign a substitute SRO to provide necessary services to that campus during the regularly assigned SRO's absence.

E. Special circumstances occur from time to time beyond the control of the City. Special circumstances may temporarily remove the SRO's from the schools listed herein without

replacing the officers for the duration of the special circumstances. In such instance, the City will respond to emergency situations or criminal acts in a reasonable manner.

6. BASIC QUALIFICATIONS OF SCHOOL RESOURCE OFFICERS

In designating and/or assigning law enforcement officers to act as SRO's pursuant to this Agreement, the City shall take the following qualifications and factors into consideration:

A. Shall be a sworn law enforcement officer and should have at least two years of law enforcement experience;

B. Shall possess a sufficient knowledge of the applicable federal and state laws, city and county ordinances, and Board of Education policies and regulations as applicable to SRO's;

C. Shall be capable of conducting in-depth criminal investigations;

D. Shall possess even temperament and set a good example for students; and

E. Shall possess communication skills which would enable the officer to function effectively within the school environment.

7. DUTIES OF SCHOOL RESOURCE OFFICERS

SRO's are intended to provide the following services pursuant to the terms of this Agreement:

A. To protect lives and property for the citizens and public school students of the District;

B. To enforce federal, state and local criminal laws and ordinances within their jurisdiction;

C. SRO's shall not enforce school administrative regulations. Infractions of school rules should be handled at the school level. –SRO's should be available to the school for advice, assistance, and consultation. –School administrators should handle issues that are the exclusive concern of school officials and do not constitute actions that would be a violation of the law if committed by an adult;

D To investigate criminal activity committed on or adjacent to school property;

E. To counsel public school students in special situations, such as students suspected of

engaging in criminal misconduct, when requested by the principal or principal's designee or by the parents of a student;

F. To answer questions that students may have about Utah criminal or juvenile laws;

G. To assist other law enforcement officers with outside investigations concerning students attending the school(s) to which the SRO is assigned;

H. To assist in providing or organize security for special school events or functions at the request of the principal or principal's designee;

I. To provide traffic control during the arrival and departure of students when necessary;

J To notify his/her immediate supervisor and the school principal or the principal's designee when absent from work due to illness, training, vacation, or an agency emergency;

K. To notify his/her immediate supervisor and the School Safety Coordinator of any event that could cause media representatives to inquire about a newsworthy incident;

L. To submit all incidents and arrest reports to the SRO's agency according to their departmental policy;

M. To maintain communications with supervisors, school administration, and school safety personnel through assigned radios, pagers, voice-mail, and cellular phones. Voice-mail and e-mail should be checked each working day for any broadcast messages;

N. To assist the administration and faculty in formulating criminal justice programs if implemented in the assigned school; and

O. To formulate educational crime prevention programs designed to reduce the opportunity for crimes to occur.

8. CHAIN OF COMMAND

As employees of the City, SRO's shall follow the chain of command as set forth in the Farmington City Police Department Policies and Procedure Manual. In the performance of their duties, SRO's shall coordinate and communicate with the principal or principal's designee of the school to which they are assigned.

9. TRAINING/BRIEFING

Training of SRO's for the purpose of maintaining their law enforcement certification shall be at the direction of the City. The District may also provide training in Board of Education Policies, regulations and procedures.

10. DRESS CODE

Dress for the SRO will be the uniform of the day, as set forth by the SRO's agency.

11. SUPPLIES AND EQUIPMENT

The City agrees to provide each SRO with the following equipment:

A. Motor vehicles. The City shall provide a standard patrol vehicle for each SRO. In addition, the City agrees to provide all maintenance for such vehicles and purchase and maintain comprehensive general auto liability insurance on the said vehicles in an amount not less than the coverage recommended by the Risk Manager for the City.

B. Weapons and ammunition. The City agrees to provide the standard issue pistol and rounds of ammunition for each SRO.

C. Office Supplies. The City agrees to provide each SRO with the usual and customary office supplies and forms required in the performance of their duties.

D. Communication. The City agrees to provide SRO's with the necessary communication equipment.

E. The school should provide the SRO with a desk, chair, computer; office work are; and keys for school access.

12. DUTY HOURS

Specific SRO duty hours at a particular school shall be set by mutual agreement between the City and the principal or principal's designee of the school to which the SRO is assigned.

13. INVESTIGATION, INTERROGATION, SEARCH AND ARREST PROCEDURES

The protections afforded an individual suspected of wrongdoing are different for law

enforcement officials than for school administrators. It is the responsibility of the SRO to assure that his/her actions regarding involvement in investigations complies with the applicable standards to assure any evidence obtained is admissible in a court of law. SRO's shall notify the school principal or principal's designee before removing a student from campus. The principal or principal's designee shall follow the standards outlined in District Policy.

14. ACCESS TO EDUCATION RECORDS

A. SRO's shall be designated as "law enforcement units" for the purposes of school records as required by the Family Educational Rights and Privacy Act, 20 USCA § 1232g (FERPA). Schools may freely share information about students with their SRO's for the purpose of maintaining safe schools.

B. Records or files which the SRO creates and maintains for a law enforcement purposes rather than school disciplinary purposes are not student education records and are not protected by FERPA. These law enforcement unit records may be disclosed to third parties without parental consent in accordance with applicable provisions of law.

C. Law enforcement officials other than the SRO may inspect and copy any public records maintained by the school including student directory information such as yearbooks. However, these law enforcement officials may not inspect and/or copy confidential student education records except in emergency situations.

D. If information in a student's cumulative record is needed in an emergency to protect the health or safety of the student or other individuals, school officials may disclose to other law enforcement officials that information which is needed to respond to the emergency situation based on the seriousness of the threat to someone's health or safety; the need of the information to meet the emergency situation and the extent to which time is of the essence.

E. If confidential student records information is needed, but no emergency situation exists, the information may be released to other law enforcement officials only upon the issuance of a search warrant or subpoena to produce the records, with written consent of the student's parent or guardian, or as otherwise provided by law.

15. LIABILITY AND INDEMNIFICATION

The District and the City shall each be responsible for conducting of their respective activities provided for and contemplated herein, and each waives all claims against the other in connection with any claim arising out of or connected with the conduct of any of the activities contemplated by this Agreement, including the right to contribution for loss or damage by reason of injury to persons or damages to property arising out of or in any way connected with or incident to the activity of such party as contemplated by this Agreement. Furthermore, each party agrees to indemnify and hold the other party harmless for any claim, injury, or damage arising out of or connected with the actions of such other party in connection with any activity contemplated by this Agreement. Each party agrees to maintain public liability insurance coverage during the term of this Agreement with coverage in an amount recommended by the party's insurance carrier.

16. TERMINATION PROVISIONS

This Agreement may be terminated at any time, either with or without cause, by either party giving written notice to the other party of its intent to terminate this Agreement, which notice shall be given not less than ninety (90) days prior to termination.

17. ASSIGNMENT

Neither party hereto may assign this Agreement or any interest therein without first obtaining the written consent of the other party. Any attempt to assign any right or privilege connected with this Agreement without the prior written consent of the other Party shall be void.

18. BINDING

This Agreement shall be binding upon and ensue to the benefit of the parties hereto and their respective officers, agents, employees, representative, successors and assigns.

19. AMENDMENTS

This Agreement may be amended only in writing signed by the parties hereto. A copy of each amendment shall be given to each of the parties and attached to and incorporated into this Agreement as an Addendum with the date of applicability corresponding with the fiscal year of the District.

20. NO WAIVER OF IMMUNITY

Officers and employees performing services pursuant to this Agreement shall be deemed to be officers and employees of the party employing their services even if performing functions outside of the territorial limits of such party, and shall be deemed officers and employees of such party under the provisions of the Utah Governmental Immunity Act. Nothing herein shall be construed to waive any of the privileges and immunities available to either party under the Governmental Immunity Act as set forth in *Utah Code Ann.* Title 63G, Chapter 7 as amended.

21. NO THIRD PARTY BENEFICIARIES

This Agreement is not intended to benefit any party or person not named as a party hereto.

22. SEVERABILITY

If any portion of this Agreement is held to be unenforceable or invalid for any reason by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

23. APPROVAL BY GOVERNING BODY

This Agreement shall not be effective until approved by the governing body of each party and filing of duplicate originals with the official keeper of records of each party.

24. ENTIRE AGREEMENT

The parties hereto agree that this document contains the entire agreement and understanding between the parties and constitutes their entire agreement and supersede any and all oral representations and agreements made by either party prior to the date hereof and is

binding upon the successors of the respective parties.

25. APPROVAL OF AGREEMENT BY AUTHORIZED ATTORNEY

As required by UCA § 11-13-202.5, prior to and as a condition precedent to this Agreement's entry into force, it shall be submitted to an authorized attorney who shall approve the Agreement upon finding that it is in proper form and compatible with the laws of the State of Utah.

26. DISPUTE RESOLUTION

The parties agree to make good faith efforts in resolving any dispute arising out of or in relation to this Agreement. In attempting to resolve any disputes the Davis School District Security Coordinator and the Farmington City Chief of Police shall be involved.

Should the parties be unable to resolve a dispute and the services of an attorney are required to enforce this Agreement, the defaulting party agrees to pay reasonable attorney's fees and costs.

IN WITNESS WHEREOF, the parties hereto have signed this Interlocal Cooperation Agreement the day and year first above written.

BOARD OF EDUCATION OF
DAVIS SCHOOL DISTRICT

GORDON ECKERSLEY
President

FARMINGTON CITY

JIM TALBOT
Mayor

ATTEST:

CRAIG CARTER
Business Administrator

DAVE MILLHEIM
City Manager

APPROVED AND REVIEWED AS TO
PROPER FORM AND COMPLIANCE
WITH APPLICABLE LAW:

BENJAMIN ONOFRIO
Legal Counsel

APPROVED AND REVIEWED AS TO
PROPER FORM AND COMPLIANCE
WITH APPLICABLE LAW:

City Attorney

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

On the 17th day of May, 2016, personally appeared before me GORDON ECKERSLEY and CRAIG CARTER, who being by me duly sworn did say, each for himself, that he, Gordon Eckersley, is the President of the Board of Education of Davis School District ("Board"), and he, Craig Carter, is the Business Administrator of the Board, and that the foregoing instrument was signed on behalf of the Board by authority of the Board and Gordon Eckersley and Craig Carter each duly acknowledged to me that the Board executed the same and that the seal affixed is the seal of the Board.

Karen Waite
NOTARY PUBLIC
Residing at: Syracuse, Utah
My Commission Expires: March 4, 2018

STATE OF UTAH NOTARY PUBLIC
KAREN WAITE
COMMISSION # 674109
MY COMMISSION EXPIRES:
03-04-2018

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

On the _____ day of _____, 2016, personally appeared before me, who being by me duly sworn did say, each for himself, that he, JIM TALBOT, is the Mayor, and that he, DAVE MILLHEIM, is the City Manager, and that the foregoing instrument was signed on behalf of Farmington City and each did duly acknowledge that Farmington City executed the same and that the seal affixed is the seal of Farmington City Corporation.

_____
NOTARY PUBLIC
Residing at:
My Commission Expires:

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate City Planner

Date: June 21, 2016

SUBJECT: **Eastridge Estates Phase II Rezone and Schematic Plan**
Applicant: **Russell Wilson – Symphony Homes**

RECOMMENDATION

1) **Schematic Plan**: Move that the City Council approve the schematic (master) plan for Eastridge Estates Conservation Subdivision Phases II and III subject to all applicable Farmington City ordinances and development standards and the following conditions:

   1. The applicant shall enter into a development agreement memorializing the approved master plan prior to preliminary plat;
   2. The applicant shall receive US Army Corp of Engineers approval to mitigate any wetlands on site prior to consideration of preliminary plat;
   3. The applicant shall obtain a CLOMR prior to or concurrent with final plat consideration for all property within the FEMA floodplain map;
   4. The applicant shall provide 15% open space either on site, or offsite in the regional detention basin;
   5. The applicant shall meet all requirements as set forth in Section 11-30-105 of the Zoning Ordinance;
   6. On the property east of 200 East, homes shall be situated in such a way to enable in-fill development in the event future owners of the lots desire to further develop their property;
   7. That a soils report be provided as part of preliminary plat.

   Findings for Approval:

   1. The proposed schematic plan meets the requirements of the subdivision and zoning ordinances.
   2. While Phase III is dependent on approval from the Corp, much of Phase II is not constrained by wetlands and may not require any mitigation.
   3. The open space being traded to the City for a regional detention basin is desirable because it provides a regional facility for the southeastern portion of Farmington, and the open space would not be desirable within the subdivision boundaries of Phase II.
   4. In the event that Phase III never develops, piping the storm drain line as part of Phase II ensures that the City is not left with an open ditch to maintain.

5. Providing a soils report at preliminary plat will give a better indication of the quality of the soils and the subsequent depth-to-water-table for this development and better inform the City concurrent with vesting of the property.

2) **Rezone**: Move that the City Council approve the rezone of .94 acres of property located at approximately 50 West and 1500 South from AA to LR, and 1.75 acres of property located at approximately 250 East and 1500 South from A-F to LR-F as identified on the attached maps, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The approval is subject to an approved preliminary plat;
2. The applicant shall provide a trail easement on or near the Bamberger R.O.W. line connecting the trail easement in the Tuscany Village PUD Parcel B open space with their northern property line acceptable to Farmington City.

Findings for Approval:

1. The proposed rezones are consistent with the general plan.
2. The proposed rezones are consistent with the surrounding properties and neighborhoods.
3. The portion of property in the AA zone is part of the old Bamberger Right-of-Way and is not below the 4218 line, and should have the development restricted designation removed from this portion of property.
4. The trail easement will provide a future connection from 1470 South to 1600 South and could even become regional in nature as the Bamberger Right-of-Way goes into Centerville.

BACKGROUND

SCHEMATIC PLAN

The applicant desires to develop 18.9 acres of property located at approximately 1500 South between 250 East and the Frontage Road. Eastridge Estates Phase I was approved in 2014, and Phases II and III are a continuation of Phase I. The applicant is proposing that two lots be approved as part of Phase II east of 200 East and the remaining 24 lots be approved west of the existing Eastridge Estates Phase I. The applicant desires to get schematic plan for Phases II and III approved concurrently so that he can memorialize this master plan through a development agreement and qualify for a conservation subdivision.

In the LR zone, a property must have at least 10 acres of property to qualify for a conservation subdivision, therefore the applicant needs to consolidate Phases II and III to qualify for a conservation subdivision. While the applicant would like to do both phases at once, Phase III is comprised mainly of wetlands which will need to be mitigated, and prior to moving on to preliminary plat, the applicant will need to have a mitigation plan approved by the US Army Corp. Therefore, the applicant is proposing schematic plan for both phases, but will have to bifurcate each phase separately at preliminary plat. The applicant did not want to hold Phase II up while he addresses and waits for approval of the wetland mitigation plan from the Corp for Phase III. Because this is just schematic and there is no vesting, staff is comfortable considering the two schematic plan phases jointly, and if the memorialized master plan for Phase III changes due to the Army Corp's review of the mitigation plan, then the schematic plan can be amended at preliminary plat, where vesting occurs.

The yield plan, which has been provided, shows that 29 lots could be built for both phases, however, the layout of the yield plan is dependent on the mitigation of wetlands that exist over a significant portion of the property. As part of the conservation subdivision requirements, set forth in Chapter 12 of the Zoning Ordinance, the applicant is required to set aside 15% open space. When calculating open space, the applicant must remove constrained and sensitive lands from the net acreage, so "Open Space Area B" would not count towards the required open space. However, the open space percentage requirement will be met through a portion of the regional detention basin, as it was for Phase I. Because the open space provided in the regional detention basin will be serving as a storm-water facility for other projects and properties, it is desirable to the City to obtain this property as open-space, and it will serve the City and meet a need as outlined on our City Storm Water Master Plan.

Although the yield plan allows for 29 lots, the applicant is proposing 26 total lots, 10 lots in Phase II and 16 lots in Phase III. The proposed lot sizes and lot dimensions exceed the minimum requirement of 6,500 s.f. and the typical lot area of 8,500 s.f. for a conservation subdivision in the LR zone significantly, as all lots are at least 10,000 s.f., and the average lot area is approximately 14,000 s.f.

Lot 208 is a flag lot and meets all of the standards set forth in Section 12-7-030(10). Additionally, the two lots east of 200 East are in the foothill overlay zone, therefore, at preliminary and final plat there are additional steps the applicant must adhere to in order to get final approval.

As part of the Planning Commission's review, there was some concern expressed by the public and subsequently the Planning Commission that the land may be unsuitable for development due to the prevalence of wetlands on the site, particularly on Phase III. Staff reminded the commissioners and public that this is only schematic and before any vesting occurs (i.e. at preliminary plat) the US Army Corp of Engineers will have to approve the mitigation plan presented to them by the developer. There was additional concerns about the quality of the soils, and although a soils report is required at preliminary plat normally, the commissioners felt it prudent to add a condition requiring a soils report at preliminary plat, just to ensure that it happens; they were particularly concerned about the possibility of there being peat moss soils like those found in properties to the north.

REZONE

Currently, there is .94 acres of property located on the western edge of the proposed Eastridge Estates Phase III subdivision that are zoned AA. The AA zone is the City's "very low density" zone and was intended to protect all land beneath the 4218 line. The portion of property that the applicant desires to rezone, however, is well above the 4218 line as it was part of the old Bamberger Right-of-Way and is raised on a berm approximately 10' in height. Staff feels that this strip of land should be included with the other property in Phase III which is already zoned as LR.

The other portion of the rezone application is for 1.75 of the 3.865 acres east of 200 East in the proposed Eastridge Estates Phase II subdivision. Currently the property is zoned both A-F and LR-F; it is designated as LDR on the General Plan, which is for the single family residential zones. The City has always intended this property to be zoned as LR-F and rezoning it as such will bring it into consistency with the surrounding neighborhoods, the general plan, and the 2.1 acres of this property already zoned LR-F. Additionally, by leaving the foothill overlay designation on the property, it ensures that additional foothill zone regulations will be placed on the development, and required of the developer.

Both the Planning Commission and staff were comfortable including the trail easement dedication as part of the rezone instead of with schematic plan; the reason for this is because the rezone is a

legislative decision while the subdivision is administrative. Staff feels that getting this trail easement as part of this subdivision is important because if the regional connection into Centerville ever does occur, having this easement will help in that endeavor. Should the possibility of acquiring the trail connection disappear, the City can always vacate the easement at that time, but trying to get an easement across platted and private property after the fact is difficult.

CITY COUNCIL ACTION – JUNE 7, 2016

At the City Council meeting held June 7, 2016 the applicant expressed concerns with conditions 2 and 7 from the suggested motion for schematic plan, outlined in the staff report, which was written as follows:

2. *The applicant shall receive US Army Corp of Engineers approval to mitigate any wetlands on site prior to consideration of preliminary plat;*
7. *That the storm-drain line that goes to the regional detention basin be piped as part of Phase II development;*

As a result, the City Council voted to table the item to give staff enough time to confer with the City Attorney and determine whether these conditions should be amended. The applicant felt that requiring a wetland delineation at preliminary plat was premature, because the Army Corp requires a certain level of specificity in their mitigation determination, a level of detail more reflected by a final plat. However, staff feels that since preliminary plat is where vesting occurs, that obtaining a wetland delineation prior to preliminary plat made more sense, because the subdivision layout is dependent on a wetland delineation, i.e. we do not want to grant vesting to a subdivision that may change due to the wetland mitigation requirements of the Corp; this issue is even more important in Phase III, as more of that phase is constrained by wetlands. Staff conferred with the City Attorney and he agreed with the assessment that the City should not grant vesting without first having an approved wetland delineation and mitigation plan from the US Army Corp of Engineers. Therefore, we have left the condition from the suggested motion as written in the previous staff report from June 7th.

The suggested condition of schematic plan approval related to piping the storm drain as part of Phase II was added by the Planning Commission, because they had concerns that if Phase III never occurs, the City would be left with an open ditch instead of a storm water pipe to maintain. The applicant's concern is that the US Army Corp may not approve piping the ditch because of both the wetland issue and whether or not the ditch drains to the Great Salt Lake (as has happened in the past). After discussing this issue with the City Attorney, staff was counseled to remove this condition because the pipe could be viewed as an offsite improvement that is not necessary as a project component of Phase II because the ditch already exists. Additionally, after discussing the issue with the City Engineer, he stated that if the ditch is piped, the City would ultimately want it to be placed within the future road right-of-way, because this is its ultimate location; based on these recommendations, the condition was removed as part of the suggested motion.

Supplemental Information

1. Vicinity Map
2. General Plan Map
3. Zoning Map
4. Schematic Plan
5. Yield Plan
6. Sensitive Area Designation Plan
7. Enabling Ordinance

Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 10 – Agriculture Zones
4. Title 11, Chapter 11 – Single Family Residential Zones
5. Title 11, Chapter 12 – Conservation Subdivisions
6. Title 11, Chapter 30- Foothill Development Standards

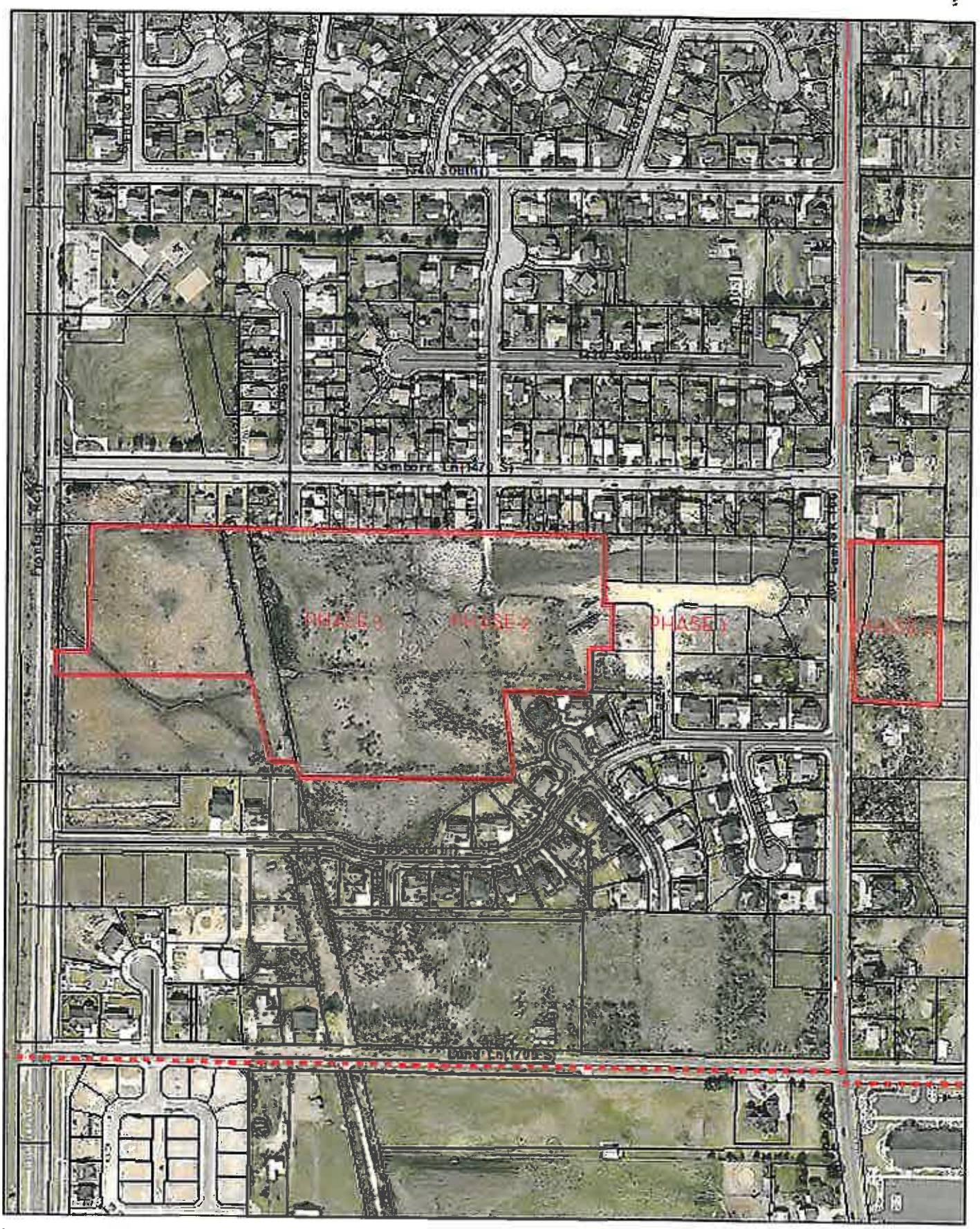
Respectfully Submitted

Eric Anderson
Associate City Planner

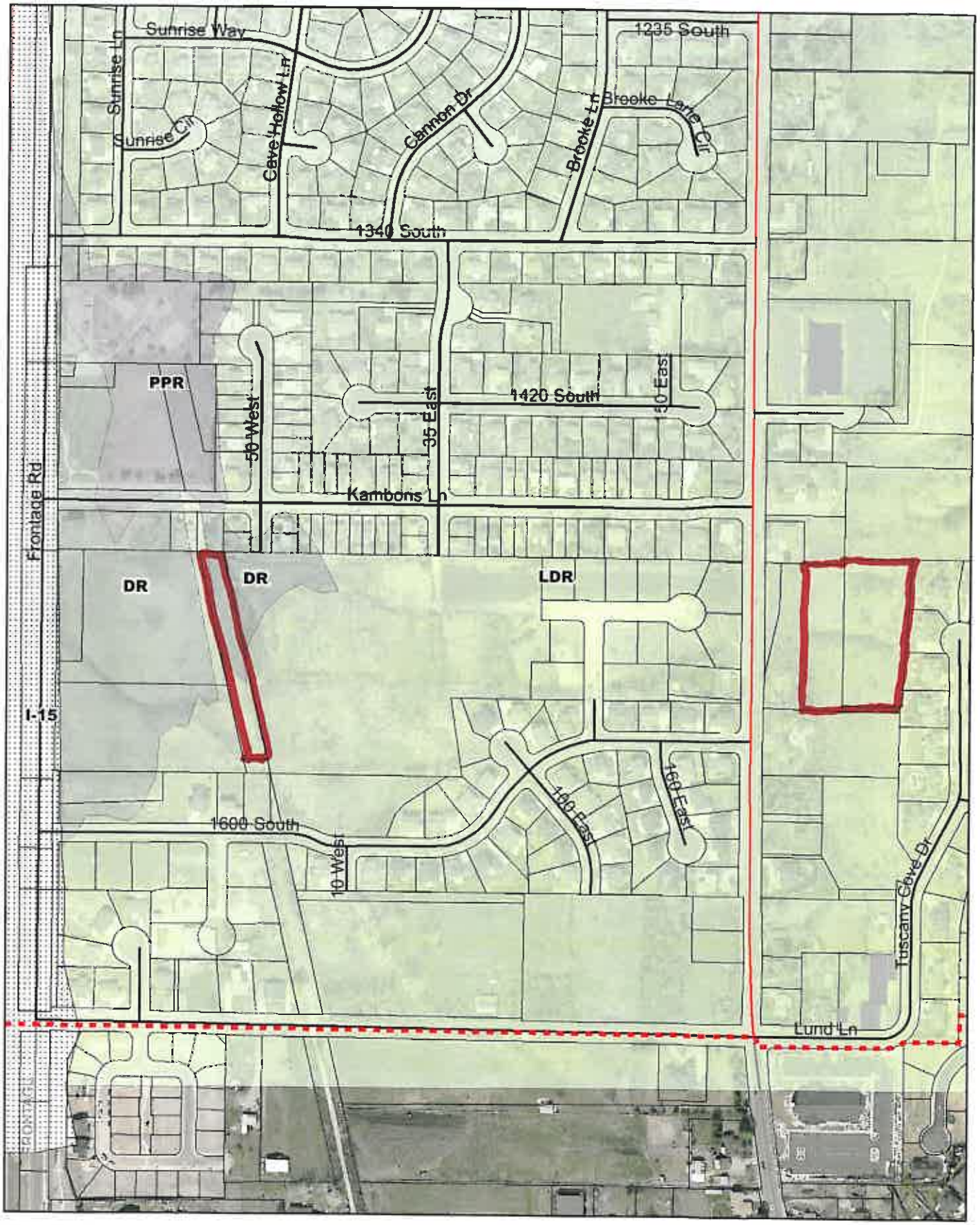
Concur

Keith Johnson
Assistant City Manager

Farmington City



Farmington City



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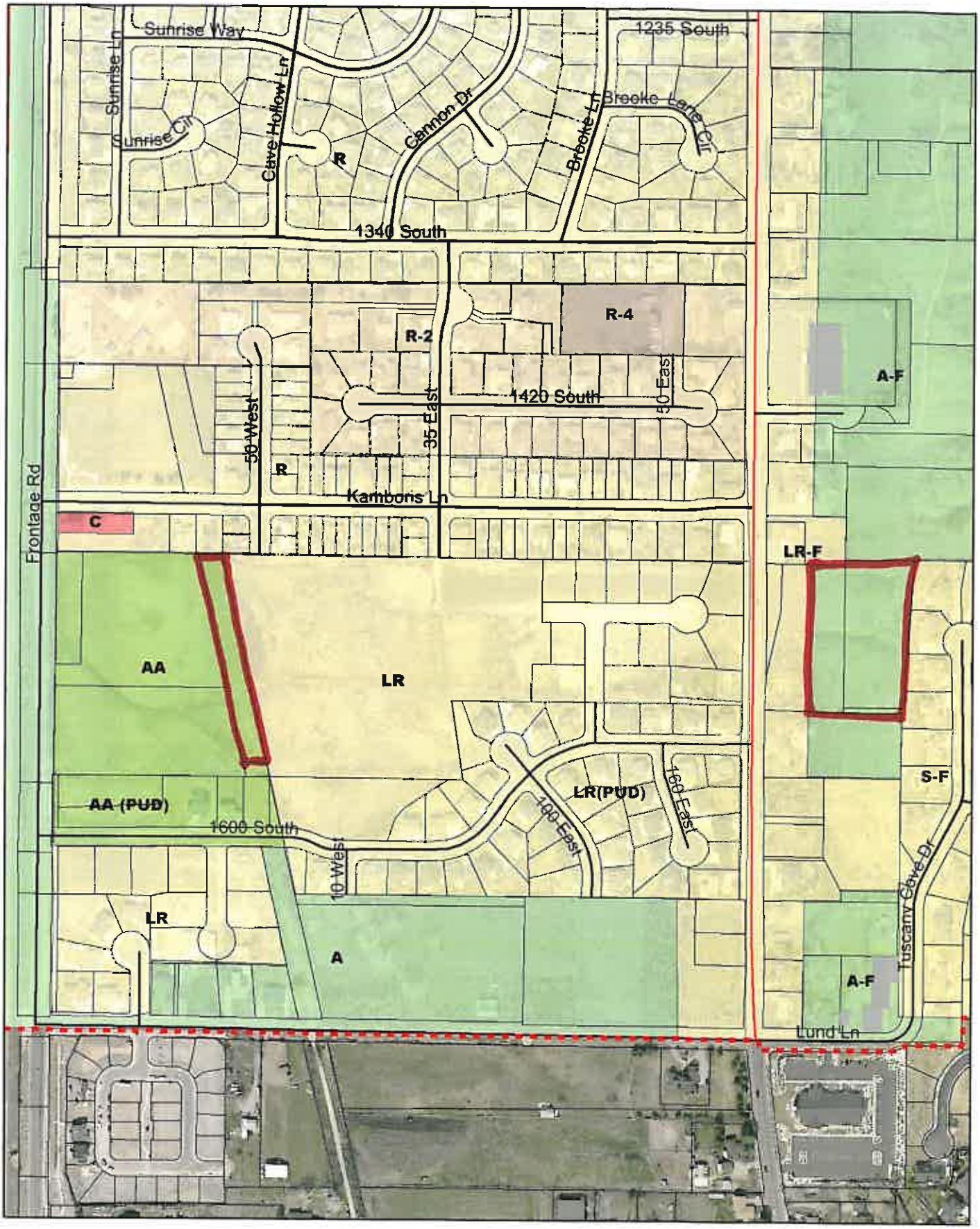
Farmington City



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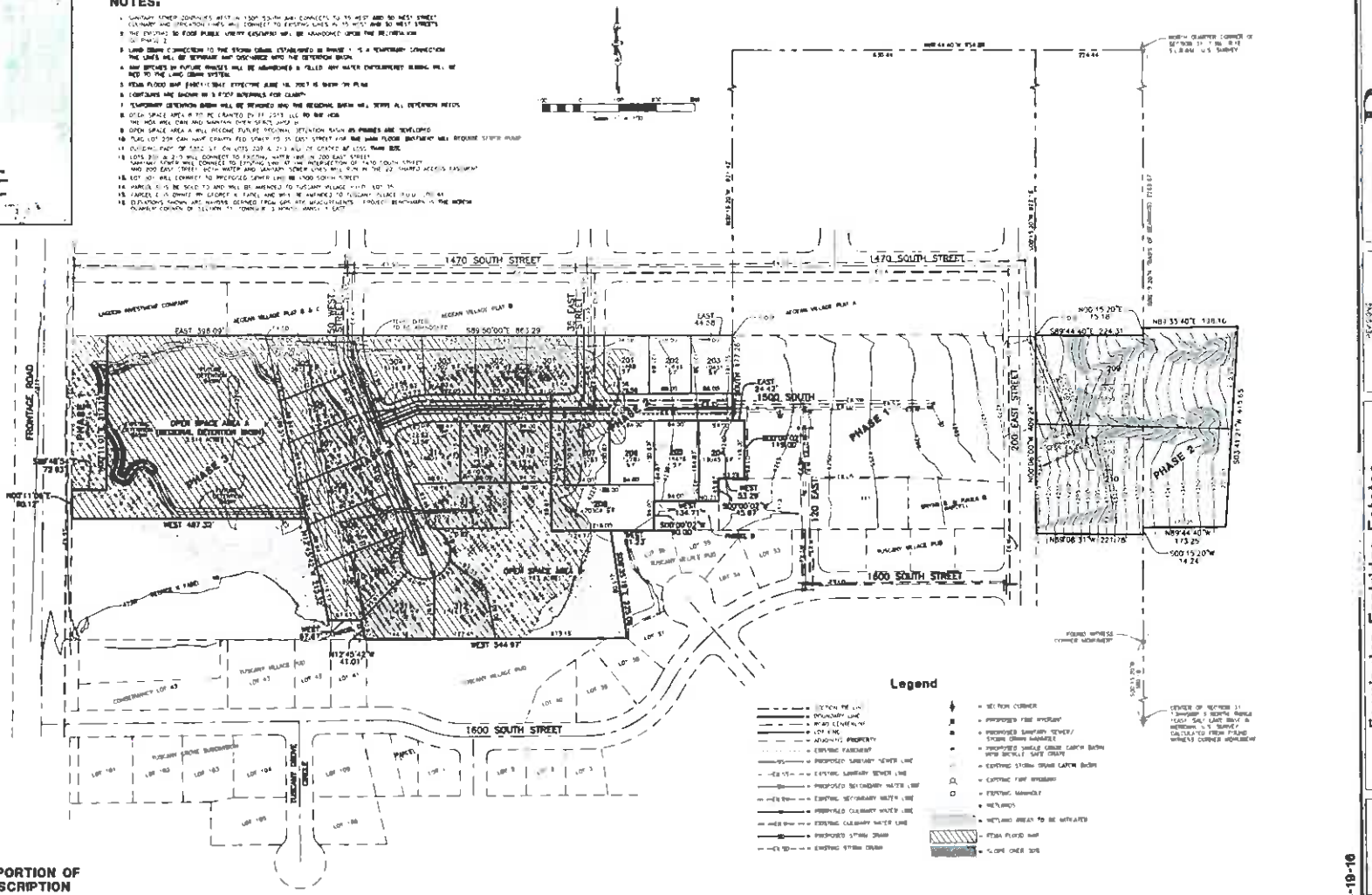
NOTES:

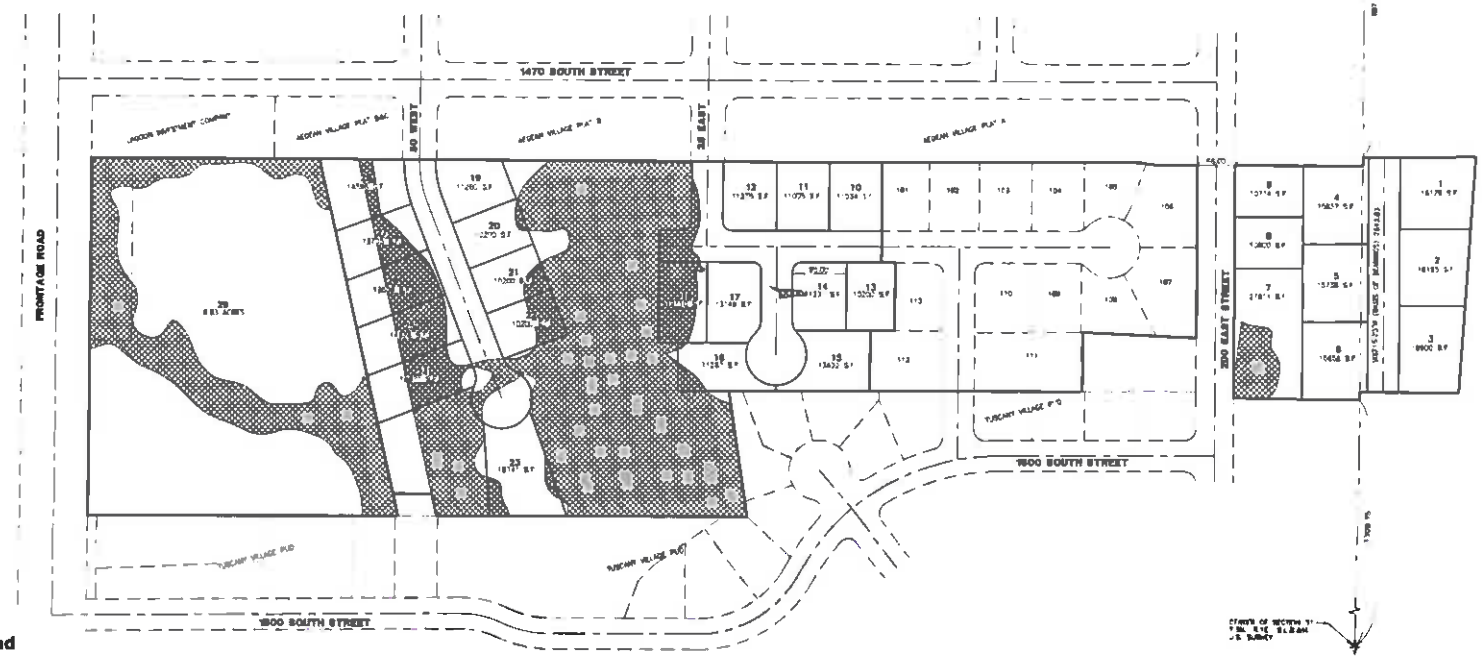
1. SANITARY SEWER CONNECTS WEST IN 1500 SOUTH AND CONNECTS TO 75 WEST AND 50 WEST STREET. SANITARY AND IRRIGATION LINES WILL CONNECT TO EXISTING LINES IN 75 WEST AND 50 WEST STREETS.
2. THE EXISTING 50 FOOT PUBLIC UTILITY EASEMENT WILL BE ABANDONED UPON THE RECORDATION OF PHASE 2.
3. LAND DRAIN CONNECTION TO THE STORM DRAIN ESTABLISHED IN PHASE 1 IS A TEMPORARY CONNECTION THE LINES WILL BE REPAIRED AND DISCHARGE INTO THE DETENTION BASIN.
4. ANY SPRINKLERS IN FUTURE PHASES WILL BE ABANDONED & FILLED. ANY WATER DISTRIBUTION BUILDING WILL BE TIED TO THE LAND DRAIN SYSTEM.
5. 100 YEAR FLOOD MAP FIRM 11 DRAFT EFFECTIVE JUNE 18, 2007 IS SHOWN ON PLAN
6. CONTOURS ARE SHOWN ON 5 FOOT INTERVALS FOR CLARITY.
7. TEMPORARY DETENTION BASIN WILL BE REMOVED AND THE REGIONAL BASIN WILL SERVE ALL DETENTION NEEDS
8. OPEN SPACE AREA A TO BE GRANTED TO FT. 2013 LLC TO BE HOA THE HOA WILL OWN AND MAINTAIN OPEN SPACE AREA A
9. OPEN SPACE AREA A WILL BECOME PUBLIC REGIONAL DETENTION BASIN AS PHASES ARE DEVELOPED
10. PLAT LOT 209 CAN HAVE GRAVITY FED SEWER TO 75 EAST STREET FOR THE 100 FLOOR BASEMENT WILL REQUIRE SEWER PUMP
11. OVERHEAD PARK OF EXISTING LOT ON LOTS 209 & 210 WILL BE CHANGED BY LOTS 9 PHASE 2
12. LOTS 301 & 303 WILL CONNECT TO EXISTING WATER LINE IN 200 EAST STREET. SANITARY SEWER WILL CONNECT TO EXISTING LINE AT THE INTERSECTION OF 1470 SOUTH STREET AND 200 EAST STREET. WATER AND SANITARY SEWER LINES WILL RUN IN THE 22' SHARED ACCESS EASEMENT
13. LOT 101 WILL CONNECT TO PROPOSED SEWER LINE IN 1500 SOUTH STREET
14. PARCEL 515 BE SOLD TO AND WILL BE AMENDED TO TUSCANY VILLAGE PUD LOT 14
15. PARCEL 514 OWNED BY GEORGE K. FANEL AND WILL BE AMENDED TO TUSCANY VILLAGE PUD
16. ELEVATIONS SHOWN ARE NAVD88 DERIVED FROM GPS RTK MEASUREMENTS. PROJECT BENCHMARK IS THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST

VICINITY MAP

NOT TO SCALE


1470 SOUTH STREET
1500 SOUTH
1600 SOUTH STREET
FRONTAGE ROAD
200 EAST STREET
PHASE 1
PHASE 2
PHASE 3
OPEN SPACE AREA A
(REGIONAL DETENTION BASIN)
OPEN SPACE AREA B
TUSCANY VILLAGE PUD
TUSCANY GROVE SUBDIVISION
TUSCANY DRIVE
CIRCLE
CONSERVANCY LOT 43
EAST 398.09'
WEST 487.32'
WEST 344.97'
EAST 94.37'
EAST 44.26'
N00°15'20"E 75.18'
N89°33'40"E 138.16'
S89°44'40"E 224.31'
N89°44'40"W 173.29'
S00°15'20"W 74.24'
N89°06'31"W 221.78'
S03°41'27"W 415.53'
N00°11'06"E 80.13'
S00°48'53"E 72.83'
N12°45'42"W 41.01'
S00°00'02"W 45.87'
S00°00'02"W 30.00'
WEST 134.71'
WEST 53.29'
WEST 115.00'
WEST 82.37'
N00°15'20"E 409.24'
S00°15'20"W 177.26'
S00°15'20"W 117.26'
S00°15'20"W 117.26'
S00°15'20"W 117

VICINITY MAP



Legend

- = BOUNDARY LINE
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = LOT LINE
- = ADJOINING PROPERTY
- = WETLANDS
- = WETLAND AREAS TO BE MITIGATED

Scale 1" = 100

Farmington Eastridge Estates

A Conservation Subdivision

Farmington City, Davis County, Utah

Developer:
Symphony Homes
526 North 400 West
No. Salt Lake, UT 84054
(801) 557-7297

Revised: 4-19-16

Reeve & Associates, Inc.

REVISIONS
DATE | DESCRIPTION

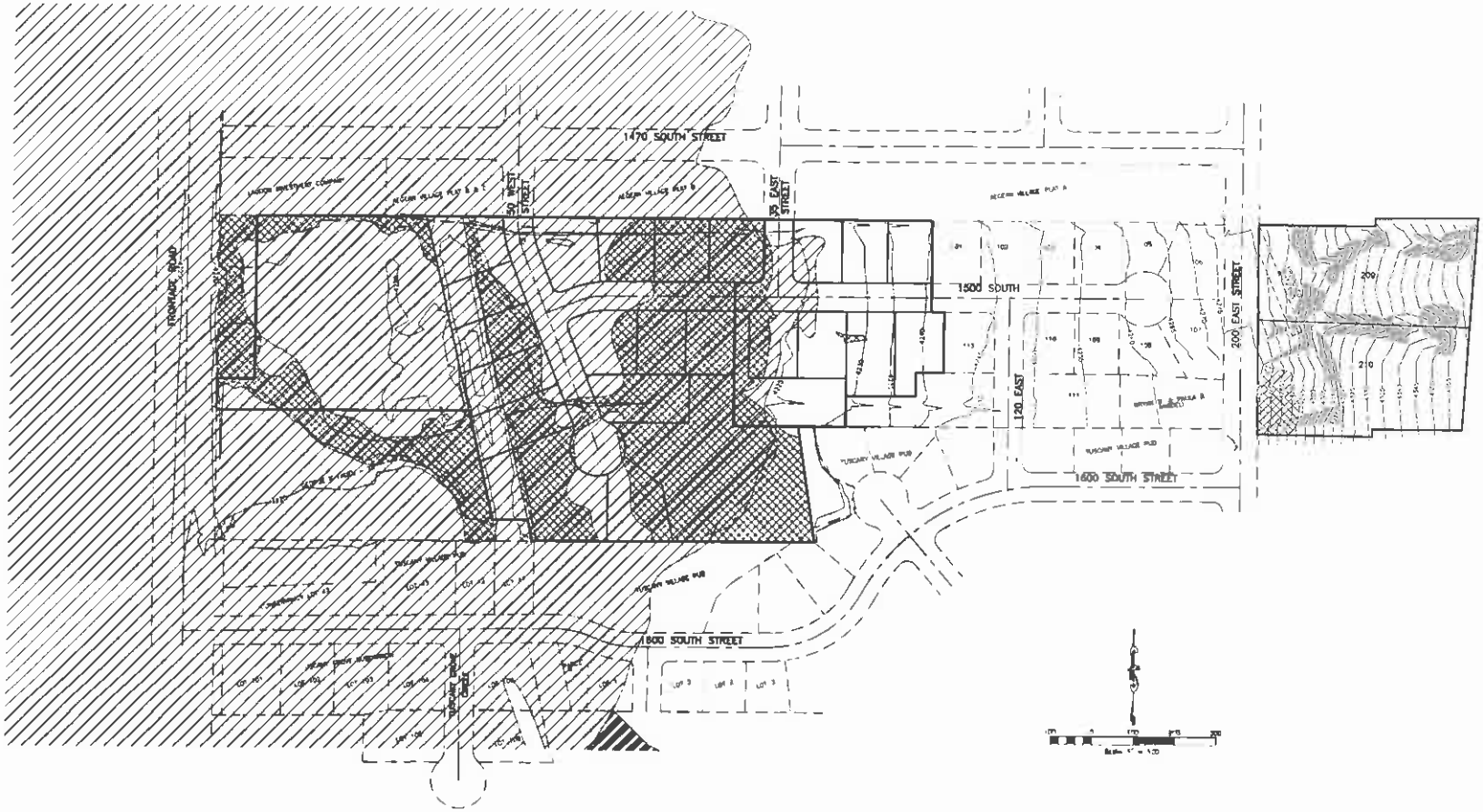
Farmington Eastridge Estates
FARMINGTON CITY, DAVIS COUNTY, UTAH

Yield Plan

Project Info.
Engineer: Du Reeve
Designer: Du Reeve
Design Date: December 10, 2015
Name: Farmington Eastridge Estates
Number: 15-0141

Sheet 1 of 1 Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 1020 CHAMBERS STREET, STE. 14, OGDEN, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN WITHIN WITHOUT THEIR CONSENT.



Legend

- FEMA FLOOD PLAIN ZONE A
- FEMA FLOOD PLAIN ZONE X
- WETLAND AREA
- SLOPES OVER 30%
- BUILDING FOOTPRINT

Farmington Eastridge Estates

A Conservation Subdivision

Farmington City, Davis County, Utah

Developer:
Symphony Homes
526 North 400 West
No. Salt Lake, UT 84054
(801) 557-7297

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Reeve & Associates, Inc.

REVISIONS
DATE | DESCRIPTION

Farmington Eastridge Estates
A Conservation Subdivision
PART OF THE EDWIN PARTRIDGE FARM, SECTION 31, T.2N., R.1E., S.L.B.&M. U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH

Sensitive Area Designation Map

Project Info.
Engineer: J. Reeve
Designer: C. Cook
Begin Date: 3 18 19
Name: FARMINGTON ESTATES
Number: 1861-01

Sheet 1 of 1 Sheets

FARMINGTON, UTAH

ORDINANCE NO. 2016 -

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR .94 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 50 WEST AND 1500 SOUTH FROM AA TO LR, AND 3.66 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 250 EAST AND 1500 SOUTH FROM A-F TO LR-F

WHEREAS, the Farmington City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed zoning change pursuant to the Farmington City Zoning Ordinance and has found it to be consistent with the City's General Plan; and

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

WHEREAS, the City Council of Farmington City finds that such zoning change should be made;

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

Section 1. Zoning Change. The property described in Application # Z-1-16, filed with the City, located at approximately 1500 South and 50 West, identified by portions of parcel numbers: 070710010, 070710011, and 070700126, comprising 4.57 acres and as further described and illustrated on Exhibit "A" attached hereto and by this reference made a part hereof.

Section 2. Zoning Map Amendment. The Farmington City Zoning Map shall be amended to show the change.

Section 3. Effective Date. This ordinance shall take effect upon the approval of a subdivision application related to the subject property.

DATED this 21st day of June, 2016.

FARMINGTON CITY

_____

H. James Talbot
Mayor

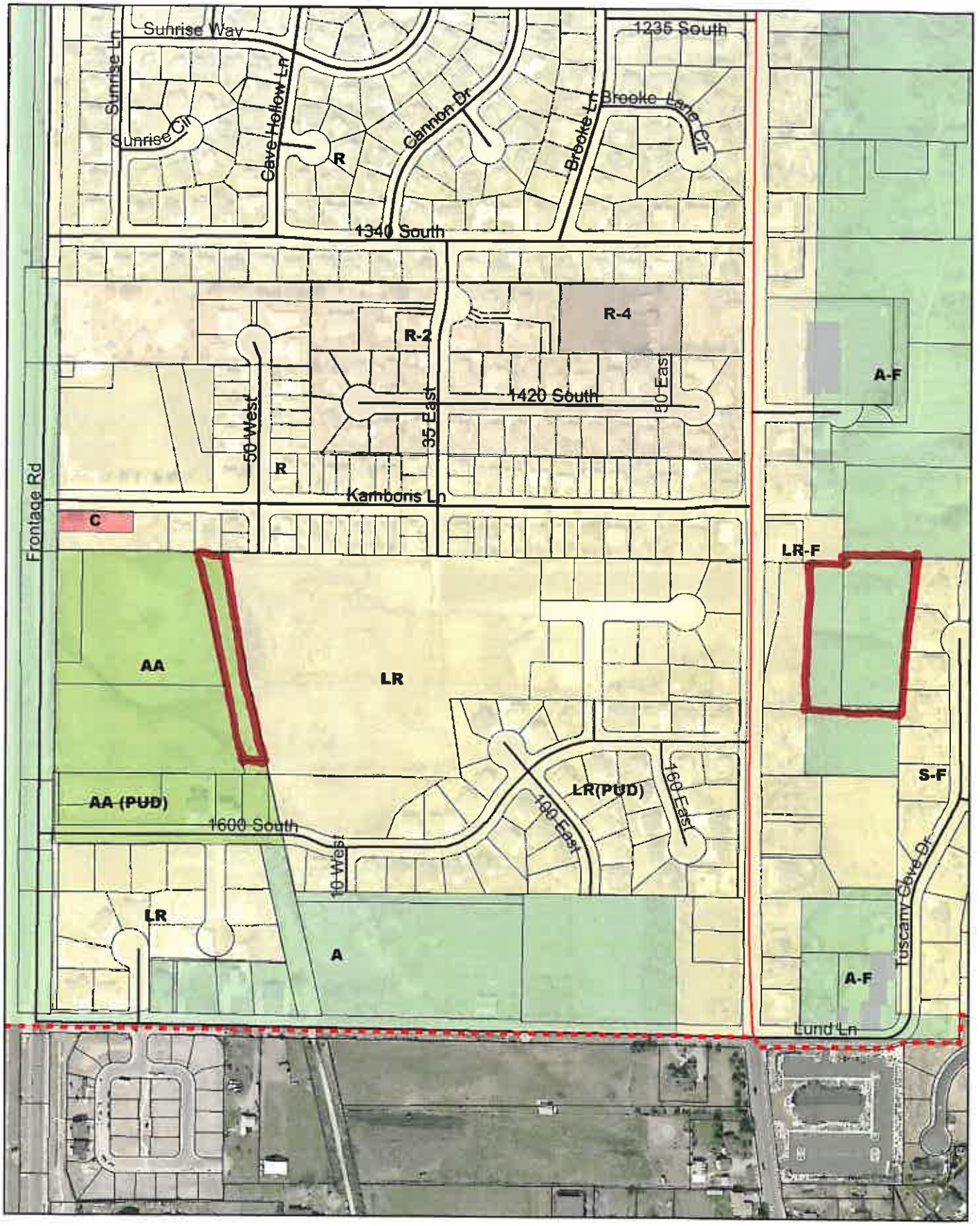
ATTEST:

_____

Holly Gadd
City Recorder

EXHIBIT "A"

Farmington City



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APPLICATION
Z-1-16

Parcels for Rezone Application

Parcel 070700126 (old Bamberger R.O.W.)

A PART OF THE NW 1/4 OF SEC 31-T3N-R1E, SLB&M, DESC AS FOLLOWS: BEG AT A PT, SD PT LIES S 00^15'20" W 1550.17 FT & N 89^44'40" W 1685.67 FT & N 12^45'42" W 41.01 FT FR THE N 1/4 COR OF SD SEC 31; TH N 12^45'42" W 603.03 FT; TH S 89^44'38" E 67.74 FT; TH S 12^45'42" E 602.72 FT; TH W 67.67 FT TO THE POB. CONT. **0.937 ACRES**

Parcel 070710010 (East side of 200 East and only a portion of this property to be rezoned)

BEG 13.98 CHAINS S FR NE COR NW 1/4 SEC 31-T3N-R1E, SLM; TH W 167.08 FT, M/L, TO E LINE OF PPTY CONV TO STATE ROAD COMMISSION IN 252-583; TH S 1^58' W 136.2 FT ALG SD E LINE; TH S 7^34' W 202.1 FT ALG SD E LINE; TH S 70 FT, M/L, TO S LINE OF GRANTORS LAND; TH SE'LY 3.14 CHAINS ALG SD S LINE TO PT S OF BEG; TH N 6.33 FT TO BEG. CONT. **1.91 ACRES**

Parcel 070710011 (East side of 200 East)

BEG 55 RODS S FR NW COR OF NE 1/4 SEC 31-T3N-R1E, SLM; TH E 12 RODS; TH S 25 RODS; TH W 10.50 RODS; TH N 25 RODS TO POB. CONT **1.75 ACRES**

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
JOHN BILTON
BRIGHAM MELLOR
CORY RITZ
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

FARMINGTON
HISTORIC BEGINNINGS - 1847

City Council Staff Report

To: Honorable Mayor and City Council

From: Neil Miller, Parks and Recreation Director

Date: June 10, 2016

SUBJECT: NUMBER OF PARTICIPANTS IN CITY PRODUCTIONS

RECOMMENDATION

To limit the number of participants in city productions to no more than 90 auditioning. Additionally, making the initial audition sign ups available to residents only.

BACKGROUND

Over the last few years we have seen an increase in the number of participants auditioning for our city productions. Specifically Youth Theater has increased in number auditioning, however decreased in percentage of cast dropping. We have seen many shows attract well over 100 youth at auditions. While we are excited about the enthusiasm of the program our resources, mainly the Community Arts Center stage does not have the capacity to accommodate such numbers. On average, of those participating, 26% have been non-residents. Please see attached for participant numbers.

Respectfully Submitted

Neil Miller
Parks and Recreation Director

Review and Concur

Keith Johnson
Assistant City Manager

160 S MAIN · P.O. BOX 160 · FARMINGTON, UT 84025
PHONE (801) 451-2383 · FAX (801) 451-2747
www.farmington.utah.gov

FARMINGTON

HISTORIC BEGINNINGS • 1847

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
JOHN BILTON
BRIGHAM MELLOR
CORY RITZ
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

Year	Season	Show	Residents	Non-Res	Total Part.
2010	Spring	Willy Wonka	27	19	46
2010	Fall	Pirates of Penzance	28	19	47
2011	Spring	Thoroughly Modern Millie	41	14	55
2011	Fall	Alice In Wonderland	59	22	81
2012	Spring	Beauty & the Beast	87	22	109
2012	Fall	Peter Pan	57	21	78
2013	Spring	Wizard of Oz	78	34	112
2013	Fall	Fame	38	19	57
2014	Spring	Little Mermaid	67	24	91
2014	Fall	Annie	69	23	92
2015	Spring	Jungle Book	73	21	94
2015	Fall	Bye Bye Birdie	83	19	102
2016	Spring	Hairspray	95	31	126

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FARMINGTON CITY

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MAYOR

BRETT ANDERSON
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JOHN BILTON
BRIGHAM MELLOR
CORY RITZ
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Ken Klinker, Planning Department

Date: June 21, 2016

SUBJECT: 2016 INTERLOCAL AGREEMENT BETWEEN DAVIS COUNTY CITIES AND DAVIS COUNTY FOR UPDES PERMIT

RECOMMENDATION

1. Approve the 2016 Interlocal Agreement Between Davis County Cities and Davis County for UPDES Permit.

BACKGROUND

On March 1, 2016, the Utah Pollutant Discharge Elimination System (UPDES) General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (MS4s) became effective. In order to work cooperatively with other Davis County cities to carry out some of the requirements of the permit, such as education and training, illicit discharge enforcement, development of Standard Operating Procedures, etc., a new interlocal agreement must be approved by the city. This agreement allows the city to receive credit for joint activities that we would otherwise have to carry out on our own.

This interlocal agreement has been reviewed and found acceptable by Todd Godfrey.

Respectfully submitted,

Ken Klinker
Planning Department

Review and Concur

for

Dave Millheim
City Manager

160 S MAIN • P.O. BOX 160 • FARMINGTON, UT 84025
PHONE (801) 451-2383 • FAX (801) 451-2747
www.farmington.utah.gov

2016 INTERLOCAL COOPERATION AGREEMENT
BETWEEN DAVIS COUNTY CITIES AND
DAVIS COUNTY
FOR
UPDES GENERAL PERMIT

THIS AGREEMENT (Agreement) is entered into this ____ day of _____, 2016, by and between the following parties: DAVIS COUNTY, a body corporate and politic of the State of Utah, and the following cities, each of which is a municipal corporation of the State of Utah: BOUNTIFUL, CENTERVILLE, CLEARFIELD, CLINTON, FARMINGTON, FRUIT HEIGHTS, KAYSVILLE, LAYTON, NORTH SALT LAKE, SOUTH WEBER, SUNSET, SYRACUSE, WEST BOUNTIFUL, WEST POINT and WOODS CROSS(Parties).

WITNESSETH:

WHEREAS, the parties are "public agencies" and are authorized by the *Utah Interlocal Cooperation Act*, §11-13-101, *et seq.*, *Utah Code Annotated*, to enter into agreements with each other for joint or cooperative action; and

WHEREAS, the Environmental Protection Agency (EPA) has published its "Final Rule" setting forth the National Pollutant Discharge Elimination System (NPDES) permit application rules and regulations for stormwater discharges to municipal separate storm sewer systems; and

WHEREAS, the State of Utah, through its Department of Environmental Quality, Division of Water Quality (DWQ), has statutory rulemaking authority and authority to issue pollutant discharge elimination system permits within the State of Utah pursuant to the rules and regulations of the Utah Pollutant Discharge Elimination System (UPDES); and

WHEREAS, the State of Utah has issued a General Permit for Discharges from Small Municipal Separate Storm Sewer Systems, Permit No. UTR 090000 (Permit), to each party of this Agreement, which Permit is incorporated herein by this reference; and

WHEREAS, the rules and regulations provide that more than one entity may jointly implement activities to comply with UPDES permit requirements under Section 4.3 of the General Permit for Discharges from Small Municipal Separate Storm Sewer Systems; and

WHEREAS, the parties are willing to jointly implement activities to fulfill a portion of the UPDES permit requirements; and

WHEREAS the parties desire to enter into this Agreement setting forth their present understanding as to their respective responsibilities with regard to their participation as permittees under their Permit.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the parties agree as follows:

1. Compliance with Permit. As permittees, the parties agree to jointly implement and enforce within their own jurisdictions, their respective responsibilities for complying with the Permit requirements including but not limited to, those responsibilities and requirements set forth in Parts 4.0, 5.0, and 6.0 of the Permit.

2. Administration of Agreement. The administration of this Agreement shall be done by the public works directors of each party, or their official designee, constituting the Davis County Storm Water Coalition (Coalition). Each party will have one voting right. No separate legal entity is created by the terms of this Agreement.

3. Costs. The parties agree that each party shall be responsible to pay for those costs relating to their own stormwater systems, and that the parties shall reimburse each other for expenses incurred in providing services for each other as may be agreed by the parties concerning the various tasks and responsibilities required under the Permit

4. Joint Cooperation. As reasonably necessary, the parties agree to assist each other in providing and sharing information, drawings, plans, data, etc., which are required to comply

with the requirements set forth in the Permit. The specific activities that the parties agree to assist each other in are set forth as follows:

a. Jointly purchase educational and training materials, as determined by the Coalition, for distribution to:
    i. Residents
    ii. Institutions, industrial and commercial facilities
    iii. Developers and contractors (construction)
    iv. Municipal Separate Storm Sewer System (MS4) owned or operated facilities
b. Use the Coalition as a county-wide committee to:
    i. Train personnel
    ii. Create partnerships
    iii. Obtain input and feedback from special interest groups
c. Annually contribute updated storm drain system information for county-wide mapping purposes
d. Jointly prepare and promote model ordinances, updates and standards that addresses:
    i. Illicit discharges
    ii. Construction site storm water runoff
    iii. Long-term storm water management
e. Jointly arrange for and provide education about hydrologic methods and criteria for selecting and sizing post-construction BMPs
f. Jointly participate to develop draft Standard Operating Procedures
g. Jointly evaluate, identify, target and provide educational materials and

outreach to address the reduction of water quality impacts associated with nitrogen and phosphorus in discharges

5. Term of Agreement. The parties agree that the duration of this Agreement shall commence upon entry and shall continue in effect for the term of the Permit (which expires at midnight, February 28, 2021) and for an additional 120 days from the effective date of the renewal of the Permit by the Division.

6. Property. In the event that any property is acquired by the parties jointly for the undertaking, and paid for by them, then it shall be divided as the parties' representatives shall agree, or if no agreement is reached, then it shall be divided according to their respective payments for property, or if it cannot be practically divided, then the property shall be sold and the proceeds divided according to the parties' proportionate share of the purchase of the item of property. If property is purchased at one party's sole expense in connection with this Agreement, then the property so purchased shall be and remain the property of the party which purchased it.

7. Entire Agreement. This Agreement embodies the entire agreement between the parties and it cannot be altered except in a written amendment which is signed by the parties.

8. Governmental Immunity. The parties recognize and acknowledge that each party is covered by the Utah Governmental Immunity Act, as set forth in *Utah Code Ann.* §§ 63G-7-101, *et seq.*, as amended, and nothing herein is intended to waive or modify any and all rights, defenses or provisions provided therein. Officers and employees performing services pursuant to this Agreement shall be deemed officers and employees of the party employing their services, even if performing functions outside of the territorial limits of such party and shall be deemed officers and employees of such party under the provisions of the Utah Governmental Immunity Act. Each party shall be responsible and shall defend the action of its own employees, negligent

or otherwise, performed pursuant to the provisions of this Agreement.

9. No Third Party Benefits. This Agreement is not intended to benefit any person or entity not named as a party hereto.

10. Severability. If any provision of this Agreement is determined by a court to be invalid or unenforceable, such determination shall not affect any other provision hereof, each of which shall be construed and enforced as if the invalid or unenforceable portion were not contained herein. Such invalidity or unenforceability shall not affect any valid and enforceable application thereof, and each such provision shall be deemed to be effective, operative and entered into in the manner and to the full extent permitted by applicable law.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective as of the day and year first above written.

[Signature Pages to Follow]

Approval of
Interlocal Cooperation Agreement
between Davis County and Davis County Cities
for UPDES General Permit

DAVIS COUNTY

By:_____
John Petroff, Jr., Chair
Davis County Commission

ATTEST:

_____
Curtis Koch
Davis County Clerk/Auditor

Approved as to Form:

_____
Office of Davis County Attorney

Approval of
Interlocal Cooperation Agreement
between Davis County and Davis County Cities
for UPDES General Permit

Date_____

CITY OF FARMINGTON

By:_____

Mayor

ATTEST:

_____
City Recorder

Approved as to Form:

_____
City Attorney

FARMINGTON CITY COUNCIL MEETING
June 7, 2016

WORK SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, and Brett Anderson, City Manager Dave Millheim, Associate City Planner Eric Anderson, Assistant City Manager Keith Johnson, City Engineer Chad Boshell, Public Works Director Larry Famuliner, Police Chief Wayne Hansen, Fire Chief Guido Smith, City Attorney Todd Godfrey, City Recorder Holly Gadd and Recording Secretary Melanie Monson.

Cory Ritz and Dave Petersen are excused from the meeting.

Future Office Park/Market Study

Dave Millheim made introductions. He said this discussion is about the ground west of the freeway, near Cabela's. There are over 29 property owners. He said this meeting will not decide everything relating to this property, however he wants to make sure all property owners are coordinating their developments so that it is thoughtfully put together. The City does not want to see piecemeal development, but wants it to make sense. There is little infrastructure out on this property. The packet includes a land use plan, which includes plans for a business park, etc. The Council's job is to make sure the uses make sense. The goals for this meeting are for Chartwell Capital Partners to make their presentation, to provide the results of their market study, and then Matt Godfrey will present information about the RDA potential for this area.

Chartwell Capital Partners introduced their team. **Jeff Hawkes,** the CEO of Chartwell, thanked the City for allowing them the opportunity to present tonight. He said they own 88 acres on the north end of the property. He said they want to look at the highest and best use of this land. He introduced Tom Stuart as the President of Chartwell. He detailed their backgrounds and success, and said they are in this for the long haul. **Dave Millheim** said he asked them to detail their business successes in order to give the Council an idea of their credibility. **Tom Stuart** said he loves construction and is passionate about what he does. He said they keep and maintain the properties they acquire. He wanted the City to know they have the capability and financial backing to keep and maintain the property. He said they self-perform as a contractor for excavation and concrete. He said they engaged a national firm, Kimley-Horn to perform a market study. The City paid for 20% of the study and Chartwell paid for 80%. **Jessica Rossey** from Kimley-Horn introduced her company and the purpose of their analysis. She said it is a blend of qualitative and quantitative data. She said they came up with a 10-Year Market Demand Forecast, and said they compared this property with three other developments in Utah, including Thanksgiving Point. They looked at the potential for office, multi-family, retail, and hospitality uses. They used the assumption that there will be an interchange at Shepard Lane in forming their high level bubble diagram. **Mayor Talbot** said his goal is that this property not compete with Station Park in terms of retail. He said the City has wanted to move into the business and office park development, and he was surprised that the retail and office square footage were the same. **Jessica Rossey** replied that with time the office uses would overtake the retail uses in this development. **Mayor Talbot** said he is hoping the City can overcome the trends and bring in a new mix of office uses that will be

more of what the City wants to see. **Matthew Godfrey** replied that retail spaces drive office uses. Station Park demonstrated that there is demand for retail uses that are combined with lifestyle amenities. As the City builds out with place making, office uses will come naturally. There needs to be a mixed community to drive the office uses. **Mayor Talbot** said they are not far from retail uses at Station Park, and he is amazed to see so many retail spaces included in this study. **Tom Stuart** said their goal is to build the best office park they can, and that is why they hired Kimley-Horn to conduct the study of what would be the best use for this area. **Dave Millheim** said the City tasked Chartwell with planning out the area, even the areas they do not own, in order to give a high level picture of recommended uses. They also created a topographical map showing natural street locations, regional storm drains, and helps define land uses.

Adam Hughes and **Matthew Godfrey** from Better Cities presented next. He said this project is about place making, and creating a place that is special and unique. He also referenced Thanksgiving Point, which took a long time to develop, but they are now reaping the rewards of their patience. He referenced the Class A office park in Cottonwood Heights, as well as the RiverPark Corporate Center. These projects take vision and time. He said the Real Estate Investment scale of this project is based on nearly 5 million square feet and about $853 million. He talked about the importance of having multi-family development within a development of this kind with office and retail, in order to sustain the amenities that the office park tenants want. The infrastructure investment will be about $32 million. **Adam Hughes** said one of the primary goals of this project will be to relieve traffic congestion by creating corridors. UDOT has expressed willingness to pay for some of the corridors. The total investment will be about $885 million. They will be asking for public participation to fill the gap created by the $32 million infrastructure cost. About $5 million of infrastructure costs will need to be provided up front in order for the project to move forward. The property tax increment from this project will total about $77 million. He said the City will get more out of this project per dollar spent, than even Station Park. **Dave Millheim** said the City needs to understand the underlying assumptions that were used in order to come up with their numbers. **Matthew Godfrey** said the data is prospective, and clearly will adjust due to the unpredictable nature of the market, etc. He said it still makes sense to take the risk. Congestion can be relieved immediately, and the additional investment in this project will only further benefit the community. In summary, he said the project can pay for itself with CRA, it is projected to create 10k jobs, and will generate $4.3 million of annual City tax revenue at build out; it will require a $5 million bond up front and then $1.43 million annually for 20 years in order to fund/sustain the infrastructure. The next steps are to meet with the County, School District and other taxing entities, set up the CRA, finalize the market study, design, and phasing, and secure funding for the Shepard Lane interchange. **Mayor Talbot** said the City has struggled with the West Davis Corridor, and because we do not know what is going to happen yet, the Shepard Lane Interchange is critical. **John Bilton** said Farmington has been a fiscally conservative community, and one obstacle for a bond is public opinion. He said this project has the potential to make Farmington a regional center. He asked for their recommendations for overcoming the challenges of presenting this to the community. **Matthew Godfrey** said it is a relatively low bond, and he said the community knows a road needs to be built. He said by bonding for it ahead of time, the City can require the developers to agree to pay for it down the road. **Dave Millheim** said he appreciates the congestion conversation. Because Park Lane will eventually fail, an alternative needs to be built. The job of City staff is to look at what is coming in the future. UDOT has been supportive of the need for the Shepard Lane interchange, and the surrounding areas need to have the arterial linkage in place. He said the

City will validate and question the numbers and figures provided in the presentation. **Mayor Talbot** said Farmington will need to have the roads ready prior to WDC, because it will start in Farmington. **Dave Millheim** said the City has offered to give UDOT the necessary rights-of-way if they will build the roads. The City is in the process of drafting a resolution of common interest with the involved parties in order to get the necessary rights-of-way. **Mayor Talbot** thanked Chartwell, Kimley-Horn, and Better Cities for their presentation and all the work that went into it.

REGULAR SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, and Brett Anderson, City Manager Dave Millheim, Associate City Planner Eric Anderson, City Recorder Holly Gadd and Recording Secretary Melanie Monson.

CALL TO ORDER:

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

The invocation was offered by Mayor **Jim Talbot** and the Pledge of Allegiance was led by City Manager **Dave Millheim**.

Mayor Talbot excused Cory Ritz from the meeting, and welcomed Josh Madsen and Devin Madsen from the Youth City Council.

PUBLIC HEARINGS:

Zoning Ordinance Amendment (Accessory Buildings in Side Yards)

Eric Anderson said staff received a request from a resident to build a detached garage in their side corner yard. Staff examined the zoning ordinance, which is currently silent on the allowability of an accessory building. This amendment would correct that and still allow the Planning Commission to grant special approval.

Mayor Jim Talbot opened the public hearing at 7:23 p.m.

Mayor Jim Talbot closed the public hearing at 7:23 p.m.

Motion:

John Bilton made a motion that the City Council approve the Zone Text Amendment of Sections 11-10-040(8)(c) and 11-060(c) of the Zoning Ordinance and the enabling Ordinance related thereto.

Doug Anderson seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed zone text amendment is allowing residents te full use of their property in certain extenuating circumstances where a large side corner yard could reasonable accommodate an accessory building without adversely affecting their neighbors.
2. The ordinance still allows for Planning Commission oversight and discretion when either approving or denying the conditional use.
3. By requiring that a detached accessory building in the side corner yard meet all applicable yard setback requirements, any accessory building would have to be at least 20' from the nearest side corner lot line; this distance is ample as a buffer from the street, and will limit accessory buildings to homes with large side corner yards.
4. The proposed zone text amendment does not affect the prohibition from an accessory building encroaching in the front yard; this is still prohibited under the proposed change.

Eastridge Estates Phase II Rezone and Schematic Plan

Eric Anderson said this is a continuation of Eastridge Estates, with phases II and III. The developer wants approval of these phases to create a master plan. Before they can move forward with Phase III, they have to complete wetlands mitigation. There are two slivers of property that need to be rezoned to match the surrounding area. The applicant is requesting that the rezone be tied in with the schematic plan approval. Staff recommends approval.

Brett Anderson asked for background on condition 6 for the schematic plan. **Eric Anderson** said the homes will be pushed to the west for the possibility that homeowners want to subdivide their lots.

Russell Wilson, 526 North 100 West North Salt Lake, Utah. He said he has some proposed revisions to the conditions outlined. He said for condition 2, he proposes that it be revised to say "prior to consideration of final plat", because the Army Corp requires significantly detailed drawings, and he does not want to get that far into the process unless they have been granted preliminary plat. He said for condition 7, the City had approved the storm drain to outfall into a wetland area, into the regional detention area. He said they got permission to clean out the ditch, but there is no storm drain connection there. **Eric Anderson** said staff would be amenable to the suggestion for condition 2; however condition 7 was a stipulation made by the Planning Commission. In some cases the Army Corp will not allow the City to pipe what they consider to be "navigable waters". **Dave Millheim** said he does not like drafting and approving conditions on the fly. He recommended opening the public hearing and tabling it for action only at the next meeting. He also said there is a way to draft around condition 7. He said preliminary plat does give some vesting, and if the Army Corp comes back with some random requirements, the City is stuck with a partially vested project. He wants to discuss the request for condition 2 with the City Attorney.

Mayor Jim Talbot opened the public hearing at 7:41 p.m.

Bonnie Bond, 1470 South 73 West, Farmington Utah. She said this development is right behind her property, and the ditch is directly behind them. She is concerned that there is now murky standing water, whereas it used to be clear and flowing. She is concerned also about the possibility of piping it and having it not work. She thinks there are problems with the design of the ditch. There is a tree on their property that they had analyzed for removal, and were told that it would erode the area if removed. She is concerned that this has not been well thought through and that the design may not meet the needs of the development. She is not in favor of this action. She said she is from the Midwest, and there they do not develop the wetlands; they are protected. When properties approach the wetlands, there is a buffer. She said there is no buffer in this area. She is concerned about giving developers permission to impact natural resources. She said in Phase I, there was an artisan well, which they filled in with rocks, and which bubbled up into the street. She said this is a natural habitat with many species of animals, and she would like to see it protected. She suggested that the City Council take a look at how it is planned, and to find a way for the natural environment to be protected.

Julia Embrey, 1612 Tuscany Cove, Farmington, Utah. She said people in her neighborhood paid prime money ($30k) for an unobstructed view. She wondered how many and what types of homes will be put in. She said a spring came up in front of her home, and the road is now compromised, which concerns her. She wondered if the existing homeowners have any say about the types of homes that go in, how many stories, and how far from their property lines they are built.

Jami Almeida, 1632 South Tuscany Cove, Farmington, Utah. She wondered if the properties directly west and south of her home have been purchased by Symphony Homes, and if they are planning to connect the road. She said when they purchased their home, they were told it would remain a view lot and that any homes built below them would have to be single story and not obstruct the view. She said they would be disappointed to see the wetlands and habitats disturbed. She said maintaining a sidewalk/parkstrip behind their homes is not feasible.

Emily Jensen, 1176 Hollow Lane, Farmington, Utah. She wondered where the trail is going to go, or if it is going anywhere.

Phil Hunter, 1605 South 200 East, Farmington, Utah. He said he purchased property to be able to build there. If the roads are cut off, they will not be able to do that. He said they have been patiently waiting for 8 years to be able to do that.

Mayor Jim Talbot closed the public hearing at 7:57 p.m.

Dave Millheim said the City cannot enforce promises/representations made by a developer. The only way to preserve a view is to purchase the property behind you. **Eric Anderson** said there is going to be a home built behind Ms. Almeida's home. He said he has applied for a TAP grant for improvements along the frontage road. He said the City has simply asked for the trail easement, and it would be great to eventually connect with the trail that leads to the elementary school in Centerville. As part of this development there will be appropriate setback requirements.

Brett Anderson said he has had reluctance to make zone changes before we vest in the project, and he would recommend tabling action. He asked if the surrounding properties were already zoned LR, which **Eric Anderson** confirmed.

Motion:

Brigham Mellor made a motion to table this item in order to have conditions 2 and 7 discussed and implemented.

Doug Anderson seconded the motion which was unanimously approved.

NEW BUSINESS:

Temporary Access Easement Request for Kaysville and/or Joint Resolution for both Cities

Dave Millheim said there is a storm drain line in the south west corner of Kaysville. Staff thinks preserving the right of way is important, and encourages adoption of the enclosed joint resolution, and to hold off on granting the easement until it is adopted by Kaysville. **Mayor Talbot** said he spoke with the Mayor of Kaysville, and he did not foresee it being a problem.

Motion:

Brigham Mellor made a motion directing staff to adopt the enclosed joint resolution whereby both Farmington and Kaysville agree to preserve right-of-way for the proposed collector street referenced therein.

John Bilton seconded the motion which was unanimously approved.

SUMMARY ACTION

Minute Motion Approving Summary Action List

1. Repeal of Chapter 9 of the Subdivision Ordinance
2. Tank Site Property Conditions of Sale
3. Kestrel Bay Estates Phase 2 Subdivision Improvements Agreement
4. Surplus Property of Ambulance
5. Proclamation for Local First Utah's Independents Week
6. Taylor Subdivision Extension Agreement
7. Approval of Special City Council Minutes from April 8, 2016
8. Approval of Special Budget Minutes from May 17, 2016
9. Approval of City Council Minutes from May 17, 2016

Motion:

Brett Anderson made a motion to approve the items on the Summary Action List 1-3 and 5-9, pulling item 4 for further discussion.

Doug Anderson seconded the motion which was unanimously approved.

Dave Millheim said the City has an ambulance that can be surplused, and Kaysville is willing to purchase it. Staff recommends tabling this item for 2 weeks, in order to wait for Fruit Heights to decide what they want to do for their fire services. Because we do not know what their decision will be, and the City may possibly need it to service Fruit Heights in the future.

Motion:

Doug Anderson made a motion to table item 4 and table action for 2 weeks.

Brett Anderson seconded the motion which was unanimously approved.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

1. UDOT West Davis Corridor Update: he said they have been pushing to get the Shepard Lane interchange prioritized, and it is now number 3 on the State priority list. With effort, he believes the City can push for it to become number 2. He asked Doug Anderson and John Bilton to report on the meeting as well. **Doug Anderson** said UDOT committed to not take any homes as presently presented (with the Glover Lane alignment). He said the closest property is 181 feet from the proposed road. He said there was no interchange to support the North Station or the Station Park areas, to fuel our economic engines. **Brigham Mellor** said UDOT had their stakeholders meeting recently, and there was good representation from Farmington. If there are any questions, Randy Jeffries said he would be willing to address them. He will be meeting again with the Ranches HOA on the 27th. **John Bilton** said the entire discussion was about the Glover Lane option. He said they did want to discuss Farmington's needs. They said the record of decision would be coming in the spring of 2017. **Mayor Talbot** said the efforts the City has made to establish a friendly relationship have paid off, and the City has been able to talk with UDOT representatives openly and candidly. He said he is not getting any pushback on what the City wants.
2. Sidewalk Bid on Frontage Road: he included the bid for the sidewalk along the Frontage Road. It would come out of the General Fund. Staff does not recommend going with this bid because it is too expensive at this point in time. He said Chad Boshell will be giving an update on sidewalk priorities at the next meeting.
3. Executive Summary—Planning Commission held May 19, 2016
4. July 5th Meeting?: He said there is a public hearing that has been noticed for this meeting, and if Councilmembers will be gone, staff needs to notice cancellation of it. **Mayor Talbot** said there are 5 events for Festival Days that night.

Motion:

Brigham Mellor made a motion to notice cancellation of the July 5, 2016 meeting.

Doug Anderson seconded the motion which was unanimously approved.

5. Davis County Road Respect Events: he asked for one Councilmember to attend, to ride with them to receive an award for Farmington's bike friendly streets. **Brigham Mellor** volunteered to attend.

City Council

Brett Anderson: he was told there is a stop sign off of Miller Way that is leaning over, and the residents are concerned about it. **Dave Millheim** said he would look into it.

Mayor Jim Talbot

1. He made assignments for Festival Days:
   - 3 on 3 basketball tournament: Doug Anderson
   - Little Miss Farmington: Mayor Talbot
   - Food Trucks: Brigham Mellor
   - Bike Parade: Brigham Mellor & Brett Anderson
   - Outdoor Movie: All Councilmembers
   - Tennis Tournament: Brigham Mellor & John Bilton
   - Pickle Ball Tournament: Doug Anderson
   - Bike Race: Brigham Mellor & Doug Anderson
   - Motorcycle Race: Mayor Talbot & Brett Anderson & Doug Anderson
   - Breakfast at City Hall, Parade, Festival, Ice Cream, Concert, Fireworks, Youth Dance: All Councilmembers
2. He was contacted by another Mayor who asked him if the Council could help pass out fliers for the Tour of Utah during Festival Days. He said he thinks it would be a good idea.

Council members **John Bilton and Doug Anderson** did not have anything to report at this time.

ADJOURNMENT

Motion:

At 8:59 p.m., **Brigham Mellor** made a motion to adjourn the meeting.

Doug Anderson seconded the motion which was unanimously approved.

_____

Holly Gadd, City Recorder
Farmington City Corporation

DRAFT

CITY COUNCIL AGENDA

For Council Meeting:
June 21, 2016

S U B J E C T: Substantial Completion, Change Orders 1, 2, & 3 - 1100 W Culvert Project

ACTION TO BE CONSIDERED:

Approve the substantial completion, change order #1 for $4,156.02, change order #2 for $1,127.86, change order #3 for $4,432.05, and pay request #3 for $43,130.06 for the 1100 West Culvert project. The City's responsibility is 1/3 the above costs.

GENERAL INFORMATION:

See attached staff report prepared by Chad Boshell.

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

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
JOHN BILTON
BRIGHAM MELLOR
CORY RITZ
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Chad Boshell, City Engineer

Date: June 21, 2016

SUBJECT: **CONSIDER APPROVAL FOR THE SUBSTANTIAL COMPLETION, CHANGES ORDERS 1, 2, & 3, AND PAY REQUEST #3 FOR THE 1100 WEST CULVERT PROJECT**

RECOMMENDATION

Approve the substantial completion, change order #1 for $4,156.02, change order #2 for $1,127.86, change order #3 for $4,432.05, and pay request #3 for $43,130.06 for the 1100 West Culvert project. The City's responsibility is 1/3 the above costs.

BACKGROUND

The 1100 West Culvert Project has been completed. The City, County, and School District have agreed to each share 1/3 of the costs. ACME Construction has requested substantial completion. A few unforeseen issues arose that required additional work be done. Change order #1 was done to loop a sewer line that was in the flowline of the box culvert. Change order #2 was to relocate a gas lateral that was outside the ROW. Change order #3 was for additional sidewalk, curb and gutter, water collars, and other items. City staff recommends approving the substantial completion, change orders, and pay request.

SUPPLEMENTAL INFORMATION

1. Substantial Completion
2. Change Orders
3. Draw Request #3

Respectively Submitted

Chad W. Boshell

Chad Boshell
City Engineer

Reviewed and Concur

Keith Johnson
Assistant City Manager

160 S MAIN · P.O. BOX 160 · FARMINGTON, UT 84025
PHONE (801) 451-2383 · FAX (801) 451-2747
www.farmington.utah.gov

CERTIFICATE OF SUBSTANTIAL COMPLETION

The contract work on the following construction project has been inspected by an authorized representative of Davis County, Farmington City, and the Davis School District (the "Owners"):

Project: 1100 West 500 South, Farmington Utah (Road & Culvert Project)
Project No.: 1127-2

The contract work is declared by this certificate to be substantially complete as defined in and in accordance with the Contract Documents as of the 27 day of April, 2016.

A tentative list of items to be completed or corrected is attached to this certificate. The list is not an exclusive list and other incomplete items or items to be corrected may exist. The failure to include such other items in this list does not constitute a waiver by the Owners of any rights under the Project Contract or the Contract Documents or the obligation and responsibility of Contractor to complete or correct such items. Contractor shall complete or correct the items specified in the attached tentative list on or before May 2, 2016.

This certificate does not constitute:

A. An acceptance of any contract work, materials, services, or equipment which does not comply with the Contract Documents; or
B. A release of Contractor from any further obligations to complete or correct the contract work in accordance with the Contract Documents.

RECOMMENDATION AFTER INSPECTION OF PROJECT

I have inspected the Project work to determine the status of completion and hereby recommend that this Certificate of Substantial Completion regarding the Project be issued to Contractor.

PROJECT MANAGER	PROJECT ENGINEER
By:_____	By:_____
Title:_____	Title:_____
Date:_____	Date:_____

AUTHORIZATION BY GOVERNMENT PARTIES

DAVIS COUNTY

By:_____
John Petroff, Jr., Chairperson
Davis County Board of County Commissioners
Date:_____

Attest:

_____
Curtis Koch, Davis County Clerk/Auditor
Date:_____

FARMINGTON CITY

By:_____
Title:_____
Date:_____

Attest:

By:_____
Title:_____
Date:_____

DAVIS SCHOOL DISTRICT

By: Josh Edwards
Title: Board President
Date: June 6, 2016

Attest:

By:_____
Title: Business Administrator
Date: June 6, 2016

ACCEPTANCE BY CONTRACTOR

The foregoing *Certificate of Substantial Completion* is accepted by Contractor.

CONTRACTOR

By: _____
Title: Project Manager
Date: 5/20/16

CHANGE ORDER NO. 1

Davis County, Farmington City, and the Davis School District, which shall collectively be called the "Owners" in this change order, and Acme Construction, which shall be called the "Contractor" in this change order, made and entered into a Project Contract dated April 26, 2016, 2016 for:

Project: 1100 West 500 South, Farmington Utah (Road & Culvert Project)
Project No.: 1127-2

The Owners and Contractor agree and intend that the Project Contract be amended by this change order as follows:

1. **Change(s):** Loop Sewer Line

(Attach additional or supporting documents, as needed)

2. **Purpose of Change(s):** Existing Sewer line elevation was higher than show and in conflict with floor of the new culvert. Farmington instructed us to loop the sewer. Includes times to expose, trouble shoot and loop the following day.

(Attach additional or supporting documents, as needed)

3. **Project Contract Cost Adjustment:** The Project cost, as specified in the Project Contract and as may have been amended by any prior change orders, is adjusted as a result of this change order as follows:

Original Project Contract cost prior to any change orders	$ 287,471.75
Net increase (decrease) by prior change orders	$
Adjusted Project Contract cost prior to this change order	$ 287,471.75
Increase (decrease) by this change order	$ 4,156.02
Adjusted Project Contract cost	$ 291,627.77

4. **Project Contract Completion Date:** The project contract completion date as specified in the Project Contract and as may have been amended by any prior change orders is adjusted as a result of this change order as follows:

Original Contract completion date	____, 2016
Net increase (decrease) by prior change orders	____ days
Adjusted Project completion date before this change order	____, 2016
Increase (decrease) by this change order	____ days

Adjusted Project completion date after this change order _____.2016

5. **Authorization to Sign:**
   a. Project Manager is authorized to sign this change order on behalf of the Owners only upon the conditions that the Project Contract costs are not increased by the change order and the scope of the Project is not adjusted by the change order.
   b. In all other circumstances, this change order must be signed by the Contractor and approved by the authorized representatives of the Owners.

6. **Contract Document:** Upon approval and signature by Contractor and Owners (or Project Manager, if permitted), this change order shall be incorporated into and become a part of the Project Contract and the Contract Documents as one of the Contract Documents.

7. **Other Project Contract Provisions:** Except as specifically adjusted or changed by the provisions of this change order, all terms and conditions of the Project Contract and any prior change orders shall remain in full force and effect.

In witness whereof, the Parties have each executed this change order, as required, on the dates set forth below.

CONTRACTOR

By: _____
Title: Project Manager
Date: April 26, 2016

PROJECT MANAGER (if permitted)

By: _____
Title: _____
Date: _____

DAVIS COUNTY

By:_____
John Petroff, Jr., Chairperson
Davis County Board of County Commissioners
Date:_____

Attest:

_____
Curtis Koch, Davis County Clerk/Auditor
Date:_____

Approved as to form and legality:

_____
Davis County Attorney's Office
Date: _____

FARMINGTON CITY

By:_____
Title:_____
Date:_____

Attest:

By:_____
Title:_____
Date:_____

Approved as to form and legality:

By:_____
Title:_____
Date: _____

DAVIS SCHOOL DISTRICT

By: _____
Title: Board President
Date: June 6, 2016

Attest:

By: _____
Title: Business Administrator
Date: June 6, 2016

Approved as to form and legality:

By: _____
Title: Legal Counsel
Date: June 8, 2016

CHANGE ORDER NO. 3

Davis County, Farmington City, and the Davis School District, which shall collectively be called the "Owners" in this change order, and Acme Construction, which shall be called the "Contractor" in this change order, made and entered into a Project Contract dated May 26th, 2016 for:

Project: 1100 West 500 South, Farmington Utah (Road & Culvert Project)
Project No.: 1127-2

The Owners and Contractor agree and intend that the Project Contract be amended by this change order as follows:

1. Change(s): Additional Items determined necessary at final walk through

(Attach additional or supporting documents, as needed)

2. **Purpose of Change(s):** Valve Key Extension, Object Warning Sign, Additional Curb & Gutter, Additional Sidewalk, additional Valve boxes to Finish Grade

(Attach additional or supporting documents, as needed)

3. **Project Contract Cost Adjustment:** The Project cost, as specified in the Project Contract and as may have been amended by any prior change orders, is adjusted as a result of this change order as follows:

Original Project Contract cost prior to any change orders	$ 287,471.75
Net increase (decrease) by prior change orders	$ 4,156.02
Adjusted Project Contract cost prior to this change order	$ 291,627.77
Increase (decrease) by this change order	$ 4,432.05
Adjusted Project Contract cost	$ 297,187.68

4. **Project Contract Completion Date:** The project contract completion date as specified in the Project Contract and as may have been amended by any prior change orders is adjusted as a result of this change order as follows:

Original Contract completion date	_____, 20__
Net increase (decrease) by prior change orders	_____ days
Adjusted Project completion date before this change order	_____, 20__
Increase (decrease) by this change order	_____ days

Adjusted Project completion date after this change order _____.20__

5. **Authorization to Sign:**
   a. Project Manager is authorized to sign this change order on behalf of the Owners only upon the conditions that the Project Contract costs are not increased by the change order and the scope of the Project is not adjusted by the change order.
   b. In all other circumstances, this change order must be signed by the Contractor and approved by the authorized representatives of the Owners.

6. **Contract Document:** Upon approval and signature by Contractor and Owners (or Project Manager, if permitted), this change order shall be incorporated into and become a part of the Project Contract and the Contract Documents as one of the Contract Documents.

7. **Other Project Contract Provisions:** Except as specifically adjusted or changed by the provisions of this change order, all terms and conditions of the Project Contract and any prior change orders shall remain in full force and effect.

In witness whereof, the Parties have each executed this change order, as required, on the dates set forth below.

CONTRACTOR

By: _____
Title: PROJECT MANAGER
Date: 5.26.2016

PROJECT MANAGER (if permitted)

By: _____
Title: _____
Date: _____

DAVIS COUNTY

By:_____
John Petroff, Jr., Chairperson
Davis County Board of County Commissioners
Date:_____

Attest:

_____
Curtis Koch, Davis County Clerk/Auditor
Date:_____

Approved as to form and legality:

_____
Davis County Attorney's Office
Date: _____

FARMINGTON CITY

By:_____
Title:_____
Date:_____

Attest:

By:_____
Title:_____
Date:_____

Approved as to form and legality:

By:_____
Title:_____
Date: _____

DAVIS SCHOOL DISTRICT

By: _____
Title: Board President
Date: June 7, 2016

Attest:

By: _____
Title: Business Administrator
Date: June 7, 2016

Approved as to form and legality:

By: _____
Title: Legal Counsel
Date: June 8, 2016

DRAW REQUEST NO. 3

To: Farmington City
Attn: Dave Millheim
160 South Main Street
P.O. Box _____
Farmington, UT 84025

Davis County
Attn: Adam Wright, Project Manager
1500 East 650 North
Fruit Heights, UT 84037

The undersigned Contractor requests a draw on the contract price at this time in the amount of $ 43,130.00.

Original contract amount	$ 287,471.75
Less original contingency amount	-
Contract price	$ 287,471.75
Net changes by approved change orders	$ 9,725.93
Adjusted contract price to date	$ 297,197.68
Work completed to date	$ 296,921.03
Less total contingency/retainage	- 14,846.05
Net	$ 282,074.98
Draw requested	$ 43,130.00
Total draw paid to date	$ 238,944.92

The Contractor states that to the best of Contractor's knowledge, information, and belief, the Project work completed to the date of this draw and covered by this *Draw Request* has been completed in accordance with the Contract Documents; that the Contractor has paid all amounts due for labor, equipment, materials, and services for which previous payments had been made to the Contractor by the Owners; and the amount of the foregoing draw request is due.

CONTRACTOR

By: _____
Title: CORP. SEC.
Date: 5.26.2016

RECOMMENDATION FOR PAYMENT

The foregoing *Draw Request No.* ___ has been reviewed and payment of the amount requested is recommended.

PROJECT MANAGER

By: _____
Title: _____
Date: _____

APPROVAL OF DRAW REQUETS BY GOVERNMENT PARTIES

DAVIS COUNTY

By:_____
John Petroff, Jr., Chairperson
Davis County Board of County Commissioners
Date:_____

Attest:

_____
Curtis Koch, Davis County Clerk/Auditor
Date:_____

FARMINGTON CITY

By:_____
Title:_____
Date:_____

Attest:

By:_____
Title:_____
Date:_____

DAVIS SCHOOL DISTRICT

By: [signature]
Title: Board President
Date: June 6, 2016

Attest:

By: [signature]
Title:
Date:

To(OWNER): Davis County Public Works
650 North 1500 East
Fruit Heights, UT 84037

From: Acme Construction, Inc.
170 S 1200 W
North Salt Lake, UT 84054
(801) 280-1232

For:

Project: 1100 West Culvert
1100 West 500 South
Farmington, UT .

Via(Architect/:
Engineer)

Application No: 3
Invoice No: 5676
Invoice Date: 5/26/2016
Period To: 5/26/2016
Project No: 16006
Contract Date: 1/29/2016

Page

No.	Description	Total Quantity		Unit Cost	Total Cost	Completed Units	Current Value	Prior Value	Due Thi Reques
0	Mobilization	1	LS	20,500.00	20,500.00	1	20,500.00	15,375.00	5,125.0
1	Site Preparation (Clear & Grub)	1	LS	3,520.00	3,520.00	1	3,520.00	3,520.00	0.0
2	Tree Removal	1	LS	6,290.00	6,290.00	1	6,290.00	6,290.00	0.0
3	Box Culvert	1	LS	124,240.00	124,240.00	1	124,240.00	124,240.00	0.0
4	Rip Rap W/geotextile	1	LS	3,290.00	3,290.00	1	3,290.00	3,290.00	0.0
5	Chain Link Fence	110	LF	25.15	2,766.50	99	2,489.85	0.00	2,489.8
6	Curb & Gutter	195	LF	35.95	7,010.25	195	7,010.25	0.00	7,010.2
7	Concrete Sidewalk	535	SF	4.50	2,407.50	535	2,407.50	0.00	2,407.5
8	Concrete Drive Approach	1	EACH	1,230.00	1,230.00	1	1,230.00	0.00	1,230.0
9	Pedestrian Acces Ramp	2	EACH	1,180.00	2,360.00	2	2,360.00	0.00	2,360.0
10	Roadway Construction	1	LS	41,010.00	41,010.00	1	41,010.00	30,757.50	10,252.5
11	Asphalt Paving	7,715	SF	0.00	0.00	9,530	0.00	0.00	0.0
12	Relocate Jersey Barricades	1	LS	117.00	117.00	1	117.00	117.00	0.0
13	Relocate Mailbox	1	EACH	117.00	117.00	1	117.00	0.00	117.0
14	Remove Sign	5	EACH	117.00	585.00	5	585.00	585.00	0.0
15	Adjust Manhole To Finish Grade	1	EACH	484.00	484.00	1	484.00	0.00	484.0
16	Adjust Valve Box to Finish Grade	2	EACH	313.00	626.00	2	626.00	0.00	626.0
17	Remove & Replace Gate	1	EACH	312.00	312.00	1	312.00	0.00	312.0
18	3/4" Crushed Gravel Driveway	1	LS	503.00	503.00	1	503.00	0.00	503.0
19	4' Wire Fence	25	LF	5.20	130.00	25	130.00	0.00	130.0
20	Pavement Markings/Striping	1	LS	2,140.00	2,140.00	1	2,140.00	0.00	2,140.0
21	Traffic Sign	1	LS	1,240.00	1,240.00	1	1,240.00	0.00	1,240.0
22	Steel Sign Posts	1	LS	409.00	409.00	1	409.00	0.00	409.0
23	WBWCD Irrigation Line Replacement	1	LS	40,000.00	40,000.00	1	40,000.00	40,000.00	0.0
24	12" Steel Casing (30 LF)	1	LS	4,240.00	4,240.00	1	4,240.00	4,240.00	0.0
25	16" Steel Casing (30 LF)	1	LS	4,660.00	4,660.00	1	4,660.00	4,660.00	0.0
26	Catch Basin W/Frame, Bicycle-safe Grate And	2	EACH	1,560.00	3,120.00	2	3,120.00	0.00	3,120.0
	15 Inch RCP Class III Storm Drain	95	LF	69.10	6,564.50	95	6,564.50	6,564.50	0.0
	Irrigation Lateral Replacement	1	EACH	1,280.00	1,280.00	1	1,280.00	0.00	1,280.0
29	Additional 20" DR - 11 Pipe	20	LF	316.00	6,320.00	20	6,320.00	6,320.00	0.0
30	Change Order 1	1	LS	4,156.02	4,156.02	1	4,156.02	4,156.02	0.0
31	Change Order 2	1	LS	1,127.86	1,127.86	1	1,127.86	1,127.86	0.0
32	Change Order 3	1	Ls	4,442.05	4,442.05	1	4,442.05	0.00	4,442.0
					297,197.68		296,921.03	251,242.88	45,678.1

Original Contract sum.....	287,471.75
Change Orders.....	9,725.93
Contract sum.....	297,197.68
Completed to date.....	296,921.03
Retainage.....	14,846.05
Total earned less retainage.....	282,074.98
Previous billings.....	238,944.92
Current payment due.....	43,130.06
Sales tax.....	0.00
Total due.....	43,130.06

CITY COUNCIL AGENDA

For Council Meeting:
June 21, 2016

SUBJECT: Vacation of the Silver Hollow Trail Easement

ACTION TO BE CONSIDERED:

None.

GENERAL INFORMATION:

See attached staff report prepared by Eric Anderson.

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

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
JOHN BILTON
BRIGHAM MELLOR
CORY RITZ
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Memo

To: Honorable Mayor and City Council

From: Eric Anderson – Associate City Planner

Date: June 21, 2016

SUBJECT: MEMO REGARDING VACATION OF THE SILVER HOLLOW TRAIL EASEMENT

RECOMMENDATION

No action required.

BACKGROUND

In August of 2014, Norm Dahle and Jerrod Jeppson received final plat approval for the Silverleaf Subdivision located at approximately 1550 North and 1600 North, and the property was annexed into Farmington. The subdivision proposed to develop the Jeppson property with 11 lots and a trail connection from 1550 North to 1500 West via a private driveway that served 3 homes off of 1500 West. The pedestrian connection was intended to be used for the 15% open space requirement of conservation subdivisions in the LR zone. Since the time of that approval, the plat was never recorded, the approval lapsed, and Jerrod subsequently sold the property to Ivory Homes who proposed an identical subdivision to the approved Silverleaf Subdivision and named it Silver Hollow to avoid confusion.

The original proposal for the Silver Hollow Subdivision by Ivory was identical to Silverleaf with two exceptions: 1) the proposal did not show the pedestrian connection and 2) Jerrod Jeppson's home was no longer going to remain on site and instead would be torn down and the estate lot would be split. The overall lot count and layout was the same as Silverleaf. Staff brought it to Ivory's attention that in order to get the densities requested, they would have to provide 15% open space, get a waiver, or do a TDR. Staff detailed how the previous application used the pedestrian connection to meet the 15% open space requirement, and would prefer to do the same here. However, Ivory had already discussed the private drive with Jeff Jeppson and the Rumseys who own the two houses accessed by the drive and agreed to deed each of the property owners one half of the drive. The private drive already has a reciprocal access easement recorded over it guaranteeing that each home would always have access. Because Ivory needed the pedestrian access, they recorded a public access easement in favor of Farmington City over the drive prior to deeding it to Jeff Jeppson and the Rumseys. Ivory and staff met with the two affected property owners to discuss the pedestrian connection and subsequent public access easement prior to the recordation of the pubic access easement.

At the June 9th Planning Commission, Ivory Homes presented preliminary plat for the proposed Silver Hollow Conservation Subdivision (the Jerrod Jeppson property). The Planning Commission voted to table review of the preliminary plat to give staff and the applicant the necessary time to determine the ownership of the private drive/proposed trail, and whether a waiver or TDR may be preferable instead of

the trail (as part of the applicant's 15% open space requirement). There was concern expressed by the Commission that having a pedestrian access on a private drive (albeit a drive that only services two homes) could create conflicts in use. Beyond that, the commissioners were comfortable with the proposal. Staff did review the ownership details of the property in question and the related public access easement; the easement was recorded on May 8, 2016 and the property was deeded over to Jeff Jeppson and the Rumseys shortly thereafter. Ron Robinson, the Farmington Trails Committee Chair, expressed a desire for the pedestrian connection and reminded staff that it is on the Farmington City Master Trails Plan. Additionally, after discussing the matter at DRC, it was brought to staff's attention that 4 different trails are already being used as both trails and driveways in the City (and there may be more). Staff is reluctant to vacate this public access easement, however, based on the Planning Commission's resistance to the pedestrian connection, but because the vacating of an easement is a City Council decision, staff wanted direction as to whether the City Council would be willing to vacate the easement or not.

Respectfully Submitted

Eric Anderson
Associate City Planner

Review & Concur

Keith Johnson
Assistant City Manager

Farmington City

0 220 440 880 1,320 Feet

Tuesday, February 24, 2009 10:44:54 AM
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Farmington City

Tuesday, February 24, 2009 10:44:54 AM
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0 90 180 360 540 Feet

Farmington City

Tuesday, February 24, 2009 10:44:54 AM
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0 40 80 160 240 Feet

CITY COUNCIL AGENDA

For Council Meeting:
June 21, 2016

SUBJECT: City Council Committee Reports

ACTION TO BE CONSIDERED:

None.

GENERAL INFORMATION:

The City Council will give an update on the various committees they serve on.

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

CITY COUNCIL AGENDA

For Council Meeting:
June 21, 2016

SUBJECT: City Manager Report

1. Executive Summary for Planning Commission held June 9, 2016
2. Fire Monthly Activity Report for May

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

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
JOHN BILTON
BRIGHAM MELLOR
CORY RITZ
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson – Associate City Planner

Date: June 21, 2016

SUBJECT: EXECUTIVE SUMMARY- PLANNING COMMISSION HELD JUNE 9, 2016

RECOMMENDATION

No action required.

BACKGROUND

The following is a summary of Planning Commission review and action on June 9, 2016 [note: four commissioners attended the meeting—Chair Rebecca Wayment, Bret Gallacher, Kent Hinckley, and Alex Leeman. Excused commissioners were Dan Rogers, Heather Barnum, and Connie Deianni.

Item 3 Russell Wilson / Symphony Homes – Applicant is requesting preliminary plat approval for the Pheasant Hollow Subdivision consisting of 10 lots on 4.55 acres located at approximately 700 South and 50 East in an R (Residential) zone. (S-4-16)

Voted to approve the preliminary plat as written in the staff report.

Vote: 4-0

Item 4 Jerry Preston / Elite Craft Homes – Applicant is requesting preliminary plat approval for the Rice Farms Phase VII PUD Subdivision consisting of 4 lots on 2.55 acres located at approximately 140 East and 850 South in an LR (Large Residential) zone. (S-8-16)

Voted to approve the preliminary plat with amended conditions as follows:

2 – The applicant shall provide a trail easement connecting 140 East to 200 East and show that easement on final plat, as set forth in the development agreement;
3 – Strike.
4 – The applicant shall enter into an agreement with the City whereby they agree to include the historic home on one of the lots and market the property with the intent of preserving the home to qualify for the City's historic register and to preserve the historic integrity.

Vote: 4-0

Item 5 Nick Mingo / Ivory Homes (Public Hearing) – Applicant is requesting preliminary plat approval for the Silver Hollow Conservation Subdivision consisting of 11 lots on 5 acres of property located at approximately 1600 West Jeppson Way (1550 North) in an LR (Large Residential) Zone. (S-7-16)

Voted to table review of the preliminary plat to give staff and the applicant the necessary time to determine the ownership of the private drive/proposed trail, whether a waiver or TDR may be preferable instead of the trail (as part of the applicant's 15% open space requirement), and to discuss these matters with the City Attorney.

There was concern expressed by the Commission that having a pedestrian access on a private drive (albeit a drive that only services two homes) could create conflicts in use. Beyond that, the commissioners were comfortable with the proposal.

Respectfully Submitted

Eric Anderson
Associate City Planner

Review & Concur

Keith Johnson
Assisted City Manager

Farmington City Fire Department

Monthly Activity Report

May 2016

Emergency Services

Fire / Rescue Related Calls: **37**

All Fires, Rescues, Haz-Mat, Vehicle Accidents, CO Calls, False Alarms, Brush Fires, EMS Scene Support, etc...

Ambulance Related Calls: **55 / Transported 28 (51%)**

Medicals, Traumatic Incidents, Transfers, CO Calls w/ Symptomatic Patients, Medical Alarms, etc...

Calls Missed / Unable to adequately staff: **7**

Urgent EMS Related Response Times (AVG): **4.4 Minutes** **GOAL 4 minutes or less (+.4 min.)**

Urgent Fire Related Response Times (AVG): **7.3 Minutes** **GOAL 4 minutes or less (+ 3.3min.)**

PT Department Man-Hours *(based on the following 24-day pay period / May 13th & May 31st)*

Part-Time Shift Staffing:	**1,376**	**Budgeted 1,394**	**Variance -18**
Part-Time Secretary:	**86**	**Budgeted 80**	**Variance + 6**
Part-Time Fire Marshal:	**80**	**Budgeted 80**	**Variance + 0**
Full-Time Captains:	**N/A**	**48/96 Hour Schedule**	**Variances / Overtime + 12**
Full-Time Fire Chief:	**N/A**	**Salary Exempt**	
Training & Drills:	**145**		
Emergency Callbacks:	**186**	**FIRE 59 Hrs. / EMS 127 Hrs. (YTD) 1,159**	
Special Event Hours:	**12**	**(YTD) 58**	
Total PT Staffing Hours:	**1,885**	**(YTD) 9,852**	

Monthly Revenues & Grant Activity YTD

Ambulance (March 2016):	**Month**	**Calendar Year**	**FY 2016**
Ambulance Services Billed:	$42,938.05	$193,791.18 YTD	$530,101.93
Ambulance Billing Collected:	**$14,089.02**	**$101,783.89 YTD**	**$255,100.19**
Variances:	***-$28,849.03***	***-$92,007.29 YTD***	***-$275,001.74***
Collection Percentages:	33%	52%	48%

Grants / Assistance / Donations

Grants Applied For:		
DNR / Wildland Mitigation	*$5,000*	***$29,500 YTD***
Grants / Funds Received / Awarded:		
None	*$0*	***$900 YTD***

Scheduled Department Training (To Include Wednesday Evening Drills) & Man Hours

Drill # 1– Officers Monthly Meeting & Training:	12	
Drill #2 – FIRE & EMS – Annual Driving Course	36	Avg. Wednesday Night Drill Att.
Drill #3 – FIRE – Confined Space / Electrical Vault Rescue	30	FFD Personnel This Month: 14
Drill #4 – FIRE – NO DRILL / Kids Safety Fair Saturday		

Other:

*Inspections / Special Training Assignment**	*64*	
Kids Safety Fair Presentations – Legacy Center	*72*	
Electrical Vault / Rescue Training	*6*	
HAFB / MCI Drill / County-Wide	*30*	
Live Rescue / Victim Removal Training Lagoon	*24*	
Total Training / Actual Hours Attended:	**274**	**1,663 HRS YTD**

Fire Prevention & Inspection Activities	**QTY**	
New Business Inspections:		
Existing Business Inspections:	25	
Re-Inspections:	45	
Fire Plan Reviews & Related:	159	(Scanned Documents)
Consultations & Construction Meetings:	88	
Station Tours & Public Education Sessions:	14	60 **YTD**

Health, Wellness & Safety Activities	**QTY**	
Reportable Injuries:	0	**0 YTD**
Physical Fitness / Gym Membership Participation %	100%	
Chaplaincy Events:	2	

FFD Committees & Other Internal Group Status		
Process Improvement Program (PIP) Submittals:	**0**	**0 YTD**

Additional Narrative:

Another productive month with a variety of activities. Emergent EMS response times averaged 4.4 minutes and Emergent FIRE response times averaged 7.3 minutes. Seven calls resulted in "no-staffing" or "short-staffing" of apparatus (on-duty crew attending to other calls and/or part-time staffing not available due to availability). 51% of all Ambulance calls resulted in transporting patients to hospitals. Collections of revenues continue with little predictability due to collection & mandated billing variables. Full-time staffing hours exceeded typical parameters to accommodate mandated training that included mandated NIMS training, HAFB Mass Casualty Incident (MCI) training for Air Show preparation. As in the past, FFD will assist with emergency services during this year's three-day Air Show. This month's training encompassed annual driving course completions, wildland training, continued Lagoon access training and Electrical vault / confined space training.

We encountered a few challenges with a couple of pieces of apparatuses passing safety inspection that resulted in one of them (Engine 71) being placed out of service until the next fiscal year. FY 2016 has proven to be a unique and challenging year for unexpected maintenance costs.

FFD supported the 3rd Annual "Safe Kids Safety Fair" at the Legacy center with an approx. 3,000 people in attendance. Farmington PD and Recreation departments also represented at this event which encompassed dozens of local public safety and community businesses. This year's safety fair surpassed all previous years Safe Kids events!

FFD participated in live victim removal drills at Lagoon. This exercise included removing actual victims stranded in Sky Rides. This training concluded a series of training events performed pre-season. FFD and Lagoon are working towards additional training exercises to include Roller Coaster Victim Removal and Active Shooter response training.

FFD also participated in a joint-training venture with Rocky Mountain Power Company. This training focused on high capacity electrical vault rescues that encompassed both classroom and practical applications. This rescue training again emphasized the need for minimum staffing. FFD plans to host additional practical evolutions with both the power company and neighboring agencies.

Please feel free to contact myself at your convenience with questions, comments or concerns:

Office (801) 939-9260 or email gsmith@farmington.utah.gov

Respectfully,

Guido Smith
Fire Chief

CITY COUNCIL AGENDA

For Council Meeting:
June 21, 2016

SUBJECT: Mayor Talbot & City Council Reports

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

WORK SESSION

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: June 15, 2016

Subject: **FINANCIAL PLAN TO FINISH 650 WEST PARK .**

RECOMMENDATIONS

None.

BACKGROUND

Enclosed you can see the financing plan for the next phases of the 650 W. park to finish. As you can see the remaining south portion is around $632,000, which could be done next spring and summer with Park impact fees.

The baseball fields and concession area will be around $2,326,000. We do not at this point have any financing plan to pay for this or know when this final phase of park will be done. We do not know what the City will receive in park impact fees this coming year or the year after that. Nor do we know if we will have extra funds or the amount that can be transferred from the General Fund to the park fund or any other sources that might be available at this time.

Respectfully Submitted,

Keith Johnson,
Assistant City Manager

Review and Concur,

Dave Millheim,
City Manager

160 S MAIN · P.O. BOX 160 · FARMINGTON, UT 84025
PHONE (801) 451-2383 · FAX (801) 451-2747
www.farmington.utah.gov

650 West Park

South open fields and restrooms

Elevation Design	6,000
Engineering	10,000
Bid for Grading	100,000
Bid for Restrooms	250,000
Bid for Concrete	200,000
Bid for Curb and Gutter	47,000
Bid for Ashpall (trail)	65,000
Bid for Sprinklers	525,000
Bid for Bowery	160,000
Power	25,000
Sewer	20,000
Gas	1,000
Storm Drains	20,000
Water	1,000
Final Grade	20,000
Grass seed	12,000
Basketball court	60,000
Total Costs	1,522,000

Remaining for South Portion

Pickleball Courts	150,000
Playground Equipment	80,000
Parking Lot Grading	61,000
Parking Lot Paving	316,000
Parking Lot Lights	25,000
Subtotal	632,000

Baseball Fields and Concessions

Engineering	10,000
6" Concrete	96,000
4" Concrete	99,000
8"x16" mow strip	8,000
6"x16" mow strip	53,500
Concession Bldg	450,000
Sprinklers	430,000
Landscaping	34,000
Ballfield Lighting	635,000
Rough Grading	140,000
Fencing	223,000
Power	72,000
Storm Drains	17,000
Finish Grading	20,000
Seeding / Fertilizer	11,000
Gas Line	1,500
Water Line	1,000
Sewer Line	25,000
Subtotal	2,326,000

Revenues

Total Balance FY 2015 — 6,453,088

FY 2016

Sales Tax Bonds - Aug 2015	3,500,000	38,750	Bond Issuance Costs
Park Impact Fees FY 2016	700,000	189,216	Impact Fee Bond Payments
		7,414	Impact Fee Study
		10,000	Impact Fee projects
Interest	25,000	30,000	Professional /Tech
Transfer from General Fund	400,000	9,400,000	Gym / Park
Storm Drain/ Sewer / Water func	250,000		
Sale of Property	135,000	285,000	1100 W Park
Totals	5,010,000	9,960,380	

Total Balance — 1,502,708

FY 2017

Park Impact Fees FY 2017	600,000
Interest	10,000
General Fund Transfer	?
Total Revenue FY 2017	610,000

FY 2018

Park Impact Fees FY 2017	?
Interest	?
General Fund Transfer	?
Total Revenue FY 2018	?

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: June 15, 2016

Subject: **PROPOSED SPECIAL ASSESSMENT AREA (SAA) FOR 650 WEST AND GLOVERS LANE .**

RECOMMENDATIONS

To move forward with the SAA for 650 West and Glovers Lane.

BACKGROUND

With the new High School coming at 650 W and Glover Lane, the City needs to improve 650 W and Glovers Lane. The SAA is a way for the land owners to pay for their frontage of sidewalk, curb and gutter and asphalt tie in over a 10 year period. We think this will be a benefit to those that have extension agreements and hopefully appeal to others. We feel that this is the best way of rebuilding this road and improving the area for the additional traffic that will be in this area when the high school opens.

Enclosed you will find a time line if the Council wants to move forward with a SAA. If the City intends to put in place the SAA, there are many steps that have to be followed. Also enclosed are the cost estimates of the project. It estimated to cost around $2,941,778. The SAA would be around $1,123,000 including Miller Meadows. The School District would pay around $724,615 and the City between impact fees and from the General Fund or other sources would be around $1,019,000. There are many extension agreements in this area, which make up 54 to 57% of the total area depending on which way we calculate the percentage. The SAA will only pass if less than 40% of the area votes against it. So we will have to convince some of the others not protest against it. Again with having it paid back to City over a 10 year period, we hope that others will be more willing to go along with the SAA. Also these improvements will benefit each home owner as their frontage will be improved and will enhance their property.

Respectfully Submitted,

Keith Johnson,
Assistant City Manager

Review and Concur,

Dave Millheim,
City Manager

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Special Assessment Area - SAA
Time line

May 13, 2016	Have full list of all property owners in the SAA. Project description and boundaries including map with cross section and explanation.
May 27, 2016	Obtain taxable values of all properties being proposed in the SAA. Cost Estimates - Total and Individual.
June 21, 2016	Work session with City Council to discuss SAA and Park Phasing.
July 14, 2016	Meeting with owners to discuss proposed SAA. Present estimated costs and financing plan.
After July 14, 2016	Individual meetings with all property owners.
August 16, 2016	City Council Adopts Intent Resolution authorizing the publication and mailing of the Notice of Intention to create assessment area. Fix time and place for making protests.
August 18, 25, Sept 1, 8, 2016	Publish once a week the Notice of Intent.
August 23, 2016	Mail Notice of Intent to each property owner and each street address.
September	RFP design.
September 20, 2016	Hold Public Hearing and receive protests. 60 day contest period starts.
December 6, 2016	City Council Adopts the Creation Resolution creating the SAA.
December 12, 2016	File with County Recorders office the final version of intention, the Creation Resolution and a list of property

owners with tax ID and legal descriptions.

December 2016 — Bid out the project.

Spring - summer of 2017 — Construction of project.
Interim Financing

Fall - Winter of 2017 — Assessment List is prepared with the final construction amounts for each property owner.

Assessment Notices are mailed with the Board of Equalization schedule.

Board of Equalization meets 3 times.

City Council Adopts the Assessment Ordinance and files with the County Recorders office the Notice of Assessment with tax ID and legal descriptions of the properties.

Assessment Ordinance is published once and a 60 day contest period and prepayment period.

After the prepayment period a bond amount is set and the Bond schedule is then set up.

650 West & Glovers Lane SAA Estimate
Revised 6/15/2016

Participant Breakdown		Estimate
Sidewalk (Clark Lane - 300 South)	$	74,326
SAA Participants (650 West and Glovers Lane Residents)	$	991,010
Miller Meadows (Developer)	$	132,455
Farmington City (Non Impact Fee)	$	302,715
Farmington City (Impact Fee)	$	716,658
Davis School District	$	724,615
Total	$	2,941,778

Extension agreement portion of the SAA participants	$	466,106.58
SAA / Extension agreement cost per lineal foot	$	159.33
Clark Lane - 300 South extension agreement cost per lineal foot	$	31.68

650 West & Glovers Lane
SAA Estimate
Revised 6/15/2016

650 West SAA

Item	Quantity	Unit	Unit Cost	Bond Amount
Clear and Grub	0.21	LS	$ 8,000.00	$ 1,704
Rough Grade	0.21	LS	$ 20,000.00	$ 4,261
Sawcut Asphalt	132	LF	$ 3.15	$ 416
Sawcut Concrete	60	LF	$ 5.00	$ 300
Curb and Gutter w/ Base	6220	LF	$ 20.00	$ 124,400
Sidewalk w/ Base	31100	SF	$ 4.70	$ 146,170
ADA Ramp	6	EA	$ 1,200.00	$ 7,200
4" Asphalt (8' wide for each property)	50928	SF	$ 3.00	$ 152,784
12" Road Base	50928	SF	$ 1.00	$ 50,928
Slurry Seal	50928	SF	$ 0.20	$ 10,186
Asphalt Removal and Disposal	25464	SF	$ 1.00	$ 25,464
Sidewalk Removal and Disposal	0	SF	$ 2.00	$ -
Curb and Gutter Removal and Disposal	0	LF	$ 6.00	$ -
Road Excavation and Export	1886	CY	$ 13.00	$ 24,521
Sign Relocation / Mail Box Relocation	38	EA	$ 500.00	$ 19,000
Water Valve Lid Raise and Collar	21	EA	$ 300.00	$ 6,300
Storm Drain and Sewer Lid Raise and Collar	18	EA	$ 600.00	$ 10,800
Water Meter Relocation	18	EA	$ 1,200.00	$ 21,600
Fire Hydrant Relocation	5	EA	$ 4,500.00	$ 22,500
26' Driveway Approaches	48	EA	$ 4,000.00	$ 192,000
Patch Existing Driveways	6240	SF	$ 5.00	$ 31,200
15" RCP Pipe (Includes Bedding and Fill)	0	LF	$ 50.00	$ -
Curb Inlet	0	EA	$ 1,600.00	$ -
Traffic Control	0.21	LS	$ 17,000.00	$ 3,622
Testing	0.21	LS	$ 7,000.00	$ 1,491
SWPPP	0.21	LS	$ 23,000.00	$ 4,900
Subtotal				**$ 861,748**
5% Engineering				**$ 43,087**
10% Contingency				**$ 86,175**
Total				**$ 991,010**

650 West Miller Meadow Development Agreement

Item	Quantity	Unit	Unit Cost	Bond Amount
Clear and Grub	0.05	LS	$ 8,000.00	$ 439
Rough Grade	0.05	LS	$ 20,000.00	$ 1,097
Sawcut Asphalt	0	LF	$ 3.15	$ -
Sawcut Concrete	0	LF	$ 5.00	$ -
Curb and Gutter w/ Base	709	LF	$ 20.00	$ 14,180
Sidewalk w/ Base	3545	SF	$ 4.70	$ 16,662
ADA Ramp	0	EA	$ 1,200.00	$ 0
4" Asphalt	13117	SF	$ 3.00	$ 39,350
12" Road Base	13117	SF	$ 1.00	$ 13,117
Slurry Seal	13117	SF	$ 0.20	$ 2,623
Asphalt Removal and Disposal	13117	SF	$ 1.00	$ 13,117
Sidewalk Removal and Disposal	0	SF	$ 2.00	$ -
Curb and Gutter Removal and Disposal	0	LF	$ 6.00	$ -
Road Excavation and Export	486	CY	$ 13.00	$ 6,315
Sign Relocation / Mail Box	0	EA	$ 500.00	$ -
Water Valve Lid Raise and Collar	0	EA	$ 300.00	$ -
Storm Drain and Sewer Lid Raise and Collar	2	EA	$ 600.00	$ 1,200
Fire Hydrant Relocation	1	EA	$ 4,500.00	$ 4,500
Water Meter Relocation	0	EA	$ 1,000.00	$ -
26' Driveway Approaches	0	EA	$ 4,000.00	$ -
Patch Existing Driveways	0	SF	$ 4.00	$ -
Storm Drain Manhole	0	EA	$ 3,500.00	$ -
Storm Drain Combo Box	0	EA	$ 5,000.00	$ -
15" RCP Pipe (Includes Bedding and Fill)	0	LF	$ 50.00	$ -
Curb Inlet	0	EA	$ 1,600.00	$ -
Traffic Control	0.05	LS	$ 17,000.00	$ 933
Testing	0.05	LS	$ 7,000.00	$ 384
SWPPP	0.05	LS	$ 23,000.00	$ 1,262
Subtotal				**$ 115,178**
5% Engineering				**$ 5,759**
10% Contingency				**$ 11,518**
Total				**$ 132,455**

650 West and Glovers Lane City Portion (Non Impact Fee)

Item	Quantity	Unit	Unit Cost	Bond Amount
Clear and Grub	0.12	LS	$ 8,000.00	$ 938
Rough Grade	0.12	LS	$ 20,000.00	$ 2,346
Sawcut Asphalt	268	LF	$ 3.15	$ 844
Sawcut Concrete	60	LF	$ 5.00	$ 300
Curb and Gutter w/ Base	0	LF	$ 20.00	$ -
Sidewalk w/ Base	0	SF	$ 4.70	$ -
ADA Ramp	2	EA	$ 1,200.00	$ 2,400
4" Asphalt	28041	SF	$ 3.00	$ 84,123
12" Road Base	28041	SF	$ 1.00	$ 28,041
Slurry Seal	28041	SF	$ 0.20	$ 5,608
Asphalt Removal and Disposal	18014	SF	$ 1.00	$ 18,014
Sidewalk Removal and Disposal	0	SF	$ 2.00	$ -
Curb and Gutter Removal and Disposal	0	LF	$ 6.00	$ -
Road Excavation and Export	1039	CY	$ 13.00	$ 13,501
Sign Relocation / Mail Box	0	EA	$ 500.00	$ -
Water Valve Lid Raise and Collar	0	EA	$ 300.00	$ -
Storm Drain and Sewer Lid Raise and Collar	5	EA	$ 600.00	$ 3,000
Fire Hydrant Relocation	0	EA	$ 4,500.00	$ -
Water Meter Relocation	0	EA	$ 1,200.00	$ -
26' Driveway Approaches	0	EA	$ 4,000.00	$ -
Patch Existing Driveways	0	SF	$ 5.00	$ -
Storm Drain Manhole	4	EA	$ 3,500.00	$ 14,000
Storm Drain Combo Box	4	EA	$ 5,000.00	$ 20,000
15" RCP Pipe (Includes Bedding and Fill)	700	LF	$ 50.00	$ 35,000
Curb Inlet	6	EA	$ 1,600.00	$ 9,600
Traffic Control	0.12	LS	$ 17,000.00	$ 1,994
Testing	0.12	LS	$ 7,000.00	$ 821
SWPPP	0.12	LS	$ 23,000.00	$ 2,698
Street Lights	5.00	EA	$ 4,000.00	$ 20,000
Subtotal				**$ 263,230**
5% Engineering				**$ 13,162**
10% Contingency				**$ 26,323**
Total				**$ 302,715**

650 East and Glovers Lane City Portion (Impact Fee)

Item	Quantity	Unit	Unit Cost	Bond Amount
Clear and Grub	0.33	LS	$ 8,000.00	$ 2,653
Rough Grade	0.33	LS	$ 20,000.00	$ 6,632
Sawcut Asphalt	0	LF	$ 3.15	$ -
Sawcut Concrete	0	LF	$ 5.00	$ -
Curb and Gutter w/ Base	0	LF	$ 20.00	$ -
Sidewalk w/ Base	0	SF	$ 4.70	$ -
ADA Ramp	0	EA	$ 1,200.00	$ -
4" Asphalt	79267	SF	$ 3.00	$ 237,801
12" Road Base	79267	SF	$ 1.00	$ 79,267
Slurry Seal	79267	SF	$ 0.20	$ 15,853
Asphalt Removal and Disposal	22122	SF	$ 1.00	$ 22,122
Sidewalk Removal and Disposal	0	SF	$ 2.00	$ -
Curb and Gutter Removal and Disposal	0	LF	$ 6.00	$ -
Road Excavation and Export	2936	CY	$ 13.00	$ 38,166
Sign Relocation / Mail Box	0	EA	$ 500.00	$ -
Water Valve Lid Raise and Collar	5	EA	$ 300.00	$ 1,500
Storm Drain and Sewer Lid Raise and Collar	6	EA	$ 600.00	$ 3,600
Fire Hydrant Relocation	0	EA	$ 4,500.00	$ -
Water Meter Relocation	0	EA	$ 1,000.00	$ -
26' Driveway Approaches	0	EA	$ 4,000.00	$ -
Patch Existing Driveways	0	SF	$ 4.00	$ -
Storm Drain Manhole	0	EA	$ 3,500.00	$ -
Storm Drain Combo Box	0	EA	$ 5,000.00	$ -
15" RCP Pipe (Includes Bedding and Fill)	0	LF	$ 50.00	$ -
Curb Inlet	0	EA	$ 1,600.00	$ -
Traffic Control	0.33	LS	$ 17,000.00	$ 5,638
Testing	0.33	LS	$ 7,000.00	$ 2,321
SWPPP	0.33	LS	$ 23,000.00	$ 7,627
Traffic Signal	1.00	LS	$ 200,000.00	$ 200,000
Subtotal				**$ 623,181**
5% Engineering				**$ 31,159**
10% Contingency				**$ 62,318**
Total				**$ 716,658**

650 East and Glovers Lane High School

Item	Quantity	Unit	Unit Cost	Bond Amount
Clear and Grub	0.28	LS	$ 8,000.00	$ 2,265
Rough Grade	0.28	LS	$ 20,000.00	$ 5,663
Sawcut Asphalt	100	LF	$ 3.15	$ 315
Sawcut Concrete	10	LF	$ 5.00	$ 50
Curb and Gutter w/ Base (Both sides on Glover)	3679	LF	$ 20.00	$ 73,580
Sidewalk w/ Base	11435	SF	$ 4.70	$ 53,745
ADA Ramp	11	EA	$ 1,200.00	$ 13,200
4" Asphalt	67676	SF	$ 3.00	$ 203,028
12" Road Base	67676	SF	$ 1.00	$ 67,676
Slurry Seal	67676	SF	$ 0.20	$ 13,535
Asphalt Removal and Disposal	62664	SF	$ 1.00	$ 62,664
Sidewalk Removal and Disposal	0	SF	$ 2.00	$ -
Curb and Gutter Removal and Disposal	0	LF	$ 6.00	$ -
Road Excavation and Export	2507	CY	$ 13.00	$ 32,585
Sign Relocation / Mail Box	8	EA	$ 500.00	$ 4,000
Water Valve Lid Raise and Collar	4	EA	$ 300.00	$ 1,200
Storm Drain and Sewer Lid Raise and Collar	6	EA	$ 600.00	$ 3,600
Fire Hydrant Relocation	2	EA	$ 4,500.00	$ 9,000
Water Meter Relocation	2	EA	$ 1,200.00	$ 2,400
26' Driveway Approaches	6	EA	$ 4,000.00	$ 24,000
Patch Existing Driveways	780	SF	$ 5.00	$ 3,900
Storm Drain Manhole	3	EA	$ 3,500.00	$ 10,500
Storm Drain Combo Box	3	EA	$ 5,000.00	$ 15,000
15" RCP Pipe (Includes Bedding and Fill)	300	LF	$ 50.00	$ 15,000
Curb Inlet	4	EA	$ 1,600.00	$ 6,400
Traffic Control	0.28	LS	$ 17,000.00	$ 4,813
Testing	0.28	LS	$ 7,000.00	$ 1,982
SWPPP	0.28	LS	$ 23,000.00	$ 6,512
Subtotal				**$ 630,100**
5% Engineering				**$ 31,505**
10% Contingency				**$ 63,010**
Total				**$ 724,615**

Clark Lane - 300 South Sidewalk

Item	Quantity	Unit	Unit Cost	Bond Amount
Clear and Grub	1	LS	$ 1,000.00	$ 1,000
Rough Grade	1	LS	$ 5,000.00	$ 5,000
Sidewalk w/ Base	11730	SF	$ 4.70	$ 55,131
ADA Ramp	2	EA	$ 1,200.00	$ 2,400
Traffic Control	1	LS	$ 500.00	$ 500
Testing	1	LS	$ 500.00	$ 500
SWPPP	1	LS	$ 100.00	$ 100
Subtotal				**$ 64,631**
5% Engineering				**$ 3,232**
10% Contingency				**$ 6,463**
Total				**$ 74,326**

Total Estimate	**$ 2,941,778**

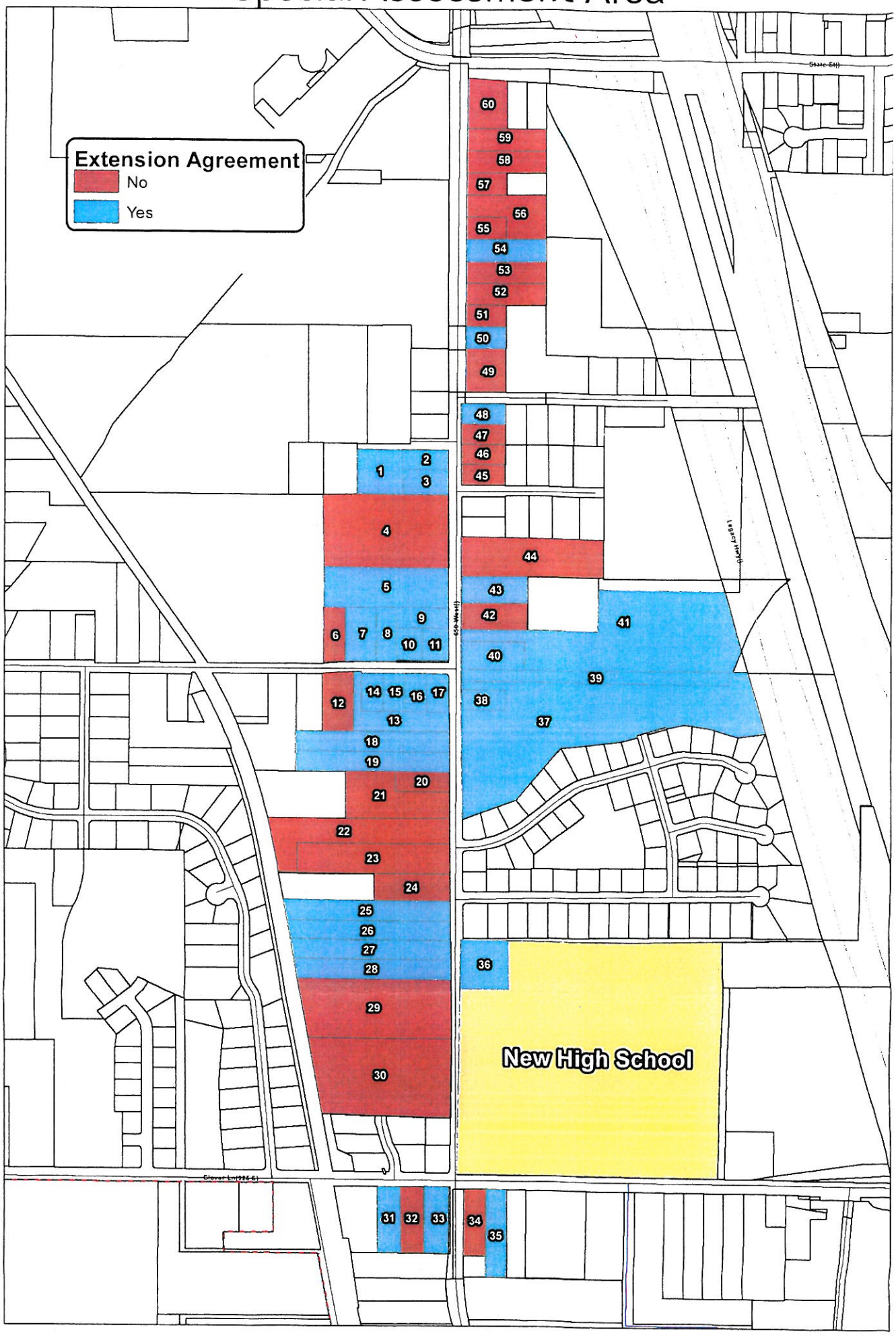
650 West

Special Assessment Area

Extension Agreements Included in Assessment Area

Parcels with Extension Agreements	
Lineal Feet	Construction Cost
4,977	$694,822

Parcels with No Extension Agreements	
Lineal Feet	Construction Cost
4,165	$507,973

Percent of SAA Parcels with Extension Agreements	
Lineal Feet	Construction Cost
54.44%	57.77%

Special Assessment Area