

**WORK SESSION:** A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to discuss and review new building elevations for the Haight Creek Subdivision and to answer any questions the City Council may have on agenda items. The public is welcome to attend.

## **FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA**

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, October 29, 2019, 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

### **PRESENTATIONS:**

7:05 Introduction of Police Officers and Administration of Oath of Office

### **PUBLIC HEARINGS:**

7:15 Secondary and Accessory Dwellings in the BP Zone

7:20 Plat Amendment for East Brentwood Estates Subdivision

### **NEW BUSINESS:**

7:40 Moderate Income Housing Plan

7:45 Real Estate Purchase Agreement with Ekstrom, Dorothy F Trust

7:50 License Agreement for Parking Space within the 200 East Right-of-way

8:05 Fence Agreement – Creekside Manor, Lot 107 (950 West 450 South)

### **SUMMARY ACTION:**

*(Items listed are considered routine in nature and will be voted on in mass unless pulled for separate discussion)*

8:20 Minute Motion Approving Summary Action List

Ratification of Approval of the following items from October 8, 2019  
(refer to October 8<sup>th</sup> packet for staff reports and backup information)

- Plat Amendment for Taylor Ridge Subdivision
- Modification to 175 South Street Cross-Section for Mountainside Subdivision
- Approval of Minutes from September 17, 2019
- Pick-up Contribution for Firefighters on State Retirement
- The Preserve at Farmington Creek Rezone and Preliminary (PUD) Master Plan

**GOVERNING BODY REPORTS:**

8:25 City Manager Report

1. Fire Monthly Activity Report for September

8:35 Mayor Talbot & City Council Reports

**ADJOURN**

**CLOSED SESSION**

Minute motion adjourning to closed session for property acquisition.

DATED this 24th day of October, 2019.

**FARMINGTON CITY CORPORATION**

By: \_\_\_\_\_  
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.*

**Posted 10/24/2019**

CITY COUNCIL AGENDA

For Council Meeting:  
October 29, 2019

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

It is request that City Councilmember Doug Anderson give the invocation to the meeting and it is requested that City Councilmember Rebecca Wayment 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:  
October 29, 2019

**S U B J E C T: Introduction of Police Officers and Administration of Oath of Office**

**ACTION TO BE CONSIDERED:**

None.

**GENERAL INFORMATION:**

Wayne Hansen, Police Chief will introduce new Police Officer, Robbie Davis and family.

Wayne Hansen, Police Chief will recognize Brian Cooper for his dedicated service and announce his promotion to Sergeant.

Holly Gadd, City Recorder will perform the Administration of Oath of Office.

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

CITY COUNCIL AGENDA

For Council Meeting:  
October 29, 2019

**PUBLIC HEARING: Secondary and Accessory Dwellings in the BP Zone**

**ACTION TO BE CONSIDERED:**

1. Hold Public Hearing.
2. Approve the enclosed ordinance amending Section 11-14-030 of the Zoning Ordinance to allow secondary and accessory dwellings in the BP zone including findings for approval 1-3.

**GENERAL INFORMATION:**

See enclosed staff report prepared by David Petersen, Community Development Director.

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  
ALEX LEEMAN  
CORY RITZ  
REBECCA WAYMENT  
CITY COUNCIL

SHANE PACE  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: October 29, 2019

SUBJECT: **SECONDARY AND ACCESSORY DWELLINGS IN THE BP ZONE**

### RECOMMENDATION

1. Hold a public hearing.
2. Move that the City Council approve the enclosed ordinance amending Section 11-14-030 of the Zoning Ordinance to allow secondary and accessory dwellings in the BP zone.

### Findings for Approval:

1. The proposed amendment is reasonably necessary because it is consistent with past decisions by the City to allow secondary and accessory dwellings to accompany detached-single family dwellings in other zones.
2. The action is in the public interest because it provides additional housing types to meet the City's moderate-income housing goals, and is one of the strategies recommended by the state.
3. The proposed amendment is consistent with the City's General Plan and in harmony with the objectives and purpose of the Zoning Ordinance. Chapter 11, Community Goal 2 of the General Plan states: "Maintain Community land use plans, policies and regulations that encourage and support a variety of residential development opportunities and land uses". The purpose statement for PUDs (Planned Unit Developments) is set forth in Section 11-27-010 and one intent therein, among others, is to achieve a "mixture of housing types", and the proposed amendment accomplishes this intent.

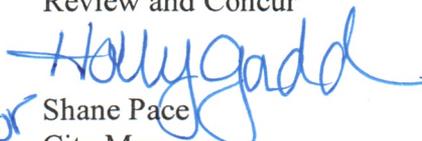
### BACKGROUND

Under certain conditions as per Sections 11-27-030 and 11-14-050 of the Zoning Ordinance, residential PUDs may be approved in the BP zone. Recently, an investor in the proposed Brookside Hollow development (a primarily single-family PUD located on the Frontage Road next to 200 West Street) requested that staff explore the possibility with the City of providing secondary dwellings as an allowed use in this PUD. Staff is also proposing that the City consider accessory dwellings as a conditional use in the BP zone as well.

Respectively Submitted

  
David Petersen  
Community Development Director

Review and Concur

  
for Shane Pace  
City Manager

**FARMINGTON, UTAH**

**ORDINANCE NO. 2019 -**

**AN ORDINANCE AMENDING SECTION 11-14-030 OF THE FARMINGTON CITY ZONING ORDINANCE REGARDING SECONDARY AND ACCESSORY DWELLINGS IN THE BP ZONE. (ZT-3-19)**

**WHEREAS**, the Planning Commission has held a public hearing in which the proposed text changes for Title 11, Section 11-14-030 of the Farmington City Municipal Code were thoroughly reviewed and the Planning Commission recommended that these changes be approved by the City Council; and

**WHEREAS**, the Farmington City Council has also held a public hearing pursuant to notice and as required by law and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

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

**Section 1. Amendment.** Section 11-14-030 of the Farmington City Zoning Ordinance is hereby amended to read in its entirety as follows:

**11-14-030: CONDITIONAL USES:**

The following are conditional uses in the BP zone. No other conditional uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Any development which includes multiple buildings or is proposed on a site which is over one acre in size.

Athletic or tennis club.

Commercial outdoor recreation, minor (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.).

Financial institutions.

Dwelling, Accessory (in conjunction only with detached single-family dwellings in a Planned Unit Development (PUD))

Dwelling, Secondary (in conjunction only with detached single-family dwellings in a Planned Unit Development (PUD))

Light manufacturing uses (fabrication, assembly, treatment or packaging operations conducted in a totally enclosed building using previously prepared materials).

Outside storage.

Public and quasi-public uses, other than administrative offices, developed on an undeveloped site (excluding those not specifically listed as a permitted or conditional use) and material additions or modifications on a developed site.

Public utility substations, wireless transmission towers, except as specified in section 11-28-190 of this title, generating plants, pumping stations and buildings.

Restaurants (traditional sit down only).

Storage/warehousing, as an accessory use, as necessary to maintain a principal use.

Temporary uses.

Uses customarily accessory to a listed conditional use.

**Section 2. Severability.** If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

**Section 3. Effective Date.** This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

**PASSED AND ADOPTED** by the City Council of Farmington City, State of Utah, on this 29th day of October, 2019.

**FARMINGTON CITY**

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H. James Talbot, Mayor

**ATTEST:**

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Holly Gadd, City Recorder

CITY COUNCIL AGENDA

For Council Meeting:  
October 29, 2019

**PUBLIC HEARING: Plat Amendment for East Brentwood Estates Subdivision**

**ACTION TO BE CONSIDERED:**

1. Hold Public Hearing.
2. Approve the request to amend the East Brentwood Estates Subdivision plat to re-designate Parcel B as a building lot and include it as part of the proposed Farmington Overlook Subdivision and note that the plat amendment shall only become effective if the Farmington Overlook Subdivision is approved by the City and recorded at the office of the Davis County Recorder and include findings for approval 1-4.

**GENERAL INFORMATION:**

See enclosed staff report prepared by Meagan Booth, City Planner.

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



# F A R M I N G T O N C I T Y

H. JAMES TALBOT  
MAYOR

BRETT ANDERSON  
DOUG ANDERSON  
ALEX LEEMAN  
CORY RITZ  
REBECCA WAYMENT  
CITY COUNCIL

SHANE PACE  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council

From: David Petersen, Community Development Director  
Meagan Booth, City Planner

Date: October 29, 2019

Subject: **PLAT AMENDMENT (Application #S-15-19)**

Property Owner: Lawrence and Kathryn Welling

Agent: Russell Wilson, Symphony Homes

*Request: Applicant is requesting approval to amend the East Brentwood Estates Subdivision re-designating Parcel B as a building lot and including it as part of the proposed Farmington Overlook Subdivision immediately to the east.*

### Recommendation

- A. Hold a Public Hearing
- B. Move that the City Council approve the request to amend the East Brentwood Estates Subdivision plat to re-designate Parcel B as a building lot and include it as part of the proposed Farmington Overlook Subdivision---the plat amendment shall only become effective if the Farmington Overlook Subdivision is approved by the City and recorded at the office of the Davis County Recorder.

### Findings for Approval:

1. The plat amendment allows the owners full use of their property in a manner that is not contrary to the General Plan.
2. The lot size is consistent with surrounding properties and meets the minimum requirements for the LR (Large Residential Zone).
3. The amendment does not vacate or amend any public street, right-of-way, or easement.
4. The new lot will be part of the Farmington Overlook Subdivision, if such subdivision is approved by the City and recorded at the office of the Davis County Recorder.

### Background

#### Plat Amendment

In consideration of a plat amendment, per Section 10-9a-609 of the Utah State Code, the City must determine if there is good cause for the amendment and if no public street, right-of-way, or easement has been vacated or amended. If the petition does not include the signatures of all property owners within

the plat (which is not uncommon for such petitions, and is the case with this request), State Law provides a way whereby owners receive notification and are provided an opportunity to protest such actions.

On October 2, 2019, a notice was mailed regarding a petition to amend the East Brentwood Estates Subdivision to all property owners within the subdivision. Farmington City received five written objections to the proposal (attached) therefore a hearing must be held per state law. The protest letters received present a common theme, that Parcel B was represented by Ivory Homes to remain as open space.

#### Parcel B/Building Lot Designation

The East Brentwood Estates Subdivision property consists of approximately 14.9 acres of which the original property owner, the Welling Family, sold approximately 13.6 acres to Ivory Homes, and retained ownership of 1.3 acres. The Welling Family, uncertain of the future, or agents representing the Welling Family, decided to designate the 1.3 acres as "Parcel B" and "Remainder Parcel" until such time as they were ready to develop it. In the meantime, the family also designated portions of this parcel greater than 30% slope as a "no build area". [Note: "A "Building Lot" is a defined term in the City's Zoning Ordinance, and standards for such lots are set forth elsewhere in the code]. The "Parcel" designation also represents a good place holder for the City because a building permit cannot be issued by future staff who maybe unaware of the history of the situation, nor can potential buyer purchase the property unknowingly, without amending the plat to designate the property as a Building Lot".

#### Open Space Requirement for the Overlook Subdivision

The proposed Overlook Subdivision is zoned LR-F. The minimum lot size in the LR zone is 20,000 s.f. Other development options exist whereby property owners may receive approval for lots less than 20,000 s.f. in area, but these alternatives often require that the developer set aside a certain amount of the property as open space, or obtain a waiver from the City Council which requires compensation. All lots in the Overlook Subdivision are larger than 20,000 s.f. including the now Parcel B, which will comprise just one building lot in the Overlook Subdivision; hence, no open space is required for this development.

#### Standards and Conditions for the East Brentwood Estates Subdivision

The Overlook Subdivision, including Parcel B, does not affect the standards and conditions of approved, including but not limited to open spaced required and met for the East Brentwood Estates Subdivision, which is also zoned LR. Regarding the open space related to the 13.6 acres referenced above, Ivory Homes provided a detention basin, trail easement, and obtained a waiver from the City Council.

#### Property Owner Concerns

In another matter very important to property owners within the East Brentwood Estates subdivision (the 13.6 acres). Apparently, according to emails received, Ivory Homes for some reason showed Parcel B, (property that Ivory did not own) as open space on information provided to these property owners.

**Supplemental Information**

1. Vicinity Map
2. Petition and Narrative
3. Protest Letters

**Applicable Ordinances**

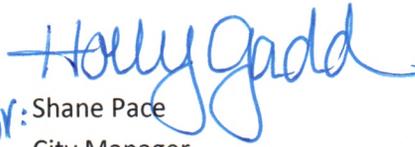
1. Title 12, Chapter 7 – General Requirements for All Subdivisions
2. Title 11, Chapter 11 – Single Family Residential Zones

Respectfully Submitted



Meagan Booth  
Associate City Planner

Concur



For: Shane Pace  
City Manager

# East Brentwood Parcel B





**RUSSELL T. WILSON**  
Land Acquisition & Development  
C 801.691.4843  
O 801.298.8555  
111 SOUTH FRONTAGE ROAD  
CENTERVILLE, UT 84014  
rwilson@symphonyhomes.com

September 25, 2019

Farmington City  
C/O Mr. Dave Petersen  
160 South Main Street  
Farmington, Utah 84025

**RE: Petition For Plat Amendment**

Dear Mr. Petersen,

Please consider this letter as a petition to amend East Brentwood Estates (2<sup>nd</sup> Amendment) A Conservation Subdivision to remove Parcel B from the subdivision and allow us to include it as a residential building lot within our proposed Farmington Overlook subdivision immediately to the east.

The owner of Parcel B originally intended the parcel to be a building lot within East Brentwood Estates, but it was never platted as such. The necessary utility easements were provided for Parcel B, but the utility laterals were never connected. The owner approached Symphony Homes requesting that we add the parcel to our proposed development to the east. By including Parcel B in our proposed Farmington Overlook subdivision, additional right-of-way improvements will be added along the frontage of the new lot on North Compton Road, specifically sidewalk and park strip to improve pedestrian safety within the area.

We appreciate your review of this petition. Please feel free to contact me with any questions or concerns.

Sincerely,

Russell Wilson

# East Brentwood Estates - 2nd Amendment

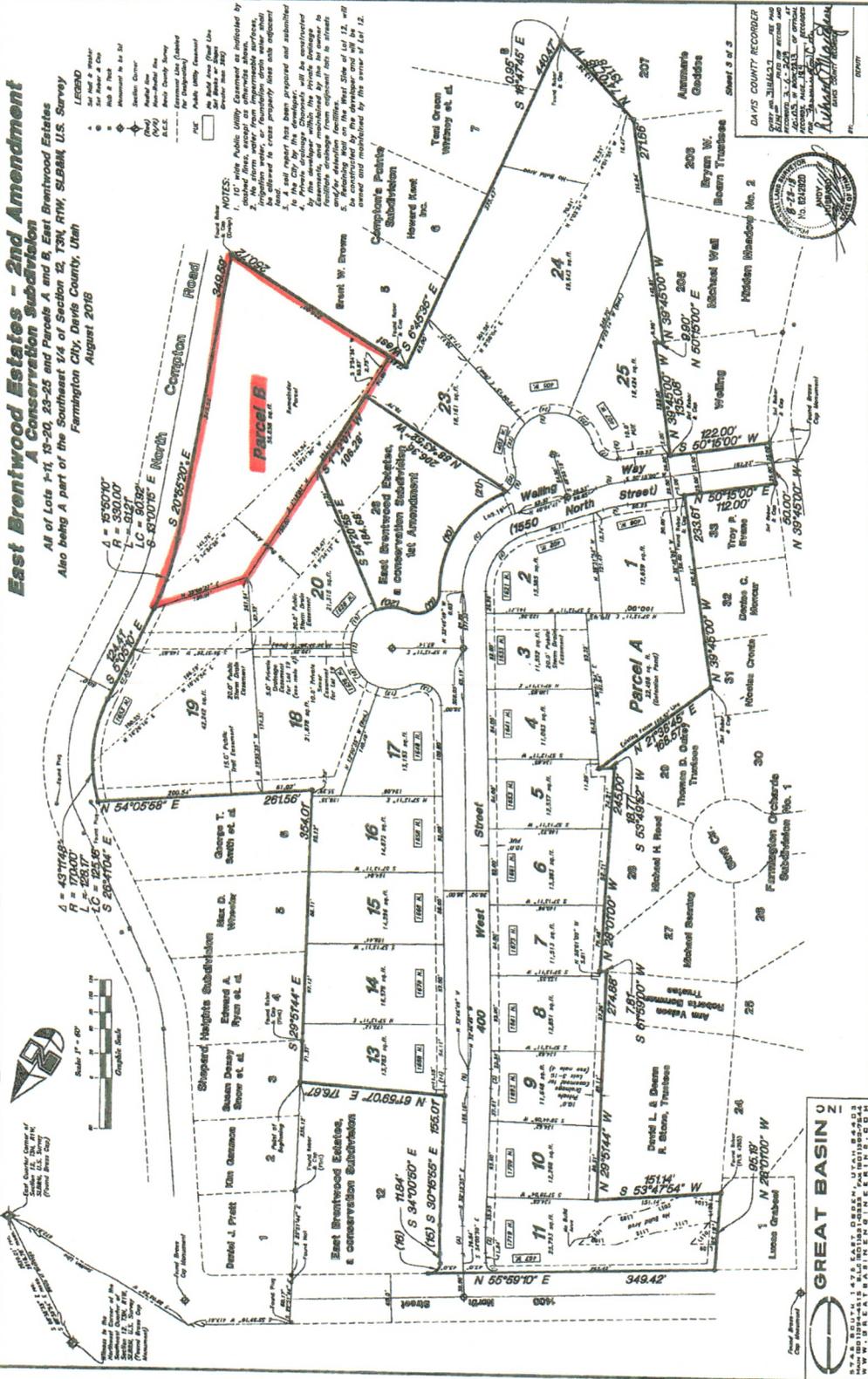
All of Lots 1-11, 19-20, 23-25 and Parcels A and B, East Brentwood Estates  
A Conservation Subdivision  
Farmington City, Davis County, Utah  
August 2016

LEGEND

- Set back 2' minimum
- Set back 5' minimum
- Set back 10' minimum
- Set back 15' minimum
- Set back 20' minimum
- Set back 25' minimum
- Set back 30' minimum
- Set back 35' minimum
- Set back 40' minimum
- Set back 45' minimum
- Set back 50' minimum
- Set back 55' minimum
- Set back 60' minimum
- Set back 65' minimum
- Set back 70' minimum
- Set back 75' minimum
- Set back 80' minimum
- Set back 85' minimum
- Set back 90' minimum
- Set back 95' minimum
- Set back 100' minimum

NOTES:

1. 15' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown, shall be reserved to the public utility company for the installation, maintenance, and repair of overhead power lines, underground power lines, telephone lines, gas lines, sewer lines, storm sewer lines, and other utility lines.
2. A and report has been prepared and submitted to the Farmington City Planning Commission for their review.
3. Private drainage channels will be constructed and maintained by the lot owner.
4. Private drainage channels will be constructed and maintained by the lot owner.
5. Retaining wall on the West Side of Lot 12, will be constructed and maintained by the owner of Lot 12.
6. Retaining wall on the West Side of Lot 12, will be constructed and maintained by the owner of Lot 12.



DAVIS COUNTY RECORDER  
 COUNTY CLERK  
 RECORDS SECTION  
 150 WEST MAIN STREET  
 FARMINGTON, UTAH 84201  
 PHONE: 435-253-1234  
 FAX: 435-253-1235  
 WWW.DAVISCOUNTY.UTAH.GOV



6051-3

**From:** Rob Reynolds <rkrslc@aol.com>  
**To:** mbooth <mbooth@farmington.utah.gov>; hgadd <hgadd@farmington.utah.gov>  
**Subject:** Objection to East Brentwood Plat Change  
**Date:** Wed, Oct 9, 2019 11:15 am

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Dear Ms. Gadd and Ms. Booth,  
Farmington City Recorder and City Planner

We are the property owners of East Brentwood Estate lots 21 and 22, since approved by Farmington City for combination and combined into one lot with the address of 401 Welling Way, Farmington Ut. We paid \$428,000 to Ivory for these two lots, and have since built a home with total cost approaching \$2 million on this premium site. The development of Parcel B is particularly damaging to our property, as the largest lot borders and looks down upon our property.

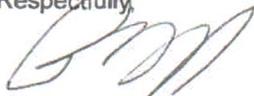
During the summer of 2017 as we considered where to build our retirement home, the key factors were location and privacy. Ivory marketed these lots in Brentwood as premium lots, with additional benefit of having an "extended back yard" with the hillside that would not be developed and is marked as "Open Space" on all printed marketing materials. Ivory's agent Rick Barlow actively represented this extra benefit, enhancing the value of the lots. We have had conversations with many of our new neighbors in Brentwood, and the representations were repeated verbatim.

We purchased and combined these lots, designed our house, landscaping, back yard, and pool based on the representation that this privacy would be protected. The total cost of the landscaping and pool alone exceeds \$350,000.

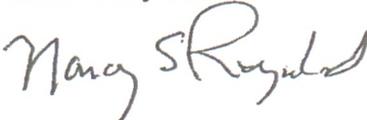
We are very disappointed that Ivory has followed the profit dollars and blatantly disregarded their representations in the proposal. We are also very disappointed that we have to date have not received any notification from Ivory or Farmington City, including the letter from October 2 from Farmington City Re: Notice of Proposed Plat Amendment for the East Brentwood Estates. This letter was forwarded to us by a neighbor.

We ask that Farmington City reject the amendment as proposed, and at the very least exclude the lot that borders our lots and seriously compromises our value.

Respectfully,



Robert K Reynolds



Nancy S Reynolds

October 9, 2019



Meagan Booth <mbooth@farmington.utah.gov>

**Fwd: East Brentwood Plat Amendment Petition**

Holly Gadd <hgadd@farmington.utah.gov>

Thu, Oct 10, 2019 at 8:58 AM

To: Dave Petersen <dpetersen@farmington.utah.gov>, Meagan Booth <mbooth@farmington.utah.gov>

----- Forwarded message -----

From: **Casey Harbertson** <casey@mtnops.com>  
Date: Wed, Oct 9, 2019 at 10:10 AM  
Subject: East Brentwood Plat Amendment Petition  
To: <hgadd@farmington.utah.gov>

ATTN: Holly Gadd  
Farmington City Recorder  
160 South Main Street  
Farmington, UT 84025

Dear City of Farmington,

I am writing to you to petition the plat amendment for the East Brentwood Estates concerning Parcel B (File S-15-19). I am the landowner directly below Parcel B and the reason for my petition is when I purchased my lot from Ivory Homes Parcel B was marketed, sold and represented as "Open Space" and we were assured that at no point in time would we have neighbors in our backyard and would maintain privacy and the beautiful views of Farmington Canyon. We paid a premium to Ivory Homes for this "view lot" and "Privacy lot". My home was designed with our ability to have views of the canyon and enjoy the privacy of our master bedroom. With the proposed changes it jeopardizes both. I have attached the marketing pieces from Ivory Homes that I received during our negotiations. I strongly recommend the City Council upholds this representation.

Best,



**CASEY HARBERTSON**  
PRESIDENT

801.510.5881 | MTNOPS.com

251 S. Mountain Road, Fruit Heights, UT 84037

--  
Holly Gadd, MMC  
Farmington City Recorder/HR  
160 South Main  
Farmington, Utah 84025  
801-939-9205  
801-451-2747 Fax

10/10/2019

Farmington City Mail - Fwd: East Brentwood Plat Amendment Petition

[hgadd@farmington.utah.gov](mailto:hgadd@farmington.utah.gov)



Meagan Booth &lt;mbooth@farmington.utah.gov&gt;

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**Fwd: Attention Holly Gadd**

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**hgadd** <hgadd@farmington.utah.gov>

Sun, Oct 13, 2019 at 9:30 PM

To: David Petersen &lt;dpetersen@farmington.utah.gov&gt;, mbooth@farmington.utah.gov

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: NATHAN JULIE &lt;jsweed11@msn.com&gt;

Date: 10/11/19 4:40 PM (GMT-07:00)

To: hgadd@farmington.utah.gov

Subject: Fwd: Attention Holly Gadd

ATTN: Holly Gadd  
Farmington City Recorder  
160 South Main Street  
Farmington, UT 84025

Dear Farmington City,

I am corresponding to petition the plat amendment for the East Brentwood Estates, concerning Parcel B (File S-15-19). I am the property owner, Nate Van Zweden the lower adjacent lot (1638 North 400 West ) #18 of the Brentwood estates subdivision.

I am petitioning the city to bring attention to the blatant misleading of Ivory Homes, as both the developer, and also selling agent of this subdivision. I paid a lot premium to purchase this "view lot" which was marketed to me as adjoining parcel B as "open space" and "no build zone" as attached below.

I have always valued how thoughtful and thorough Farmington City has been with their residents, especially in the area of community planning. Please help the community hold Ivory to a higher standard than this. We are currently building our forever home on this lot, which now seems like a an underhanded purchase from Ivory. I hope Farmington city will uphold the plat as to what was marketed to the Residents of Brentwood Estates and surrounding. Thank you for your consideration.

Sincerely,

Nate Van Zweden  
801-589-8164



Carly Rowe <crowe@farmington.utah.gov>

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## Fwd: Attention Holly Gadd

1 message

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David Petersen <dpetersen@farmington.utah.gov>  
To: Carly Rowe <crowe@farmington.utah.gov>

Mon, Oct 14, 2019 at 8:22 AM



**Dave Petersen, AICP**  
**Community Development Director**

Office: 801.939.9211 Cell: 801.381.3575

[dpetersen@farmington.utah.gov](mailto:dpetersen@farmington.utah.gov)

----- Forwarded message -----

From: **hgadd** <[hgadd@farmington.utah.gov](mailto:hgadd@farmington.utah.gov)>  
Date: Sun, Oct 13, 2019 at 9:30 PM  
Subject: Fwd: Attention Holly Gadd  
To: David Petersen <[dpetersen@farmington.utah.gov](mailto:dpetersen@farmington.utah.gov)>, <[mbooth@farmington.utah.gov](mailto:mbooth@farmington.utah.gov)>

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: NATHAN JULIE <[jsweed11@msn.com](mailto:jsweed11@msn.com)>  
Date: 10/11/19 4:40 PM (GMT-07:00)  
To: [hgadd@farmington.utah.gov](mailto:hgadd@farmington.utah.gov)  
Subject: Fwd: Attention Holly Gadd

ATTN: Holly Gadd  
Farmington City Recorder  
160 South Main Street  
Farmington, UT 84025

Dear Farmington City,

I am corresponding to petition the plat amendment for the East Brentwood Estates, concerning Parcel B (File S-15-19). I am the property owner, Nate Van Zweden the lower adjacent lot (1638 North 400 West ) #18 of the Brentwood estates subdivision.

I am petitioning the city to bring attention to the blatant misleading of Ivory Homes, as both the developer, and also selling agent of this subdivision. I paid a lot premium to purchase this "view lot" which was marketed to me as adjoining parcel B as "open space" and "no build zone" as attached below.

I have always valued how thoughtful and thorough Farmington City has been with their residents, especially in the area of community planning. Please help the community hold Ivory to a higher standard than this. We are currently building our forever home on this lot, which now seems like a an underhanded purchase from

Ivory. I hope Farmington city will uphold the plat as to what was marketed to the Residents of Brentwood Estates and surrounding. Thank you for your consideration.

Sincerely,

Nate Van Zweden  
801-589-8164

 image1.jpeg

Kenneth Bement  
407 Welling Way  
Farmington, UT 84025  
[kenneth.bement@gmail.com](mailto:kenneth.bement@gmail.com)

8th October 2019

Holly Gadd  
Farmington City Recorder  
160 South Main Street  
Farmington, UT 84025

Dear Ms. Gadd,

I am writing in response to the October 2 letter from the City Planner regarding the notice of proposed plat amendment for the East Brentwood Estates Subdivision (File S-15-19).

I object to the proposal to remove Parcel B and include it with the new subdivision directly to the east. When purchasing my home, Ivory Homes represented to me and my neighbors that Parcel B was to remain as "open space". We relied on that representation in choosing where to build our home and strongly recommend the upholding of that representation.

Sincerely,

A handwritten signature in black ink that reads "Kenneth Bement". The signature is written in a cursive style with a large initial 'K' and a distinct 'B'.

CITY COUNCIL AGENDA

For Council Meeting:  
October 29, 2019

**S U B J E C T: Moderate Income Housing Plan**

**ACTION TO BE CONSIDERED:**

Approve the enclosed ordinance to amend the General Plan adopting the Moderate Income Housing Plan (MIH) as an element of its General Plan, subject to all applicable Farmington City ordinances and findings for approval 1-8.

**GENERAL INFORMATION:**

See enclosed staff report prepared by Meagan Booth, City Planner.

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



## City Council Staff Report

To: Honorable Mayor and City Council

From: David Petersen, Community Development Director  
Meagan Booth, Associate City Planner

Date: October 29, 2019

Subject: **MODERATE INCOME HOUSING PLAN 2019**

*Request: To amend the Farmington City General Plan, to adopt the 2019 Moderate Income Housing Plan (MIH) based on requirements from SB 34.*

### **Recommendation**

Move that the City Council approve the enclosed ordinance to amend the General Plan adopting the Moderate Income Housing Plan (MIH) as an element of its General Plan, subject to all applicable Farmington City ordinances.

### **Findings for Approval:**

1. Utah Code section 10-9a-401 requires each municipality to prepare and adopt a general plan; and Utah Code section 10-9a-401(3) requires the general plan to address moderate income housing growth; and, the Farmington City Council, by ordinance adopted a Housing Plan, which is an element of its General Plan on December 6, 2011.
2. The Utah Legislature in its 2019 general session enacted S.B. 34 – Affordable Housing Modifications; and S.B. 34 mandates that cities of the first, second, third, or fourth class shall amend their general plans on or before December 1, 2019 to include an estimate of the need for moderate income housing for the next five years
3. The Moderate Income Housing Plan includes a recommendation to implement at least three or more strategies from a list provided within the legislation and objectives thereto.
4. The proposed Moderate Income Housing Plan (the “MIH Plan”) will comply with SB34.
5. They City has held all appropriate public meetings in accordance with Utah law regarding the proposed amendment to the general plan.
6. The proposed Moderate Income Housing Plan will help guide the City in the future towards considerations for Moderate Income Housing options.

7. By adopting the Moderate Income Housing Plan, as part of the General Plan, the City is setting a standard, being proactive, and making a commitment to Moderate Income Housing, which is growing in demand and sought out at ever-increasing levels.
8. Staff has completed a review of the City's current Moderate-Income Housing Element and made an analysis according to State standards.

**Background Information**

See attached document.

**Supplemental Information**

1. Farmington Moderate Income Housing Plan

Respectfully Submitted



Meagan Booth  
Associate City Planner

Concur



For: Shane Pace  
City Manager

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FARMINGTON CITY  
Moderate-Income Housing Plan  
November, 2019

DRAFT



**FARMINGTON, UTAH**  
**ORDINANCE NO. 2019 -**

**AN ORDINANCE ADOPTING A MODERATE INCOME  
HOUSING PLAN AS AN ELEMENT OF THE FARMINGTON  
CITY COMPREHENSIVE GENERAL PLAN.**

**WHEREAS**, Farmington City is a political subdivision of the State of Utah; and

**WHEREAS**, Utah Code section 10-9a-401 requires each municipality to prepare and adopt a general plan; and

**WHEREAS**, Utah Code section 10-9a-401(3) requires the general plan to address moderate income housing growth; and

**WHEREAS**, the Farmington City Council, by ordinance adopted a Housing Plan, which is an element of its General Plan on December 6, 2011.

**WHEREAS**, the Utah Legislature in its 2019 general session enacted S.B. 34 – Affordable Housing Modifications; and

**WHEREAS**, S.B. 34 mandates that cities of the first, second, third, or fourth class shall amend their general plans on or before December 1, 2019 to include an estimate of the need for moderate income housing for the next five years and a recommendation to implement at least three or more strategies from a list provided within the legislation; and

**WHEREAS**, the City Council has reviewed the proposed Moderate Income Housing Plan (the“MIH Plan”) recommended by the Planning Commission which will comply with SB34, and has held all appropriate public meetings in accordance with Utah law regarding the proposed amendment to the general plan, and

**WHEREAS**, the City Council desires to adopt the proposed MIH Plan as an element of the Farmington City Comprehensive General Plan;

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

**Section 1.** Amendment. The Farmington City Comprehensive General Plan, is hereby amended by adding the “Moderate Income Housing Plan”, which is attached hereto as Exhibit "A" and by this reference made a part hereof.

**Section 2.** Severability. If any section, subsection, clause, sentence or portion of this Ordinance is declared, for any reason, to be unconstitutional, invalid, void or unlawful, such

decision shall not affect the validity of the remaining portions of the Ordinance and such remaining portions shall remain in full force and effect.

**Section 3.** Omission not Waiver. The omission to specify or enumerate in this Chapter those provisions of general law applicable to all cities shall not be construed as a waiver of the benefits of any such provisions.

**Section 4.** Effective Date. This Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

**PASSED AND ADOPTED** by the City Council of Farmington City, State of Utah, on this 29<sup>th</sup> day of October, 2019.

FARMINGTON CITY

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James H. Talbot, Mayor

ATTEST

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Holly Gadd, City Recorder

# Farmington City Moderate Income Housing Plan

November 2019

## **Purpose:**

As defined by the State of Utah, Housing is affordable when households of various incomes, spend no more than 30% of their gross monthly income on housing expenses. In this plan, housing needs for Moderate-Income Households (MIH) within the following Area Median Income (AMI) brackets: 1) Low-income [50-80% AMI], 2) Very low-income [30-50% AMI], and 3) Extremely low-income [<30% AMI].

SB34, adopted by the 2019 Utah Legislature, directed each municipality with a population greater than 5,000, to amend its General Plan to include updated 5-year estimates of moderate-income housing needs, and base its moderate income housing element and its implementation on three or more strategic affordable housing development policies chosen from a menu of options provided by the legislation.

This Farmington City Moderate Income Housing Plan is adopted in compliance with this mandate, and replaces (where applicable) the 2012 Farmington City Housing Plan.

## **5-Year Estimates of Moderate Income Housing Needs:**

Demographic estimates and estimates of moderate-income housing needs are provided by the U.S Census Bureau and Department of Workforce Services, Division of Housing and Community Development, pursuant to Utah Code 10-9a-408(2)(a), and are included in this plan in the Appendix. The data and their sources are as follows:

U.S Census Bureau, American Community Survey:

- Population by tenure
- Supply of Housing Units by Structure Type
- Housing Occupancy
- Housing Vacancy
- Average household size
- Monthly Housing costs
- Median Household Income
- Davis County Area Median Household Income (AMI)

Utah Department of Workforce Services, Division of Housing and Community Development and U.S Census Bureau, American Community Survey:

- Population not living in Occupied Housing
- Annual Vacancy Rates
- Average Cost Burden Ratio
- Approximate Housing Cost Burden at HUD's
  - 80%
  - 50%
  - 30%
- Housing Gap for the Current Biennium including difference between 2017 to 2024

## **Strategic Affordable Housing Development Policies**

Consistent with the language and intent of SB34, Farmington City has analyzed its land use code and provides the following as strategic moderate-income housing development policies considered for continuation for adoption in order to encourage the private sector to respond to market demand for affordable housing.

Utah Code 10-9a-403 (2) (b) (iii) mandates that the General Plan include a recommendation for implementation of three or more strategies from a menu of strategies provided in the code.

Farmington City adopts the following strategies, some of which are already incorporated into the City's General Plan and land use code:

**1. Rezone for densities necessary to assure the production of MIH**

Farmington City has land zoned R-2, R-4 and R-8 all of which are Multiple Family Residential Zones. High density residential - condominium and apartment style units are permitted in the GMU (General Mixed Use) and TMU (Transit Mixed Use) zone. Medium density residential - single-family small lots and attached units or townhomes/condominiums limited to duplexes, triplexes, fourplexes, fiveplexes, or sixplexes are permitted in the RMU, GMU and TMU Zone subject to certain provisions. Multiple family residential is also allowed in the CMU (Commercial Mixed Use), NMU (Neighborhood Mixed Use) and BR (Business Residential) zones. These zoning designations provide ample density for affordable housing units to be built. Planned Unit Development (PUD) overlays also allow, if approved, greater densities (or multiple family units) greater than the underlying zone.

**2. Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH**

Farmington City continuously invests in its infrastructure including streets, water, storm drainage, electrical and telecommunications. The city will consider infrastructure improvements and city involvement to assist Moderate Income Housing Projects including on site improvements through engineering, public works and finance.

**3. Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.**

The Community Development department after approval from the City Council shall revise and amend the Accessory Dwelling Ordinance, creating a single ordinance for Accessory Dwelling Units and Secondary Dwelling Units thereto.

**4. Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers.**

Farmington City's commercial and mixed use zone allows for higher density or moderate income residential development and much of its commercial and employment centers are already zoned for such uses, but the city will continue to consider rezone applications that bring diversity to the mixed-use areas in Farmington City including projects that are coordinated with the General Plan.

**5. Encourage higher density or moderate-income residential development near major transit investment corridors.**

Farmington's General Plan, Zoning Map and Transportation Plan encourage development around major transit corridors.

**6. Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities**

Farmington City's land use regulations support reductions in parking when parking demand is less than otherwise required, and its codes allow for shared parking. Moreover, development within certain distances of a fixed transit stop may incorporate parking reductions as part of their projects, and all developments within mixed-use zones may count on street parking to meet off street requirements.

**7. Preserve existing MIH**

The City shall encourage reinvestment in Farmington's older neighborhoods.

**8. Utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency**

Consider affordable housing as public land is developed. Track Tax Increment Funds for projects with a moderate-income housing element, including private and public investment thereto.

## **Appendix:**

1. Demographics
2. Davis County Housing Authority Statement
3. Fair Housing
4. Housing Data Tables

## **1. Demographics**

Demographic characteristics greatly influence housing demands within a city. Population growth, age, income, and other characteristics determine desired housing and how many units available. This section evaluates these factors in Farmington in order to inform the analysis of the demand for units and the type of those housing units.

Farmington has seen rapid growth from the 2000 census that showed a population count of 12,162 to 18,275 in 2010. Census estimates from 2017 put the City's population over 24,000 residents. Davis County, at about 364,000, appears to be approaching buildout. Per Wasatch Front Regional Council, "According to Davis County studies, the buildout population is forecast at more than 400,000. Davis County has the smallest land area of any county in the state and will be the first in the state to have to deal with countywide buildout." Due to this geographic factor, WRFC estimates Farmington City's 2040 Population to be 30,409." Since then WRFC has modified that number to 31,279.

WRFC data indicates the following population projections:

### **City Area: Farmington**

2020 Population: 23,649

2025 Population: 25,137

2030 Population: 26,821

2035 Population: 29,102

2040 Population: 31,279

2045 Population: 33,252

2050 Population: 34,794

### **Race and Ethnicity**

According to the 2010 US Census, 5% of the population of Farmington reported a race other than "white". Based on the 2017 ACS, 8.8 % of the City's' population were non-white residents indicating a low level of change in diversity.

<b>Race</b>	<b>Percentage</b>
White Alone	91.4%
Black or African American	1.0%
American Indian and Alaskan Native	0.5%
Asian	1.3%
Native Hawaiian and Other Pacific Islander	0.0%
Two or More Races	2.1%
Persons of Hispanic Origin	3.9%

## **Age and Household Size**

Farmington has a median age of 30 years' old, which is similar to Davis County and adjacent Salt Lake County. The average age of fatherhood has increased in the past 44 years, according to a Stanford University report, up to 30.9 years from 27.4 years old. The average age of first-time mothers is 26, up from 21 in 1972. The researchers used data from the National Vital Statistics System, which is part of the Centers for Disease Control and Prevention. Per the US Census, the average household size is 3.43 and approximately 51.8% have children at home.

## **Special Needs Population**

It is important for Farmington City to address affordable housing for those with special needs. People with special needs may include vulnerable populations such as senior citizens, the homeless, or those otherwise in need of specialized or supportive housing.

## **Homeless**

On January 24, 2018, each of Utah's Continua of Care carried out the HUD-mandated Point-in Time Count (PIT). The PIT is a massive effort to count everyone who meets the HUD definition of literal homelessness in a community on a specific night. As a result, the PIT captures people who spent the night in an emergency shelter, transitional housing, or in a place not meant for human habitation. While many factors, from the weather to the way the count is organized and performed, influence the results of any given PIT count, the PIT is a useful tool.

Per the State of Utah Annual Report on Homelessness 2018 Point in Time Summary, 68 individuals were homeless in Davis County in which less than 10 individuals were unsheltered. The 2018 Housing Inventory shows that Davis County holds 166 beds, 54 Rapid Re-Housing, 44 Permanent Supportive Housing, 36 Transitional Housing and 32 at an Emergency Shelter. These providers include Davis Community Housing Authority, Open Doors and Safe Harbor. Overall, current programs can address Farmington homelessness.

## **Veterans**

According to the 2013-2017 American Community Survey, approximately 4% of Farmington's population is a veteran or 920 people. 85% of veterans were male and 15% female. 53% of Farmington's veteran population, or 484 veterans were age 65 and older. The unemployment rate for working age veterans is 2.7% therefore, of 436 working age veterans approximately 11 are unemployed. As of Mar 16, 2019, the average annual pay for a Veteran in Utah is \$45,688 a year, or \$3,807 monthly.

## **Seniors/Elderly**

In 2010, there were 1,309 people 65 and over living in Farmington City, which constituted 7.1% of the total population. Per the 2017 ACS, the percentage has risen slightly to 8.6%. Many of the elderly that own their

homes are living on fixed incomes, their housing affordability is often affected by property values, maintenance, and utility costs. For seniors who do not own their homes, obtaining affordable housing can be even more difficult. Many elderly citizens can no longer remain in their own homes for a variety of reasons. As these citizens move out of their homes, demand for senior rental housing opportunities will increase. Several projects in Farmington City address this issue including Rose Cove Apartments, Park Lane Village Apartments, Legacy House of Park Lane and the Brookside Senior Living Facility. These types of housing are critical. Further, there should be available housing options available for seniors to remain in Farmington City near family and friends. This in turn increases senior's quality of life.

## **Disabled**

People with disabilities comprise about 6.4% of Farmington City's total population or 1,410 individuals. An estimated 26% of the persons 65 and older reported a disability in Farmington. Based on 2019 Census estimates, 19% of Americans reported some form a disability. Being part of a community and living as independently as possible are among the most important values and goals shared by people with disabilities, their families, and advocates. A home of one's own – either rented or owned – is the cornerstone of independence for people with disabilities. However, across the U.S. people with disabilities, including people with intellectual and developmental disabilities (I/DD), face a severe housing crisis. Issues include affordability, accessibility, aging caregivers, housing discrimination and availability.

The 2013-2017 ACS estimate the median income of \$38,750 per year for an individual with a disability in Farmington, which is only 51% of Davis County's Median Household Income and only 40% of Farmington's median household income. At this rate, people with disabilities earned a gross income of \$3,229 per month or 18.63 an hour. The median gross rent in the city is \$1,048 per month, according the 2017 ACS estimates. This means a single income householder with a disability would be slightly cost burdened because they would have to pay 2% more than the 30% standard set by the U.S Department of Housing and Urban Development. Housing affordability is a concern for people with disabilities as other costs can be higher including healthcare and other services to meet their needs.

More concerning, is the current rental vacancy available from ACS which indicates the rental vacancy rate in Farmington at 0% vacancy down from 2% last year. Therefore, although housing affordability is a concern, availability is a larger concern for Farmington City. There is a significant portion of seniors and people with disabilities with a need for housing specifically designated for this segment of the population. As the city grows, the need for specialized housing will likely follow and the city should assure that there are minimal regulatory barriers to constructing this type of housing in order to meet this need.

## **Income**

Farmington has a very high median income of \$97,168 compared to Davis County's median income of \$75,961. According to the Utah State Tax Commission, approximately 59% of households in Farmington reported an income over \$100,000 a year. 27% or 1,734 households reported incomes between 30,000 to 75,000 and 15% or 933 households reported making under 30,000 a year.

## **Housing Affordability (Housing Needs Analysis)**

The affordability of the housing stock is determined based upon the Area Median Income AMI and the amount that a household at each income level can afford. According to the current State and Federal definitions, housing is affordable when a household spends no more than 30% of their annual income on housing expenses, including mortgage or rent and utilities. Those that spend more than 30% of the monthly income on housing expenses are considered “cost-burdened” and are referred to as such throughout the document. The tables attached in the appendix summarize the costs for various income levels in Farmington City.

## **Housing Demand**

In 2017, Farmington had an estimated total population of 24,066 residents according to the U.S Census Bureau. American Community Survey estimates a net increase of 5,791 residents between 2010 and 2017. Growth rate projections based on 2010 to 2017 ACS data, the city’s population is estimated to be 27,485 residents by 2020. This growth in population would amount to an additional 379 households by 2020, based on the city’s current household size (3.43). Farmington added 1,241 housing units between 2013 and 2018 based on data from Kem G Gardner Institute. Based on those estimates, the city’s housing supply grew 19.3% or approximately 4.3% per year adding an average of approximately 248 units a year to the city. This was confirmed by data from our IWORQS, our internal building permit software estimated higher about 349 units a year. According to the annual growth rate projection of 272 units a year, Farmington is currently building at the rate of projected growth.

## **Build Out Projections**

Farmington has 10 square miles of land within city limits. Farmington is also sandwiched between the Wasatch Mountains to the east and the Great Salt Lake to the west. This leaves much of our land in the foothills or wetlands, including the addition of the West Davis Corridor. Therefore, there are certainly some geographical limitations to our growth. Many years into the future, development will be redevelopment of infill properties and furthering subdivisions into smaller properties. As we reach buildout, the state of maximum development as permitted by a plan or regulations.

## **Housing Supply/Housing Stock**

According to the 2017 ACS Survey, Farmington is growing at approximately 272 housing units a year with a housing stock of approximately 6,689 housing units with a 96 percent occupancy rate. According to observations that are more recent there is little or no vacancy currently in Farmington. Interesting, however is the diverse housing rentals. Of the 1,259 renter, occupied structures only 30% are single-family homes leading staff to believe there is an interest in diverse housing types in the city. The real estate industry refers to single-family homes that sit on their own lot without sharing any walls with another home or building as detached

residences. Attached housing, on the other hand, shared walls on both sides with another home. The city may also increase the rental opportunities by diversifying housing types.

## **Location Affordability**

Transportation Costs are the second largest budget item and the location of a house has a direct impact on these costs. For example, living close to work and other common destinations can significantly lower the amount of mileage a household drives and reduces the need for additional vehicles.

The Location Affordability Index developed by HUD and the Department of Transportation estimates the housing and transportation costs for communities across the US. Housing and transportation costs consume about half of the average household budget, but it can be difficult for people to factor transportation costs into decisions regarding where to live and work. According to this measure, the average household in Davis County spends about 24 percent of its median income a year on transportation, which is \$23,320, a year or \$1,943 a month. For a family with two vehicles, this would mean each vehicle is costing about \$971 a month.

## **2. Davis County Housing Authority Statement**

*“For over three years, Davis Community Housing Authority (DCHA) has actively searched for land in Farmington on which to build affordable housing, due to an extreme shortage of affordable housing in Farmington and other municipalities in Davis County. They are only aware of one housing program that meets the definition of "affordable" within the HUD Fair Market Rents for Davis County - DCHA's Credit to Own housing (5 townhomes) at Farmington Crossing. To our knowledge, Rose Cove Apartments, located at 847 Shepard Lane, is the only designated housing for elderly and/or disabled persons, however, that property is becoming increasingly unaffordable due to continual rent increases by the owner. It seems as though the housing developments in Farmington are either high-end subdivisions and/or apartment complexes. None of which usually satisfy the affordable housing requirements of a Consolidated Plan. DCHA is interested in working with Farmington City to locate and develop housing that meets the HUD Fair Market Rents and targets affordable housing for special groups.*

*Davis Community Housing Authority allocated 1036 vouchers by the Department of Housing and Urban Development (HUD). We are required to operate on an Annual Contributions Contract budgeted for the amount of money HUD will allow us to spent in a one-year period. Due to rising rental costs and our allocated budget, we are only able to assist 900 - 920 families.*

- Sixty (60) of our total eight hundred ninety (890) current voucher holders reside in Farmington:*
- Two (2) households reside in DCHA's owned units at Farmington Crossing townhomes,*
- Two (2) households reside in older homes being rented privately and,*
- Fifty-Six (56) households reside at Rose Cove Apartments. Rose Cove is raising rents at an alarming rate. There have been an increase of clients residing at Rose Cove requesting to move to another area.”*

### **3. Fair Housing**

In accordance with state and federal laws, Farmington City exercises the authority to plan, zone, and regulate land-use in promoting the community's health, safety, and welfare. The moderate-income housing element of this plan acknowledges and upholds the Utah Fair Housing Act by promoting the equal protection and equitable treatment of all people who lawfully seek to rent, lease, purchase, or develop real property within its jurisdiction. Its housing policies and plans strictly prohibit discrimination on the basis of color, disability, ethnicity, familial status, gender identity, national origin, race, religion, sex, sexual orientation, source of income, or any other suspect classification. It is the policy of [City/County] to report housing discrimination to the Utah Antidiscrimination Labor Division immediately. It is the goal of Farmington City is to prevent, eliminate, and/or mitigate any unfair housing practices that may result from its plans, policies, regulations, and ordinances. It is also the goal Farmington City to affirmatively further fair and affordable housing by reviewing the housing needs of its moderate-income households and its vulnerable populations biennially, and by proactively planning to meet their needs.

**Section 1: Population by tenure in Farmington city**

<b>Table B01003 Table B25008</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total Population: (ACS Table B01003)	16,276	22,616	808	28,415	5,799
Total Population in occupied housing units (ACS Table B25008)	15,919	22,037	813	28,044	6,007
Total Population in owner- occupied housing (ACS Table B25008)	13,884	18,712	706	24,255	5,543
Total Population in renter- occupied housing (ACS Table B25008)	2,035	3,325	106	3,789	464

Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.

Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

**Section 2: Supply of housing units by structure type in Farmington city**

**Table B25001  
Table B25032**

	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
<b>TOTAL HOUSING UNITS</b> (ACS Table B25001)	4,456	6,689	272	8,660	1,971
Total occupied units (ACS Table B25032)	4,345	6,433	250	8,294	1,861
Owner-occupied structures (ACS Table B25032)	3,691	5,174	194	6,722	1,548
1 unit, detached	3,515	4,678	138	5,619	941
1 unit, attached	171	395	39	854	459
2 units	0	39	9	125	86
3 or 4 units	5	26	2	31	5
5 to 9 units	0	36	5	70	34
10 to 19 units	0	0	1	22	22
20 to 49 units	0	0	0	0	0
50 or more units	0	0	0	0	0
Mobile homes	0	0	0	0	0
Boat, RV, van, etc.	0	0	0	0	0
Renter-occupied structures (ACS Table B25032)	654	1,259	57	1,573	314
1 unit, detached	265	380	10	440	60
1 unit, attached	36	85	3	105	20
2 units	18	116	9	195	79
3 or 4 units	169	134	-9	88	-46
5 to 9 units	63	101	7	149	48
10 to 19 units	24	21	0	10	-11
20 to 49 units	18	131	14	231	100
50 or more units	61	291	23	354	63
Mobile homes	0	0	0	0	0
Boat, RV, van, etc.	0	0	0	0	0

Source 1: U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.

Source 2: U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.

**Section 3: Housing occupancy in Farmington city**

<b>Table B25003 Table B25081</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total households in occupied housing units (ACS Table B25003)	4,345	6,433	250	8,294	1,861
Total households in owner- occupied housing (ACS Table B25003)	3,691	5,174	194	6,722	1,548
With a Mortgage (ACS Table B25081)	3,060	3,913	116	4,985	1,072
Without a Mortgage (ACS Table B25081)	631	1,261	78	1,736	475
Total households in renter- occupied housing (ACS Table B25003)	654	1,259	57	1,573	314

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Source 2: U.S. Census Bureau. Table B25081: Mortgage status. American Community Survey.

**Section 4: Housing vacancy in Farmington city**

<b>Table B25004</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total vacant units (ACS Table B25004)	111	256	21	365	109
For rent (ACS Table B25004)	37	0	-2	-23	-23
Rented, not occupied (ACS Table B25004)	0	0	0	0	0
For sale only (ACS Table B25004)	49	28	-4	1	-27
Sold, not occupied (ACS Table B25004)	0	24	3	37	13
For seasonal, recreational, or occasional use (ACS Table B25004)	0	64	9	116	52
For migrant workers (ACS Table B25004)	0	0	0	0	0
Other vacant (ACS Table B25004)	25	140	16	233	93

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

**Section 5: Average household size in Farmington city**

<b>Table B25010</b>	2009 American Community Survey	2017 American Community Survey	2024 Projection
Average Household Size (ACS Table B25010)	3.66	3.43	3.38
Average Owner Household Size (ACS Table B25010)	3.76	3.62	3.61
Average Renter Household Size (ACS Table B25010)	3.11	2.64	2.41

Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey.

**Section 6: Monthly housing costs in Farmington city**

<b>Table B25088</b> <b>Table B25064</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total owner-occupied housing unit costs (ACS Table B25088)	\$1,645	\$1,602	-\$16	\$1,437	\$ (165)
Units with a mortgage (ACS Table B25088)	\$1,812	\$1,854	-\$7	\$1,713	\$ (141)
Units without a mortgage (ACS Table B25088)	\$385	\$507	\$16	\$641	\$ 134
Median gross rent (ACS Table B25064)	\$783	\$1,048	\$33	\$1,242	\$ 194

Source 1: U.S. Census Bureau. Table B25088: Median selected monthly owner costs (Dollars) by mortgage status. American Community Survey.

Source 2: U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.

**Section 7: Median household income in Farmington city**

<b>Table B25119</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Median household income (ACS Table B25119)	\$78,798	\$97,168	\$2,462	\$113,523	\$ 16,355
Owner-occupied income (ACS Table B25119)	\$88,480	\$105,685	\$2,054	\$117,063	\$ 11,378
Renter-occupied income (ACS Table B25119)	\$46,477	\$45,727	\$493	\$51,212	\$ 5,485

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey.

**Section 8: Davis County Area Median Income (AMI)\***

<b>Table B19019 Table B19119</b>	<b>2009 American Community Survey</b>	<b>2017 American Community Survey</b>	<b>Annual Growth Rate (Slope)</b>	<b>2024 Projection</b>	<b>Difference between 2017 and 2024</b>
Median HOUSEHOLD income(ACS Table B19019)	\$0	\$75,961	\$5,437	\$122,602	\$ 46,641
1-person household	\$34,078	\$36,438	\$206	\$36,934	\$ 496
2-person household	\$66,386	\$73,397	\$661	\$75,729	\$ 2,332
3-person household	\$70,328	\$82,974	\$1,616	\$94,657	\$ 11,683
4-person household	\$72,166	\$85,642	\$1,377	\$92,002	\$ 6,360
5-person household	\$80,283	\$92,481	\$1,337	\$99,838	\$ 7,357
6-person household	\$84,414	\$95,779	\$1,346	\$104,404	\$ 8,625
≥ 7-person household	\$97,380	\$97,103	-\$245	\$93,143	\$ (3,960)
Median FAMILY income (ACS Table B19119)	\$72,272	\$83,850	\$1,208	\$90,475	\$ 6,625
2-person family	\$63,833	\$74,157	\$912	\$78,382	\$ 4,225
3-person family	\$67,456	\$81,473	\$1,744	\$94,585	\$ 13,112
4-person family	\$76,227	\$85,332	\$1,096	\$88,859	\$ 3,527
5-person family	\$79,255	\$91,280	\$1,270	\$98,872	\$ 7,592
6-person family	\$84,221	\$96,175	\$1,324	\$104,125	\$ 7,950
≥ 7-person family	\$95,482	\$96,614	-\$300	\$92,404	\$ (4,210)

Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American Community Survey.

Source 2: U.S. Census Bureau. Table B19119: Median family income in the past 12 months by family size. American Community Survey.

\*NOTE: AMI is calculated at the COUNTY level.

The estimates below are provided for informational purposes only.  
**You are not required to report the data below this line.**

**Population Not Living in Occupied Housing as Defined by the U.S. Census Bureau**

<b>Table B01003 Table B25008</b>	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection
Population living in group housing, homeless, or other living arrangements	357	22,616	1,464	18,980

**Annual Vacancy Rates**

<b>Table B25003 Table B25004</b>	2009 American Community Survey	2017 American Community Survey	2024 Projection
Total Vacancy Rate	2.4%	3.7%	4.0%
Homeowner Vacancy Rate	1.3%	0.5%	0.0%
Rental Vacancy Rate	5.4%	0.0%	-1.5%

**NOTE:** The cost burden ratios presented below are estimates of the **TYPICAL** household in the municipality. The severity of a household's cost burden increases as its income declines.

**Average Housing Cost Burden Ratio**

<b>Table B25064</b> <b>Table B25088</b> <b>Table B25119</b>	2009 American Community Survey	2017 American Community Survey	2024 Projection
Ratio of the municipality's median rent to the median <b>RENTER</b> household income in the municipality	20.2%	27.5%	29.1%
Ratio of the municipality's median mortgage costs to median <b>OWNER</b> household income in the municipality	24.6%	21.1%	17.6%

Ratios greater than 30% indicate that the average renter/owner household in the municipality is burdened by housing costs. Ratios greater than 50% indicate that the average renter/owner household in the municipality is severely burdened by housing costs

**Approximate Housing Cost Burden Ratio at HUD's 80%, 50%, and 30% Income Limits based on a 4-Person Family Household**

<b>Table B25088 Table B19019</b>	2009 American Community Survey	2017 American Community Survey	2024 Projection
Ratio of median rent in the municipality to <b>100%</b> of the median income of a family of 4 in the county	12.3%	14.7%	16.8%
Ratio of median rent in the municipality to <b>80%</b> of the median income of a family of 4 in the county	15.4%	18.4%	21.0%
Ratio of median rent in the municipality to <b>50%</b> of the median income of a family of 4 in the county	24.7%	29.5%	33.5%
Ratio of median rent in the municipality to <b>30%</b> of the median income of a family of 4 in the county	41.1%	49.1%	55.9%

Ratios greater than 30% indicate that the average 4-person family household in the county would be burdened by the typical housing costs in the municipality. Ratios greater than 50% indicate that the average 4-person family household in the county would be severely burdened by the typical housing costs in the municipality.

**UCA 10-9a-408(2)(c)(i)**

Calculate the municipality's housing gap for the current biennium by entering the number of moderate-income renter households, affordable and available rental units from TABLE 1 below:

<b>2018 Shortage</b>	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	605	910	570	305	-35
≤ 50% HAMFI	190	365	110	175	-80
≤ 30% HAMFI	130	115	25	-15	-105

Calculate the municipality's housing gap for the previous biennium by entering the number of moderate-income renter households, affordable and available rental units from TABLE 2 below:

<b>2016 Shortage</b>	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	545	845	480	300	-65
≤ 50% HAMFI	210	465	80	255	-130
≤ 30% HAMFI	145	120	25	-25	-120

Subtract Table 2 from Table 1 to estimate progress in providing moderate-income housing

<b>PROGRESS</b>	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	60	65	90	5	30
≤ 50% HAMFI	-20	-100	30	-80	50
≤ 30% HAMFI	-15	-5	0	10	15

**UCA 10-9a-408(2)(c)(ii)**

<sup>1</sup>

Report the number of all housing units in the municipality that are currently subsidized by each level of government below:

Municipal Government:	0	Subsidized by municipal housing programs
State Government:	0	Subsidized by Utah's OWHLF multi-family program
Federal Government:	129	Subsidized by the federal Low-Income Housing Tax Credit (LIHTC) program

**UCA 10-9a-408(2)(c)(iii)**

<sup>2</sup>

Report the number of all housing units in the municipality that are currently deed-restricted for moderate-income households in the box below:

129

Davis County	Farmington city	Rose Cove Senior Housing	124
Davis County	Farmington city	CROWN at Spring Creek	5

Summary of SB 34 Affordable Housing Modifications (4th Substitute)

Sen. Jake Anderegg / Rep. Val Potter

**Summary:** SB34 encourages local communities to plan for housing for residents of all income levels, and coordinate that housing with transportation. Communities are required to develop a moderate income housing (MIH) plan as part of their general plan. Communities that are required to annually report on their MIH plan implementation must satisfy these requirements to remain eligible for state transportation investments.

**Revisions to required elements of municipal and county general plans:**

Land Use element must now consider location of land for housing for residents of various income levels in addition to the other categories of public and private uses of land (line 481 for municipalities; 1172 for counties).

Transportation and Traffic Circulation element:

- “Provide the general location and extent” of active transportation facilities in addition to freeways, arterial and collector streets, public transit, and other modes of transportation (491; 1182).
- Plan residential and commercial development around “major transit investment corridors” to improve connections between housing, employment, education, recreation, and commerce (494; 1185).
  - Defines “major transit investment corridor” as public transit service that uses or occupies: (a) public transit rail right-of-way; (b) dedicated road right-of-way for the use of public transit, such as bus rapid transit; or (c) fixed-route bus corridors subject to an interlocal agreement or contract between a municipality or county and (i) a public transit district as defined in Section 17B-2a-802, or (ii) an eligible political subdivision as defined in Section 59-12-2219 (246; 858).
  - Municipalities without a major transit investment corridor must plan for residential and commercial development in areas that maintain and improve these connections (498).
- Correlate the transportation plan with population and employment projections, and the proposed land use element (502, 1188).
- Consider the regional transportation plan developed by the region’s metropolitan planning organization (MPO); if outside an MPO, consider the long-range transportation plan developed by UDOT (575; 1258).

Moderate Income Housing (MIH) element:

- **Municipalities/counties covered:** Utah Code has long required municipalities and counties to plan for moderate income housing growth. SB34 requires, by December 1, 2019, the following municipalities and counties to update and adopt the moderate income housing element of their general plan (444; 1074), and annually report on implementation (614; 1296):
  - all municipalities of the 1st, 2nd, 3rd, and 4th class;
  - cities of the 5th class with a population of 5,000 or more that are located in counties of the 1st, 2nd, and 3rd class;
  - metro townships with a population of 5,000 or more; and
  - all counties must plan and adopt a MIH element including strategies from the ‘menu’ (see below) but only counties of the 1st, 2nd, and 3rd class with an unincorporated population of 5,000 or more must annually report on implementation.
- Facilitate a reasonable opportunity for a variety of housing including MIH and shall now 1) meet the needs of people of various income levels living, working, or desiring to live or work in the community (509; 1198); 2) “allow people with various incomes to benefit from and participate in all aspects of neighborhood and

March 22, 2019

community life” (511; 1200); 3) towns may and cities shall analyze how they will provide a realistic opportunity for the development of MIH within 5 years for cities (513) and within the planning horizon for counties (1203).

- **Menu:** Shall include a recommendation to implement 3 or more of the following strategies, aka the ‘menu’ (518; 1205):
  - (A) rezone for densities necessary to assure the production of MIH
  - (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH
  - (C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH
  - (D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city
  - (E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones
  - (F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
  - (G) encourage higher density or moderate income residential development near major transit investment corridors
  - (H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities
  - (I) allow for single room occupancy developments
  - (J) implement zoning incentives for low to moderate income units in new developments
  - (K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis
  - (L) preserve existing MIH
  - (M) reduce impact fees, as defined in Section 11-36a-102, related to low and MIH
  - (N) participate in a community land trust program for low or MIH
  - (O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality
  - (P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH
  - (Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity
  - (R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services
  - (S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]
  - (T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH
  - (U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
  - (V) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency
  - (W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income
- In addition to the recommendations required above, municipalities that have a “fixed guideway public transit station” shall include a recommendation to implement either “G” or “H” (568) [not required for counties].

- **Annual reporting and review of the moderate income housing plan:** The municipal/county legislative body shall annually review their MIH plan and implementation of that plan; prepare and post a report of their findings on their website; and send the report to Dept. of Workforce Services, AOG, and MPO if applicable (612; 1294).
  - The report shall include: a) revised estimate of the need for MIH in the next 5 years; b) description of progress made to provide MIH by analyzing and publishing data on the # of housing units that are at or below 80%, 50%, and 30% adjusted median family income; c) description of efforts to utilize a MIH set-aside from community reinvestment agency, redevelopment agency, or community development and renewal agency; d) description of the implementation of the MIH recommendations aka 'menu'.
  - Requires the DWS Division of Housing and Community Development to (i) assist in the creation of the MIH reports, and (ii) evaluate the reports for purposes of determining eligibility for state transportation funds. Gives DWS rulemaking authority to develop the evaluation process (1414).

**Revisions to Olene Walker Housing Loan Fund (1325):** SB34 did not provide any additional funding for housing. Revises Olene Walker Housing Loan Fund board to add 1 member w/expertise in transit-oriented development and 1 member who represents rural interests. The board must hold two public input meetings each year, once in a rural area. Allows fund money to be used to purchase land for low-income housing (1388).

**Revisions to state transportation funding:**

- Adds access to educational facilities and MIH to the prioritization process for new transportation capacity projects administered by the Utah Transportation Commission (1749).
- State Transportation Investment Fund (TIF) or Transit Transportation Investment Fund (TTIF) funds may not be used in a municipality or unincorporated county that has failed to adopt a MIH plan or has failed to report on implementation of their MIH plan as determined by DWS. TIF funds can still be used for a limited-access facility, but not for construction, reconstruction, or renovation of an interchange. TTIF funds can still be used for a multi-community fixed-guideway public transportation project, but not for the construction, reconstruction, or renovation of a station (1808).

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CITY COUNCIL AGENDA

For Council Meeting:  
October 29, 2019

**S U B J E C T: Real Estate Purchase Agreement with Ekstrom, Dorothy F Trust**

**ACTION TO BE CONSIDERED:**

Approve the Real Estate Purchase Agreement to purchase .472 acres at 87 South 100 West, parcel ID 07-028-0055, for \$305,000 plus fees and taxes as outlined in the agreement.

**GENERAL INFORMATION:**

See enclosed staff report prepared by Brigham Mellor, Economic Development Director.

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



# F A R M I N G T O N C I T Y

H. JAMES TALBOT  
MAYOR

BRETT ANDERSON  
DOUG ANDERSON  
ALEX LEEMAN  
CORY RITZ  
REBECCA WAYMENT  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council

From: Brigham Mellor, Economic Development Director

Date: October 29<sup>th</sup>, 2019

SUBJECT: **Real Estate Purchase Contract between the City and Ekstrom, Dorthy F Trust**

### RECOMMENDATION

Approve the REPC agreeing to purchase the .472 acres all of Parcel ID 070280055 at 87 S 100 WEST Farmington, Utah 84025 for \$305,000 plus fees and taxes as outlined in the REPC.

### BACKGROUND

For decades the City has been interested in buying this particular piece of property in an attempt to expand Forbush Park. The Farmington Festival Day's celebration every summer has become extremely popular and with that popularity comes a need for more room. The Ekstrom home and property will expand the park for future needs and make possible an expansion of the pool facilities without sacrificing park space (if a pool expansion is desired and financially feasible in the future).

The appraised value of the home was \$267,000 however according to the appraiser the appraisal did not take into account the "entrepreneurship value of the property". The entrepreneurship value reflects a price that is more nebulous and takes into account not only the value of the land but also the development potential of the land (that is "the subdivision potential"). As it is adjacent to a park, at the end of cul de sac, and is large enough to subdivide - thus the value easily exceeds the base appraised value of the land and structure.

There are 54 homes for sale on the MLS in Farmington as of 10/21/2019 only 10 that are listed for less than \$300K - none of them have a yard let alone ½ an acre and adjacent to so many amenities like the home at 87 S 100 WEST Farmington, Utah 84025. Open space preservation is a priority for this Mayor and Council and the purchase of this home is in keeping with that practice. The home will be demolished sometime in spring 2020 and the land will be added to Forbush Park.

#### Supplemental Information

1. REPC
2. Appraisal

Respectfully Submitted

  
Brigham Mellor  
Economic Development Director

Concur  
  
For: Shane Pace  
City Manager

## REAL ESTATE PURCHASE AND SALE AGREEMENT

**THIS AGREEMENT** is made and entered into as of the 11 day of October, 2019, by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the "City," and **Faye Hatch, as Trustee of the EKSTROM, DOROTHY F Trust** hereinafter referred to as "EKSTROM."

### **RECITALS:**

A. EKSTROM is the owner of residential property in Farmington City, Davis County, State of Utah (the "Property"), which Property is more particularly described in Exhibit "A," attached hereto and incorporated herein by reference.

B. City desires to acquire the Property and upon the terms and conditions hereinafter set forth.

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

1. **Sale and Purchase Price for Property.**

a. EKSTROM does hereby sell and the City does hereby purchase the Property as described in Exhibit "A," including any associated water rights and mineral rights, at the purchase price of Three Hundred-Five Thousand Dollars (\$305,000.00), payable by the City to EKSTROM in lawful money of the United States in accordance with all of the provisions of this Agreement.

b. Upon the execution of this Agreement by the City, the City shall pay to EKSTROM the sum of ten thousand Dollars (\$10,000) as earnest money. Said earnest money shall be refundable in the event the sale of the properties as contemplated herein fails to close for any reason.

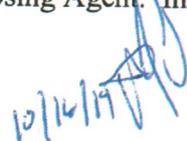
c. The balance of the purchase price shall be paid at closing.

2. **Closing and Conveyance.** The following provisions shall govern the closing of this transaction.

a. **Date and Place of Closing.** The sale and purchase of the Property shall be closed at the offices of Backman Title Company ("Closing Agent") within thirty (30) days of the resolution of the last contingency set forth in paragraph 4, herein ("Closing Date"), but in no event later than November 14, 2019.

b. **Parties' Obligations at Closing.** On or before the Closing Date, EKSTROM shall deliver to the Closing Agent a satisfactory warranty deed covering the Property, duly executed and acknowledged in recordable form conveying to the City fee simple to the respective property, together with any other documents required by the Closing Agent. In



10/14/19 

addition, the City shall deliver or cause to be delivered to the Closing Agent the City's check in the amount the City is obligated to pay on the Closing Date pursuant to the terms of this Agreement, together with any other documents required by the Closing Agent which are necessary to close this transaction.

c. Escrow Fees and Other Costs. Costs of title insurance for a title insurance policy for the Property, as well as any greenbelt taxes on the EKSTROM parcel, shall be borne by City. General property taxes for 2019, as applicable, on the Property shall be prorated as of the Closing Date and borne by the City. The City shall pay the recording costs for the deeds to be recorded. All other escrow fees and other costs of the Closing Agent shall be borne by the City.

d. Closing Agent Obligations. The Closing Agent is instructed as follows:

i. Prepare closing statements for execution by the parties in accordance with the terms of this Agreement.

ii. Collect all funds to be received from the parties at closing and disburse and pay the same to the parties in accordance with the terms of this Agreement and approved on the closing statements.

iii. Collect various instruments and documents and information to be provided by the parties as set forth herein and record documents where necessary in proper sequence and deliver the same to the respective parties as required to close this transaction in accordance with the terms of this Agreement.

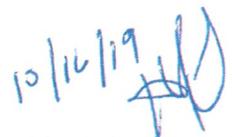
3. Contingencies. This Purchase and Sale Agreement is contingent upon the following:

a. Formal approval of the terms of this Purchase and Sale Agreement by the Farmington City Council.

b. EKSTROM's disclosure of all material conditions of the Property and the City's review and acceptance of the same.

4. Possession. Possession of the properties shall be delivered by EKSTROM to the City by November 15, 2019. EKSTROM hereby agrees to furnish to the City a satisfactory owner's policy of title insurance in the amount of the purchase price for the Property to be issued through the Closing Agent.

5. Encumbrances. EKSTROM hereby agrees that the conveyance of the Property to the City shall be free and clear of all liens and encumbrances except those specifically accepted by the City in writing. EKSTROM shall not create any lien or encumbrance on the Property after the date of this Agreement. EKSTROM hereby agrees to provide preliminary title reports on the Property, prepared by the Closing Agent, within fifteen (15) days of the date of this Agreement. Prior to closing, the City shall notify EKSTROM in writing of any title objections relating to the Property. EKSTROM shall thereafter cure the defect to which the City has objected prior to closing.



6. **Broker Commissions.** No Broker Commissions – all proceeds go to seller.

7. **Notices.** Any notice required or desired to be given pursuant to this Agreement shall be delivered personally or mailed by certified mail, return receipt requested, postage prepaid, to the parties as follows:

EKSTROM: Faye Hatch  
Trustee of the EKSTROM, DOROTHY F Trust

\_\_\_\_\_  
\_\_\_\_\_

City: Farmington City  
Attn: City Manager  
160 S. Main  
Farmington, UT 84025

Copy to: Hayes Godfrey Bell, P.C.  
Attn: Todd J. Godfrey  
2118 East 3900 South, #300  
Holladay, UT 84124

The City and EKSTROM may change their addresses by notice given as required above.

8. **Default.** If either party shall fail to comply with the terms of this Agreement, the non-defaulting party shall send written notice and provide a reasonable opportunity to cure, but not less than thirty (30) days. If the default is not cured within the time allowed, the defaulting party agrees to pay all reasonable attorneys' fees and costs incurred by the non-defaulting party in enforcing its rights hereunder.

9. **Time of the Essence.** It is agreed that time is of the essence of this Agreement.

10. **Successors and Assigns.** This Agreement shall bind each of the parties hereto and their respective heirs, personal representatives, successors and assigns.

11. **Entire Agreement.** This Agreement, with any exhibits incorporated by reference, constitutes the final expression of the parties agreement and is a complete and exclusive statement of the terms of that agreement. This Agreement supersedes all prior or contemporaneous negotiations, discussions and understandings, whether oral or written or otherwise, all of which are of no further effect. This Agreement may not be changed, modified or supplemented except in writing signed by the parties hereto.

12. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

13. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one single agreement.

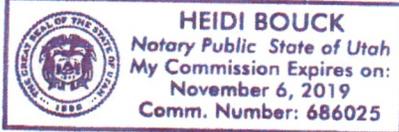


10/16/19 

**EKSTROM, DOROTHY F Trust ACKNOWLEDGMENT**

STATE OF UTAH )  
 ) :ss.  
COUNTY OF DAVIS )

On the 16<sup>th</sup> day of October, 2019, personally appeared before me **Faye Hatch** who being by me duly sworn, did say that she is signer of the foregoing instrument, who duly acknowledged to me that she executed the same.



[Signature]  
\_\_\_\_\_  
Notary Public

My Commission Expires:

Residing at:

Nov. 6, 2019

Davis Co / Farmington City

**EXHIBIT "A"**

**Property Description**

BEG AT SW COR LOT 2, BLK 3, PLAT A, FARMINGTON TS SURVEY; TH N 49.5 FT TO A PT ON A 49.5 FT RAD CURVE TO LEFT; TH ALG SD CURVE NW'LY 32.86 FT; TH E 258.01 FT; TH S 80 FT; TH W 15 RODS TO POB. CONT. 0.472 ACRES.

Parcel No. 070280055

10/16/19 [Signature]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first above written.

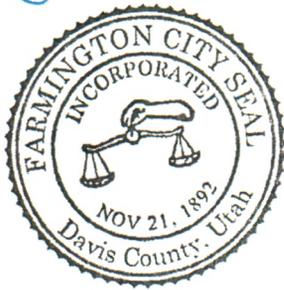
“CITY”

FARMINGTON CITY

ATTEST:

Holly Gadd  
City Recorder

By: [Signature]  
Mayor



“EKSTROM”

Faye Hatch,  
Trustee of the EKSTROM, DOROTHY F  
Trust

[Signature]  
Faye Hatch

CITY ACKNOWLEDGMENT

STATE OF UTAH )  
 ) :ss.  
COUNTY OF DAVIS )

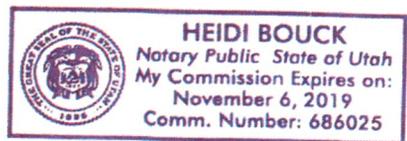
On the 16th day of October, 2019, personally appeared before me H. James Talbot, who being duly sworn, did say that he is the Mayor of **FARMINGTON CITY**, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said H. James Talbot acknowledged to me that the City executed the same.

[Signature]  
Notary Public  
Residing at:

My Commission Expires:

Nov. 6 2019

Davis Co / Farmington City



### Appraiser License

Borrower	Farmington City				
Property Address	87 S 100 W				
City	Farmington	County	Davis	State	UT Zip Code 84025
Lender/Client	Farmington City				

STATE OF UTAH  
DEPARTMENT OF COMMERCE  
DIVISION OF REAL ESTATE

ACTIVE LICENSE

DATE ISSUED: 04/03/2019

EXPIRATION DATE: 06/30/2021

LICENSE NUMBER: 5451268-CR00

LICENSE TYPE: Certified Residential Appraiser

ISSUED TO: LYNN N CHRISTENSEN  
186 S 2000 E  
LAYTON UT 84040



  
SIGNATURE OF HOLDER

  
REAL ESTATE DIVISION DIRECTOR

Client File #:

Appraisal File #:

19071701


**Appraisal  
Institute®**

AI Reports™

Form  
AI-100.02 \*

# Summary Appraisal Report • Residential

Appraisal Company: Lynn Christensen Appraising, Inc.

Address: 186 S. 2000 E., Layton, UT 84040

Phone: (801) 544-0243

Fax:

Web:

Appraiser: Lynn Christensen, SRA

Co-Appraiser:

AI Membership:  SRA  MAI  SRPA  Associate Member  NoneAI Membership:  SRA  MAI  SRPA  Associate Member  None

Other Professional Affiliation:

Other Professional Affiliation:

E-mail: lynncappraising@aol.com

E-mail:

Client: Farmington City

Contact:

Address: 160 S. Main, Farmington, UT 84025

Phone: 801-939-9224

Fax:

E-mail: bmellor@farmington.ut.gov

## REAL ESTATE IDENTIFICATION

Address: 87 S 100 W

City: Farmington

County: Davis

State: UT

Zip: 84025

Legal Description: BEG AT SW COR LOT 2, BLK 3, PLAT A, FARMINGTON TS SURVEY; TH N 49.5 FT TO A PT ON A 49.5 FT RAD CURVE TO LEFT; TH ALG SD CURVE NW'LY 32.86 FT; TH E 258.01 FT; TH S 80 FT; TH W 15 RODS TO POB.

Tax Parcel #: 07-028-0055

RE Taxes: 1,755.78

Tax Year: 2018

## SUBJECT PROPERTY HISTORY

Owner of Record: Dorothy F. Ekstrom-Trustee

Description and analysis of sales within 3 years (minimum) prior to effective date of value: According to the WFRMLS, the subject property has not been listed or sold in the past three years.

According to the WFRMLS, the subject property has not been listed or sold in the past three years.

Description and analysis of agreements of sale (contracts), listings, and options: According to the WFRMLS, the subject property has not been listed or sold in the past three years.

According to the WFRMLS, the subject property has not been listed or sold in the past three years.

## RECONCILIATIONS AND CONCLUSIONS

Indication of Value by Sales Comparison Approach

\$ 267,000

Indication of Value by Cost Approach

\$ N/A

Indication of Value by Income Approach

\$ N/A

Final Reconciliation of the Methods and Approaches to Value:

The greatest emphasis was placed on the Sales Comparison Approach in this analysis. The Cost Approach was not considered. The Cost Approach becomes less reliable as a home ages. The Income Approach to value was not considered. This is due to the fact that homes similar to the subject are not purchased for investment purposes. It appears that the value centers around sale #3 and is supported by sales #1 and #2. After careful consideration of all information provided in this analysis, it is the appraiser's opinion that the fair market value of the subject as of July 22, 2019 is \$267,000.

The greatest emphasis was placed on the Sales Comparison Approach in this analysis. The Cost Approach was not considered. The Cost Approach becomes less reliable as a home ages. The Income Approach to value was not considered. This is due to the fact that homes similar to the subject are not purchased for investment purposes. It appears that the value centers around sale #3 and is supported by sales #1 and #2. After careful consideration of all information provided in this analysis, it is the appraiser's opinion that the fair market value of the subject as of July 22, 2019 is \$267,000.

Opinion of Value as of:

7/22/2019\$ 267,000

Subject to any hypothetical conditions or extraordinary assumptions stated in the Assignment Parameters section.

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Client:	Farmington City	Client File #:	
Subject Property:	87 S 100 W, Farmington, UT 84025	Appraisal File #:	19071701

**ASSIGNMENT PARAMETERS**

Intended User(s): **Farmington City**

Intended Use: **Establish Fair Market Value**

This report is not intended by the appraiser for any other use or by any other user.

Type of Value: **Fair Market Value** Effective Date of Value: **7/22/2019**

Interest Appraised:  Fee Simple  Leasehold  Other

Hypothetical Conditions: (A hypothetical condition is that which is contrary to what exists, but is asserted by the appraiser for the purpose of analysis. Any hypothetical condition may affect the assignment results.) **None**

Extraordinary Assumptions: (An extraordinary assumption is directly related to a specific assignment and presumes uncertain information to be factual. If found to be false this assumption could alter the appraiser's opinions or conclusions. Any extraordinary assumption may affect the assignment results.)  
**None**

In accordance with Standard Rule 2-2(b) of the Uniform Standard of Professional Appraisal Practice (USPAP), this is a summary appraisal report.

**SCOPE OF WORK**

Definition: The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes: the extent to which the property is identified; the extent to which tangible property is inspected; the type and extent of data research; and the type and extent of analysis applied to arrive at opinions or conclusions. the specific scope of work for this assignment is identified below and throughout this report.

<p>Inspection of Subject:</p> <p>Appraiser:  <input type="checkbox"/> None <input checked="" type="checkbox"/> Interior <input type="checkbox"/> Exterior  <input checked="" type="checkbox"/> Date of Inspection <b>7/22/2019</b></p> <p>Co-Appraiser:  <input checked="" type="checkbox"/> None <input type="checkbox"/> Interior <input type="checkbox"/> Exterior  <input type="checkbox"/> Date of Inspection _____</p> <p>Living Area Measured:  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Other: _____</p>	<p>Data Sources Used:</p> <input checked="" type="checkbox"/> MLS <input checked="" type="checkbox"/> Public Records <input type="checkbox"/> Office Files <input type="checkbox"/> Owner <input type="checkbox"/> Plans & Specifications <input type="checkbox"/> Purchase Agreement <input checked="" type="checkbox"/> Other: <b>Inspection</b>	<p>Approaches to Value Developed:</p> <p>Cost Approach:  <input type="checkbox"/> Is necessary and developed in this analysis  <input type="checkbox"/> Is applicable but not necessary and omitted in this analysis  <input checked="" type="checkbox"/> Is not applicable or necessary and omitted in this analysis</p> <p>Sales Comparison Approach:  <input checked="" type="checkbox"/> Is necessary and developed in this analysis  <input type="checkbox"/> Is applicable but not necessary and omitted in this analysis  <input type="checkbox"/> Is not applicable or necessary and omitted in this analysis</p> <p>Income Approach:  <input type="checkbox"/> Is necessary and developed in this analysis  <input type="checkbox"/> Is applicable but not necessary and omitted in this analysis  <input checked="" type="checkbox"/> Is not applicable or necessary and omitted in this analysis</p>
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Additional Scope of Work Comments: **None**

Significant Real Property Appraisal Assistance:  None  Disclose Name(s) and contribution:

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Client:	Farmington City	Client File #:	
Subject Property:	87 S 100 W, Farmington, UT 84025	Appraisal File #:	19071701

**MARKET AREA ANALYSIS**

<b>Location</b> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<b>Built Up</b> <input type="checkbox"/> Under 25% <input type="checkbox"/> 25-75% <input checked="" type="checkbox"/> Over 75%	<b>Growth</b> <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<b>Supply &amp; Demand</b> <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<b>Value Trend</b> <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Decreasing	<b>Typical Marketing Time</b> <input checked="" type="checkbox"/> Under 3 Months <input type="checkbox"/> 3-6 Months <input type="checkbox"/> Over 6 Months														
<b>Neighborhood Single Family Profile</b> <table border="1"> <tr> <td>Price</td> <td>Age</td> </tr> <tr> <td>225,000 Low 0</td> <td></td> </tr> <tr> <td>1,000,000 High 125</td> <td></td> </tr> <tr> <td>300,000 Predominant 70</td> <td></td> </tr> </table>		Price	Age	225,000 Low 0		1,000,000 High 125		300,000 Predominant 70		<b>Neighborhood Land Use</b> <table border="1"> <tr> <td>1 Family 96%</td> <td>Commercial 1%</td> </tr> <tr> <td>Condo 1%</td> <td>Vacant 1%</td> </tr> <tr> <td>Multifamily 1%</td> <td></td> </tr> </table>		1 Family 96%	Commercial 1%	Condo 1%	Vacant 1%	Multifamily 1%		<b>Neighborhood Name:</b> Farmington PUD <input type="checkbox"/> Condo <input type="checkbox"/> HOA: \$ / Amenities: None	
Price	Age																		
225,000 Low 0																			
1,000,000 High 125																			
300,000 Predominant 70																			
1 Family 96%	Commercial 1%																		
Condo 1%	Vacant 1%																		
Multifamily 1%																			

Market area description and characteristics: The subject neighborhood boundaries are: 500 N. on the north; Glover's Ln. on the south; Wasatch Mountains on the east; and I-15 freeway on the west. The subject is within a residential neighborhood that was built over the past approximately 125 years. Employment is centered around Salt Lake City. This is an employment center that is well accessed by major transportation networks. The subject immediate neighborhood contains homes of similar design and appeal as that of the subject. The subject sides to a city park, schools, shopping and bus stops are in close proximity. Marketability of these homes would be considered average. The subject market area is experiencing an upward off trend in sales activity. Homes offered for sale along the Wasatch Front are exposed to a stable market. Competitively priced homes in average to above average condition, will sell within three months. Sellers are paying some closing fees.

**SITE ANALYSIS**

Dimensions: See Plat Map	Area: .47 Acre
View: Neighborhood	Shape: Irregular
Drainage: Adequate	Utility: Average
Site Similarity/Conformity To Neighborhood	Zoning/Deed Restriction
Size: <input type="checkbox"/> Smaller than Typical <input type="checkbox"/> Typical <input checked="" type="checkbox"/> Larger than Typical	View: <input type="checkbox"/> Favorable <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Less than Favorable
Zoning: R-4 (1-2 Fam., 10,000 sf minimum) <input checked="" type="checkbox"/> Legal <input type="checkbox"/> No zoning <input type="checkbox"/> Legal, non-conforming <input type="checkbox"/> Illegal	Covenants, Condition & Restrictions <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Documents Reviewed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ground Rent \$ N/A/ N/A
<b>Utilities</b> Electric <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other Gas <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other Water <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other Sewer <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	<b>Off Site Improvements</b> Street <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Asphalt Alley <input type="checkbox"/> Public <input type="checkbox"/> Private None Sidewalk <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Concrete Street Lights <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Incandescent

Site description and characteristics: Typical public utility easement over perimeter lot lines. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable.

**HIGHEST AND BEST USE ANALYSIS**

Present Use  Proposed Use  Other

Summary of highest and best use analysis: The home is in a single family residential neighborhood. The highest and best use of the subject property is residential.

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Client:	Farmington City	Client File #:	
Subject Property:	87 S 100 W, Farmington, UT 84025	Appraisal File #:	19071701

**IMPROVEMENTS ANALYSIS**

<b>General</b>	Design: <u>Rambler</u>	No. of Units: <u>1</u>	No. of Stories: <u>One</u>	Actual Age: <u>58</u>	Effective Age: <u>58</u>
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Under Construction <input type="checkbox"/> Proposed <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Manufactured <input type="checkbox"/> Modular					
Other:					
<b>Exterior Elements</b>	Roofing: <u>Asphalt/Avg</u>	Siding: <u>Brick/Siding/Avg</u>	Windows: <u>Vinyl Insulated/Avg</u>		
<input type="checkbox"/> Patio <u>Concrete</u> <input type="checkbox"/> Deck <input checked="" type="checkbox"/> Porch <u>Concrete</u> <input type="checkbox"/> Pool <input checked="" type="checkbox"/> Fence <u>Rear</u>					
Other:					
<b>Interior Elements</b>	Flooring: <u>Hardwood/Vinyl/Avg</u>	Walls: <u>Drywall/Avg</u>	FP# <u>0</u>		
Kitchen: <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range <input type="checkbox"/> Oven <input checked="" type="checkbox"/> Fan/Hood <input type="checkbox"/> Microwave <input type="checkbox"/> Dishwasher    Countertops: <u>Laminate</u>					
Other: <u>The refrigerator is considered personal property. This is the reason this appliance has been excluded from this analysis.</u>					
<b>Foundation</b>	<input type="checkbox"/> Crawl Space <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Basement <u>Full</u>				
Other: <u>None</u>					
<b>Attic</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Scuttle <input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairway <input type="checkbox"/> Finished				
<b>Mechanicals</b>	HVAC: <u>FWA</u>	Fuel: <u>Gas</u>	Air Conditioning: <u>Central</u>		
<b>Car Storage</b>	<input checked="" type="checkbox"/> Driveway <u>2</u> <input type="checkbox"/> Garage <input checked="" type="checkbox"/> Carport <u>1</u> <input type="checkbox"/> Finished <u>Framed</u>				
<b>Other Elements</b>	<u>The yard is in need of work. There is only a partial landscape that can be discerned from the inspection. Once the yard is trimmed up this fact may changed.</u>				

**Above Grade Gross Living Area (GLA)**

	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bdrms	# Baths	Utility	Other	Area Sq. Ft.
Level 1	<u>1</u>	<u>Area</u>	<u>1</u>	<u>1</u>			<u>2</u>	<u>1.5</u>			<u>1,029</u>
Level 2											

Finished area above grade contains: 2 Bedroom(s) 1.5 Bath(s) 1,029 Sq. Ft. of GLA

Summarize Above Grade Improvements: The home is in need of a significant amount of deferred maintenance. The siding on the carport is in disrepair. There was a large number of boxes and storage items within the home. This factor prevented the appraiser from making a typical complete inspection of the property. If the home were put on the market, the typical buyer would require these items to be remedied. The appraiser was instructed to appraise the property is an "As Is" condition.

**Below Grade Area or Other Living Area**

	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bdrms	# Baths	Utility	% Finished	Area Sq. Ft.
Below Grade						<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>80</u>	<u>1,029</u>
Other Living Area											

Summarize below grade and/or other living area improvements: The basement is similar to the above grade square footage. See above comments.

Discuss physical depreciation and functional or external obsolescence: Due to the interior and exterior deferred maintenance, the physical depreciation of the subject property is far more than typical for similar homes in the area. This is due to the lack of updating and maintenance required of a home of this age. No functional or external obsolescence has been noted from casual observation.

Discuss style, quality, condition, size, and value of improvements including conformity to market area: The home has typical interior appeal for the age and style. Functional utility would be rated as average.

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Client:	Farmington City	Client File #:	
Subject Property:	87 S 100 W, Farmington, UT 84025	Appraisal File #:	19071701

**SALES COMPARISON APPROACH**

ITEM	SUBJECT	COMPARISON 1	COMPARISON 2	COMPARISON 3
Address	87 S 100 W Farmington, UT 84025	135 S 200 E Farmington, UT 84025	52 E 125 S Farmington, UT 84025	625 S 150 E Farmington, UT 84025
Proximity to Subject		0.34 miles SE	0.18 miles SE	0.69 miles SE
Data Source/ Verification		WFRMLS#1563899 Agent: Michael McGee	WFRMLS#1586903 Agent: Janette Price	WFRMLS#1583081 Agent: Jenn Bain
Final List Price	\$ N/A	\$ 430,000	\$ 285,000	\$ 310,000
Sale Price	\$ N/A	\$ 420,000	\$ 270,000	\$ 311,000
Sale-To-List Price Ratio	%	97.7 %	94.7 %	100.3 %
Closing Date	N/A	5/23/2019	4/25/2019	3/25/2019
Days On Market	N/A	111	12	1
Price/Gross Living Area	\$	\$ 215.38	\$ 225.00	\$ 295.35
	DESCRIPTION	DESCRIPTION + (-) \$ Adjustment	DESCRIPTION + (-) \$ Adjustment	DESCRIPTION + (-) \$ Adjustment
Financing Type	N/A	VA	Conventional	Conventional
Concessions	N/A	\$5600 Concessions -5,600	\$17000 Concessions -17,000	No Concessions
Contract Date	N/A	2/14/2019	3/28/2019	2/28/2019
Location	Average	Average/Busy Road +3,000	Average	Average
Site Size	.47 Acre	.53 Acre -6,000	.22 Acre +25,000	.19 Acre +28,000
Site Views/Appeal	Neighborhood	Neighborhood	Neighborhood	Neighborhood
Design and Appeal	Rambler/Average	Rambler/Average	Multi Level/Avg 0	Rambler/Average
Quality of Construction	Brick/Siding/Avg	Brick/Avg -5,000	Brick/Siding/Avg	Brick/Avg -5,000
Age	58	67 0	55 0	47 0
Condition	Fair	Average Updating -20,000	Average Updating -20,000	Excellent Updating -40,000
Above Grade Bedrooms	Bedrooms 2	Bedrooms 3 -5,000	Bedrooms 4 -10,000	Bedrooms 2
Above Grade Baths	Baths 1.5	Baths 2.0 -1,000	Baths 1.0 +1,000	Baths 1.0 +1,000
Gross Living Area	1,029 Sq.Ft.	1,950 Sq.Ft. -36,800	1,200 Sq.Ft. -6,800	1,053 Sq.Ft. 0
Below Grade Area	1,029 SF/80% Fin	1,050 SF/95% Fin 0	594 SF/100% Fin +4,400	1,053 SF/100% Fin 0
Below Grade Finish	823 SF Finished	998 SF Finished -3,500	594 SF Finished +4,600	1,053 SF Finished -4,600
Other Living Area	None	None	None	None
Amenities	Patio	CvPat,PvrPat,Shed -5,000	Shed -2,000	PaverPatio,Plygym -3,000
Functional Utility	Average	Average	Average	Average
Heating/Cooling	GFWA/Central	GFWA/Central	GFWA/Central	GFWA/Central
Car Storage	1 Carport	2 Car Garage -10,000	Open Parking +1,500	1 Carport
Fireplaces	0 Fireplace	2 Fireplaces -4,000	0 Fireplace	1 Fireplace -2,000
Landscaping	Partial Landscape	Full Landscape -8,000	Full Landscape -8,000	Full Landscape -8,000
Kitchen	Typical Kitchen	Updated Kitchen -10,000	Updated Kitchen -10,000	Updated Kitchen -10,000
Net Adjustment (total)		□ + □ - \$ -116,900	□ + □ - \$ -37,300	□ + □ - \$ -43,600
Adjusted Sale Price		Net Adj. 27.8 % Gross Adj. 29.3 % \$ 303,100	Net Adj. 13.8 % Gross Adj. 40.9 % \$ 232,700	Net Adj. 14.0 % Gross Adj. 32.7 % \$ 267,400

Comments and reconciliation of the sales comparison approach: The adjustments made for location and lot size are market derived. These adjustments are based on lot price differences between the subject and the comparable sales. The excess land over the typical building lot for similar homes in the area has been adjusted at \$100,000/acre. The subject is a home in fair condition. It is worth noting, homes in this price range vary greatly on the interior. The adjustments for fair, average updating, good updating and excellent updating take into consideration the overall quality of the interior trim, doors, flooring, and wall coverings. The adjustments made for updated kitchen considers cabinetry and appliances. The appraiser has made the market derived adjustment of \$5,000 for each above grade bedroom. This adjustment reflects the impact on market value for above grade bedrooms in this market segment. The basement has been valued in two separate adjustments. The unfinished basement is valued at \$5.00-\$20.00 sf depending on the price range and contributory value of this square footage. The finished basement is valued at \$10.00-\$35.00 sf. There has been no value per room. These are square footage adjustments in both areas. The appraiser is of the opinion that valuing the basement on a room by room basis is subjective and not supported in the marketplace. It should be noted, this is an independent valuation, free from coercion and influence by the client. After reviewing a considerable number of comparable sales in this area and taking into account all salient characteristics, it is the opinion of the appraiser that the sales chosen are the most representative homes in comparison to the subject. These sales, viewed independently or collectively, support the final value estimate.

Indication of Value by Sales Comparison Approach \$ 267,000

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Client:	Farmington City	Client File #:	
Subject Property:	87 S 100 W, Farmington, UT 84025	Appraisal File #:	19071701

### STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- This report is prepared using forms developed and copyrighted by the Appraisal Institute. However, the content, analyses, and opinions set forth in this report are the sole product of the appraiser. The Appraisal Institute is not liable for any of the content, analyses, or opinions set forth herein.
- No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.
- I have examined the property described herein exclusively for the purposes of identification and description of the real property. The objective of our data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound and all components are in working condition.
- I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
- I have noted in this appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, we have no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and have assumed that there are no such conditions and make no guarantees or warranties, express or implied. We will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct.
- I will not disclose the contents of this appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and/or applicable federal, state or local laws.
- The Client is the party or parties who engage an appraiser (by employment or contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraisers written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
- A true and complete copy of this report contains 14 pages including exhibits which are considered an integral part of the report. The appraisal report may not be properly understood without access to the entire report.
- If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.

### VALUE DEFINITION

- Market Value Definition (below)       Alternate Value Definition (attached)

MARKET VALUE is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: Appraisal Institute Dictionary of Real Estate Appraisal

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**APPRAISER CERTIFICATION**

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
- I have no present (unless specified below) or prospective interest in the property that is the subject of this report, and I have no (unless specified below) personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon the developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Individuals who have provided significant real property appraisal assistance are named below. The specific tasks performed by those named are outlined in the Scope of Work section of this report.
  - None     Name(s) \_\_\_\_\_

As previously identified in the scope of work section of this report, the signer(s) of this report certify to the inspection of the property that is the subject of this report as:

Appraiser             None     Interior     Exterior

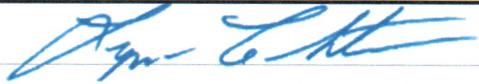
Co-Appraiser         None     Interior     Exterior

**ADDITIONAL CERTIFICATION FOR APPRAISAL INSTITUTE MEMBERS**

Appraisal Institute Member Certify:

- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

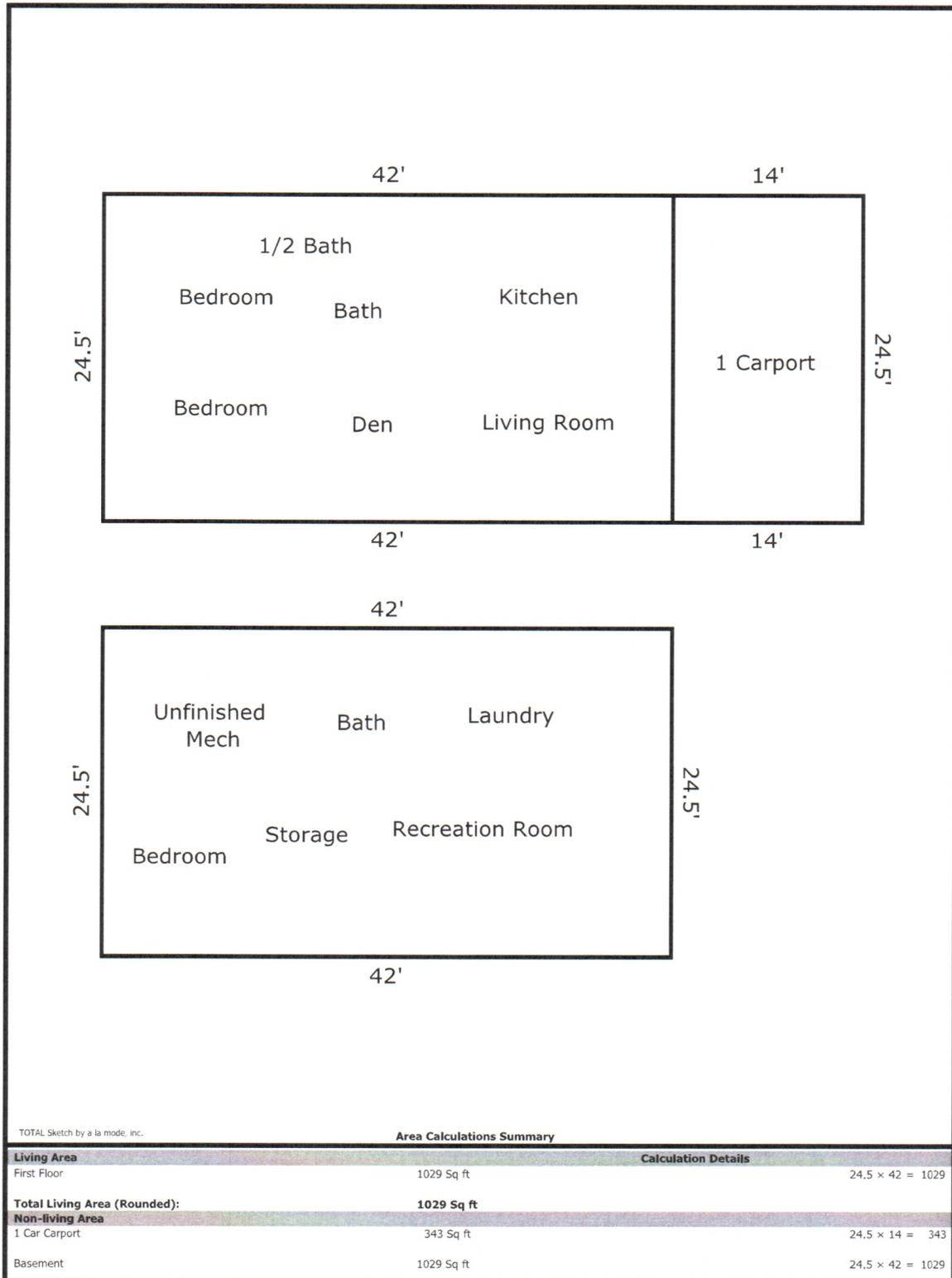
Designated Appraisal Institute Member Certify: • As of the date of this report, I <input checked="" type="checkbox"/> have / <input type="checkbox"/> have not completed the continuing education program of the Appraisal Institute.	Designated Appraisal Institute Member Certify: • As of the date of this report, I <input type="checkbox"/> have / <input type="checkbox"/> have not completed the continuing education program of the Appraisal Institute.
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<b>APPRAISER:</b> Signature  Name <b>Lynn Christensen, SRA</b> Report Date <b>07/22/2019</b> State Certification # <b>5451268-CR00</b> ST <b>UT</b> or License # _____ ST _____ Expiration Date <b>06/30/2021</b>	<b>CO-APPRAISER:</b> Signature _____ Name _____ Report Date _____ State Certification # _____ ST _____ or License # _____ ST _____ Expiration Date _____
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## Building Sketch

Borrower	Farmington City				
Property Address	87 S 100 W				
City	Farmington	County	Davis	State	UT
Lender/Client	Farmington City			Zip Code	84025



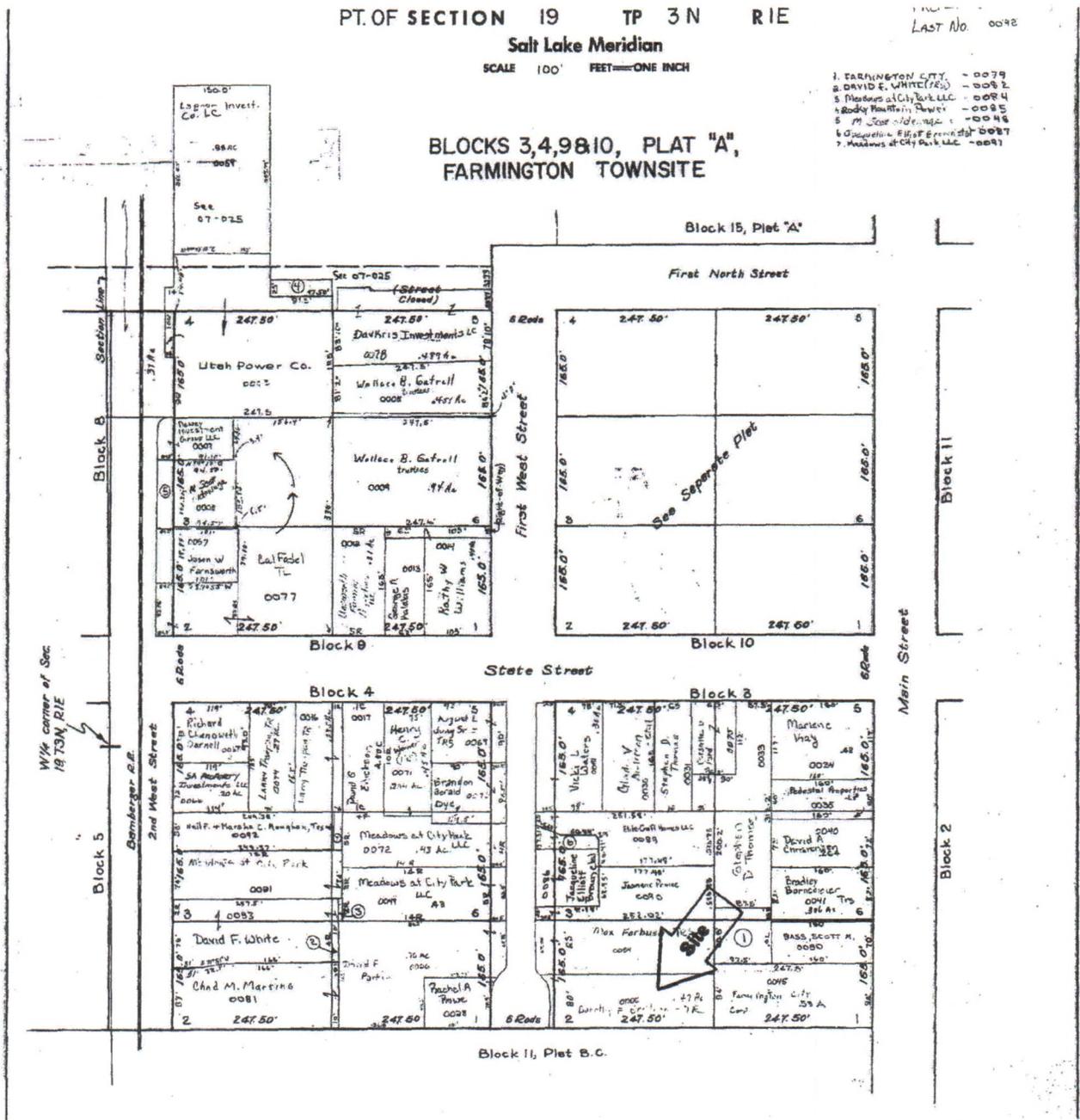
TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Calculation Details	
First Floor	1029 Sq ft	$24.5 \times 42 = 1029$
<b>Total Living Area (Rounded):</b>	<b>1029 Sq ft</b>	
Non-living Area		
1 Car Carport	343 Sq ft	$24.5 \times 14 = 343$
Basement	1029 Sq ft	$24.5 \times 42 = 1029$

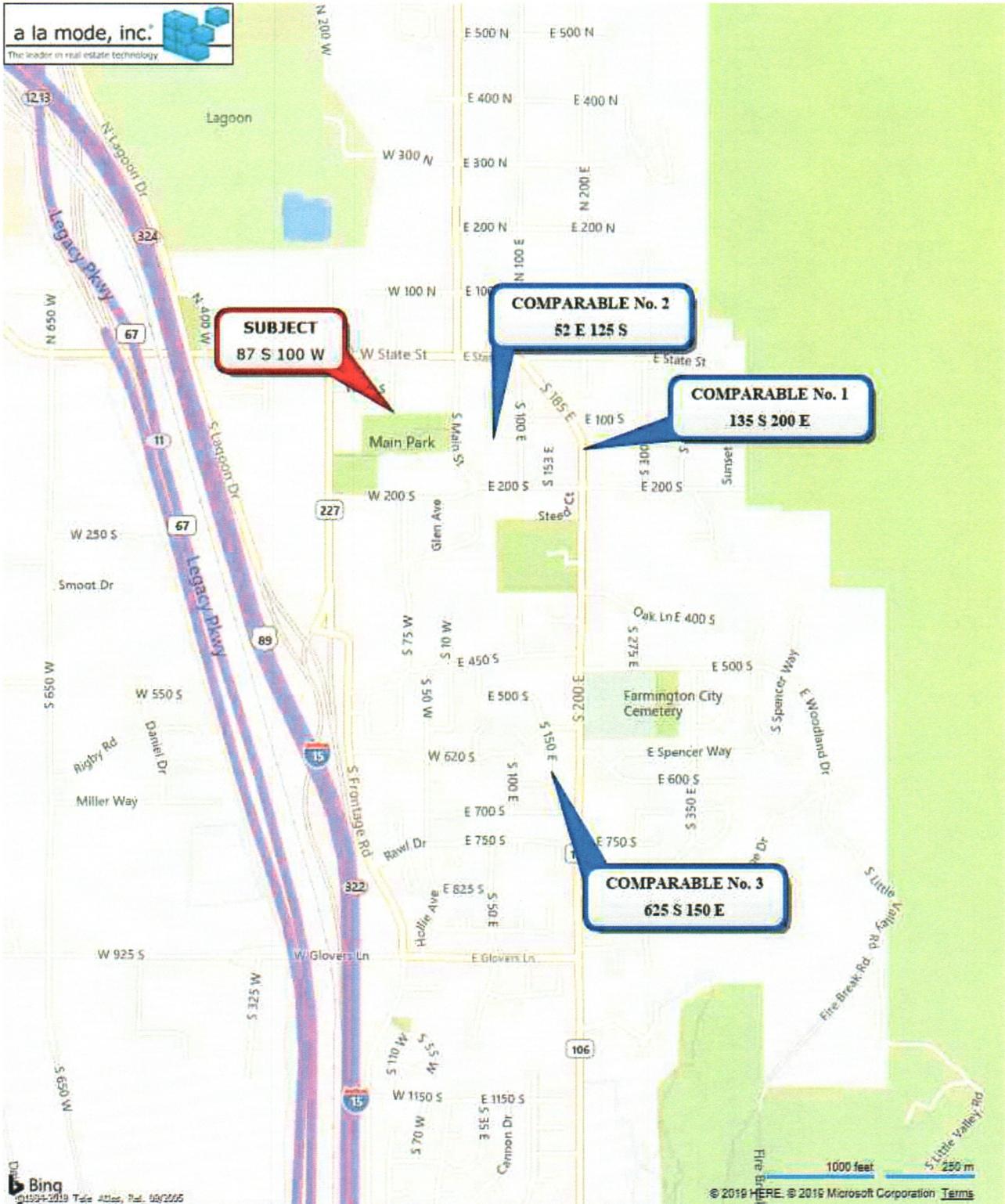
# Plat Map

Borrower	Farmington City		
Property Address	87 S 100 W		
City	Farmington	County	Davis
Lender/Client	Farmington City	State	UT
		Zip Code	84025



## Location Map

Borrower	Farmington City			
Property Address	87 S 100 W			
City	Farmington	County Davis	State UT	Zip Code 84025
Lender/Client	Farmington City			



### Subject Photo Page

Borrower	Farmington City						
Property Address	87 S 100 W						
City	Farmington	County	Davis	State	UT	Zip Code	84025
Lender/Client	Farmington City						

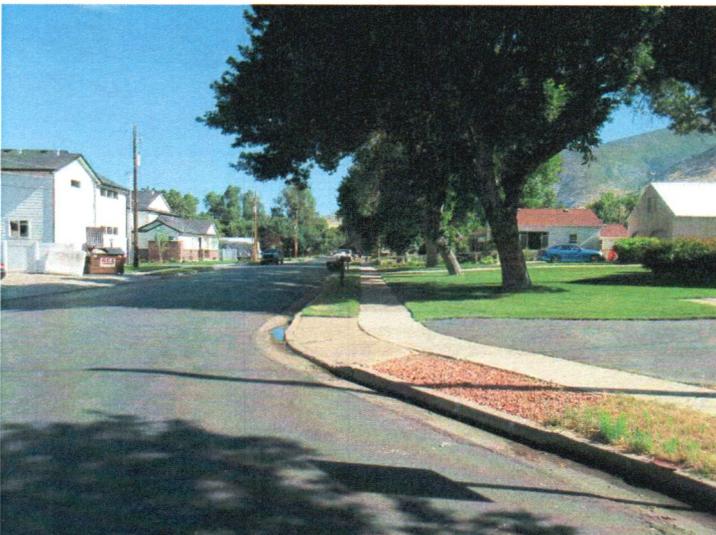


#### Subject Front

87 S 100 W	
Sales Price	N/A
Gross Living Area	1,029
Total Rooms	
Total Bedrooms	2
Total Bathrooms	1.5
Location	Average
View	Neighborhood
Site	.47 Acre
Quality	Brick/Siding/Avg
Age	58



#### Subject Rear



#### Subject Street

### Additional Photos

Borrower	Farmington City						
Property Address	87 S 100 W						
City	Farmington	County	Davis	State	UT	Zip Code	84025
Lender/Client	Farmington City						



**BACKYARD OF SUBJECT PROPERTY**



**LIVING ROOM**



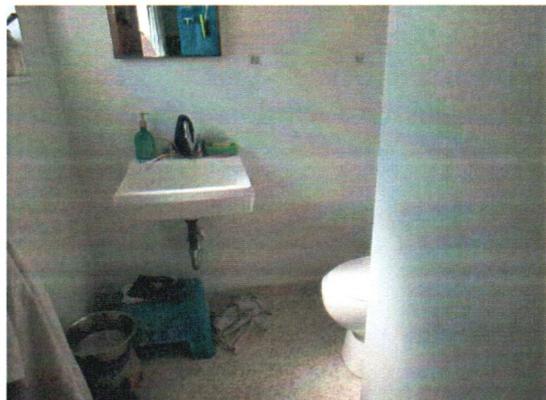
**DEN**



**KITCHEN**



**BATHROOM**



**ONE HALF BATHROOM**

### Additional Photos

Borrower	Farmington City						
Property Address	87 S 100 W						
City	Farmington	County	Davis	State	UT	Zip Code	84025
Lender/Client	Farmington City						



**BEDROOM**



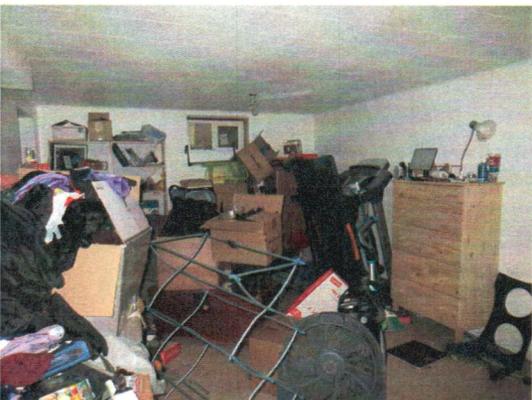
**BEDROOM**



**BASEMENT BATHROOM**



**BASEMENT LAUNDRY ROOM**



**BASEMENT RECREATION ROOM**



**BASEMENT BEDROOM**

## Comparable Photo Page

Borrower	Farmington City				
Property Address	87 S 100 W				
City	Farmington	County	Davis	State	UT
Lender/Client	Farmington City				
				Zip Code	84025



### Comparable 1

135 S 200 E	
Prox. to Subject	0.34 miles SE
Sales Price	420,000
Gross Living Area	1,950
Total Rooms	
Total Bedrooms	3
Total Bathrooms	2.0
Location	Average/Busy Road
View	Neighborhood
Site	.53 Acre
Quality	Brick/Avg
Age	67



### Comparable 2

52 E 125 S	
Prox. to Subject	0.18 miles SE
Sales Price	270,000
Gross Living Area	1,200
Total Rooms	
Total Bedrooms	4
Total Bathrooms	1.0
Location	Average
View	Neighborhood
Site	.22 Acre
Quality	Brick/Siding/Avg
Age	55



### Comparable 3

625 S 150 E	
Prox. to Subject	0.69 miles SE
Sales Price	311,000
Gross Living Area	1,053
Total Rooms	
Total Bedrooms	2
Total Bathrooms	1.0
Location	Average
View	Neighborhood
Site	.19 Acre
Quality	Brick/Avg
Age	47

CITY COUNCIL AGENDA

For Council Meeting:  
October 29, 2019

**S U B J E C T: License Agreement for Parking Space within the 200 East Right-of-way**

**ACTION TO BE CONSIDERED:**

See staff report for recommendations.

**GENERAL INFORMATION:**

See enclosed staff report prepared by David Petersen, Economic Development Director.

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  
ALEX LEEMAN  
CORY RITZ  
REBECCA WAYMENT  
CITY COUNCIL

SHANE PACE  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: October 29, 2019

SUBJECT: **LICENCE AGREEMENT FOR PARKING SPACE WITHIN THE 200 EAST RIGHT-OF-WAY**

### ALTERNATIVE ACTIONS

A. Direct staff to draft a licence agreement for City Council consideration to allow the owner of property at 435 North 200 East (Davis County Tax I.D.#07-023-0024) exclusive long term use of a parking space located within the 200 East r.o.w.

- OR -

B. Deny the request from the owner of property at 435 North 200 East (Davis County Tax I.D.#07-023-0024) regarding exclusive long term use of a parking space located within the 200 East r.o.w.

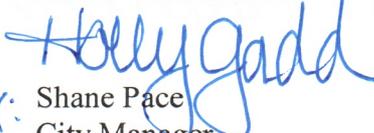
### BACKGROUND

Years ago, the then owner of property located at 435 North 200 East said that he worked with the City and paid for a parking space west of the curb and gutter, but still within the r.o.w. A daughter of this owner (Cassi Grotepas), and her husband, now own this adjacent property. Apparently, a dispute has arisen between this owner and Zachary Patterson, the owner of abutting property at 195 East 400 North. Therefore, Cassi Grotepas desires to enter into a license agreement with the City to use this space long-term, which for them will memorialize their understanding between the previous property owner and the City (see enclosed email from Ms. Grotepas inquiring about records from the City, ariel and photos of the site).

Respectively Submitted

  
David Petersen  
Community Development Director

Review and Concur

  
For: Shane Pace  
City Manager



David Petersen &lt;dpetersen@farmington.utah.gov&gt;

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**Purchase records for 435 N 200 E**

1 message

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**Cassi Grotepas** <cassi.grotepas@gmail.com>

Fri, Sep 20, 2019 at 12:23 PM

To: dpetersen@farmington.utah.gov

Hi Mr. Davis-

I just spoke with Mr. Dave Petersen about a dispute we're having with our neighbors concerning a parking pad. We own the property at 435 N 200 E, which we bought from my parents, Terry and Sally (Grotepas) Tippetts. When they were living there, the city offered to put parking pads in if the residents were willing to pay for them. One was put in that's attached to our driveway, but is partially past the property line into our neighbor's property (but is technically on the city easement). I believe it was around 2010; Dave remembers that it was when they were doing some city-wide improvements and putting in sidewalks, etc. We would love to be able to verify that my parents paid for this parking pad (we may not be able to access the records the my Dad has of it), so that we could enter a license agreement with the city concerning the use of the parking pad. Would you have access to any records of this purchase between Farmington and my parents? If so, I would greatly appreciate them so we can settle this disagreement.

Thank you so much!

Cassi Grotepas

# Farmington City Information

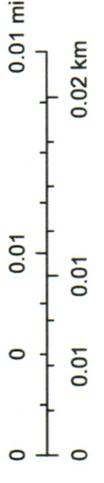


10/18/2019, 11:38:16 AM

--- Farmington City Boundary     Parcels

Address Points

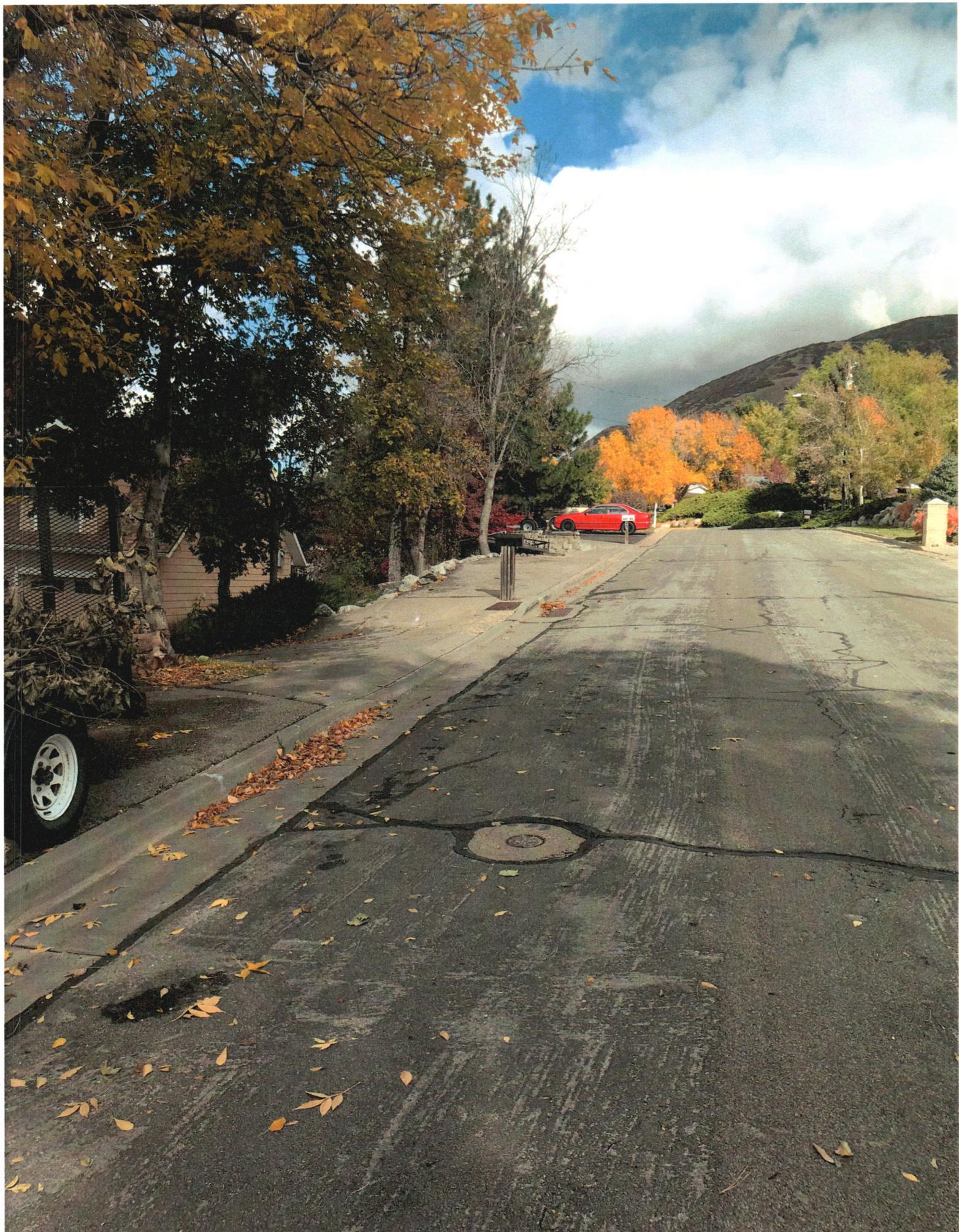
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CITY COUNCIL AGENDA

For Council Meeting:  
October 29, 2019

**S U B J E C T: Fence Agreement – Creekside Manor, Lot 107 (950 West 450 South)**

**ACTION TO BE CONSIDERED:**

Approve the enclosed agreement related to a fence on the east side of the trail easement on Lot 107 of the Creekside Manor Subdivision.

**GENERAL INFORMATION:**

See enclosed staff report prepared by David Petersen, Economic Development Director.

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  
ALEX LEEMAN  
CORY RITZ  
REBECCA WAYMENT  
CITY COUNCIL

SHANE PACE  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council  
From: David E. Petersen, Community Development Director  
Date: October 29, 2019  
SUBJECT: **FENCE AGREEMENT–CREEKSIDE MANOR, LOT 107**

### RECOMMENDATION

Move that the City Council approve the enclosed agreement related to a fence on the east side of the trail easement on Lot 107 of the Creekside Manor Subdivision.

### BACKGROUND

Recently, staff presented fence requests from possible future owners of the Lots 106 and 107 of the yet to be recorded Creekside Manor Subdivision located at approximately 950 West and 450 South. Farmington Creek exists along the entire west boundary of both lots.

No trail easement is proposed for Lot 106; however, in the event an easement is obtained and a trail is constructed on someone else's property on the west or other side of the creek, the possible owners of Lot 106 requested that the City agree to construct a privacy fence along such an easement between the trail and west side of the creek, both of which are not on Lot 106. The City Council denied this request.

A trail easement is shown on the draft final plat of the Creekside Manor Subdivision along the east side of Farmington Creek on Lot 107. The possible owners of this Lot requested that in the event the trail is used by the general public for recreational purposes that the City install a fence on the east side of the trail. The request was acceptable to the Council. Details regarding the timing and construction of this fence are set forth in the enclosed agreement for City Council consideration.

Respectively Submitted

David Petersen  
Community Development Director

Review and Concur

  
For: Shane Pace  
City Manager

FENCE AGREEMENT  
CREEKSIDE MANOR SUBDIVISION LOT 107

THIS AGREEMENT is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2019, by and between \_\_\_\_\_ and \_\_\_\_\_, (hereinafter "Owner") and FARMINGTON CITY, a Utah Municipal Corporation (hereinafter the "City").

RECITALS

WHEREAS, the Owner owns Lot 107 of the Creekside Manor Subdivision, which property is approximately 1.044 acres in area and is more particularly described in **Exhibit "A"**, attached hereto and by this reference made a part hereof (hereinafter the "Property"); and

WHEREAS, the final plat for the Creekside Manor Subdivision is attached hereto as **Exhibit "B"** and by this reference made a part hereof (hereinafter the "Final Plat"); and

WHEREAS, the City owns a public trail easement running through the property, as shown on the Final Plat; and

WHEREAS, the City plans the public trail easement to initially provide access for public vehicles to maintain a separate storm water detention area, but will not immediately construct the public trail; and

WHEREAS, the City may, at its discretion, also provide public access to the trail easement for recreational purposes in the future, including, but not limited to, pedestrian, bicycle, and equestrian use; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows: , shall install a six-foot-high opaque fence along the east side of the trail easement

1. Fence. In the event the trail easement is used by the general public for recreational purposes in the future, and in conjunction with such use, the City shall install a six-foot-high opaque fence along the east side of the trail easement. The City, at its sole discretion shall determine the type and materials used for the fence. The Owner shall comply with all restrictions as noted on the subdivision plat. In no event shall the Owner construct a fence west, or on the west side, of the trail easement.

2. Default. In the event the City's approval of the final plat expires prior to the plat recordation, this Agreement shall be null and void.

3. Binding Effect. The provisions of this Agreement shall bind and inure to the benefit of the Parties hereto and their respective permitted successors and assigns.

4. Notice. Any notices, requests and/or demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to its address shown below:

To the Owner:

414 South 950 West Street  
Farmington, Utah 84025

To the City:

Farmington City  
Attention: City Manager  
160 South Main  
P.O. Box 160  
Farmington, Utah 84025

Any party may change its address or notice by giving written notice to the other party in accordance with the provisions of this section.

5. Amendments. Any amendments to this Agreement must be in writing and signed by the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective duly authorized representatives as of the day and year first hereinabove written.

“CITY”  
FARMINGTON CITY

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

ATTEST:

\_\_\_\_\_  
City Recorder

“OWNER”

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

-  
\_\_\_\_\_

CITY ACKNOWLEDGEMENT

STATE OF UTAH )  
 :ss.  
COUNTY OF DAVIS )

On the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, personally appeared before me \_\_\_\_\_, who being by me duly sworn, did say that he is the Mayor of Farmington City, a municipal corporation, and that said instrument was signed in behalf of the City by authority of its governing body and said Mayor acknowledged to me that the City executed the same.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

Residing at:

\_\_\_\_\_

\_\_\_\_\_

OWNER ACKNOWLEDGEMENT

STATE OF UTAH )  
 :ss.  
COUNTY OF DAVIS )

On the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, personally appeared before me \_\_\_\_\_ and \_\_\_\_\_, who being by me duly sworn, did say that they are the Owners of the subject property and acknowledged to me that they executed the foregoing Agreement.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

Residing at:

\_\_\_\_\_

\_\_\_\_\_

Exhibit "A"

Legal Description of the Property:

All of Lot 107 of the Creekside Manor Subdivision



CITY COUNCIL AGENDA

For Council Meeting:  
October 29, 2019

**SUBJECT: Minute Motion Approving Summary Action List**

Ratification of Approval of the following items from October 8, 2019  
*(refer to October 8<sup>th</sup> packet for staff reports and backup information)*

- Plat Amendment for Taylor Ridge Subdivision
- Modification to 175 South Street Cross-Section for Mountainside Subdivision
- Approval of Minutes from September 17, 2019
- Pick-up Contribution for Firefighters on State Retirement
- The Preserve at Farmington Creek Rezone and Preliminary (PUD) Master Plan

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:  
October 29, 2019

**SUBJECT: City Manager Report**

1. Fire Monthly Activity Report for September

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



# Farmington City Fire Department

## Monthly Activity Report



September 2019



### Emergency Services

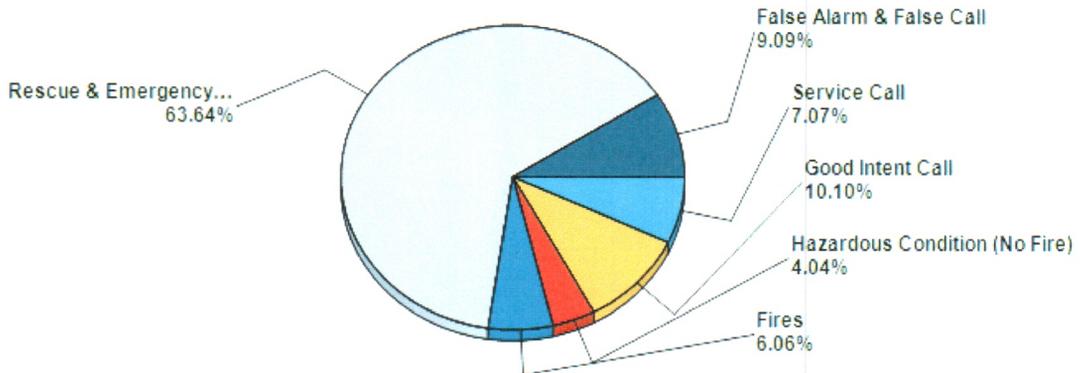
**Fire / Rescue Related Calls: 36**

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

**Ambulance / EMS Related Calls: 63 / Transported 37 (58%)**

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

<b>Calls Missed / Unable to Adequately Staff:</b>	<b>4 (3.9%)</b>	<b>31 YTD (3.0%)</b>
<b>Overlapping Calls:</b>	<b>16 (16.2 %)</b>	<b>157 YTD (15.1%)</b>



### On-Duty Crew / Shift Dynamic Data / September

**Emergent Incident / On-Scene Hours / Month Total: 96.5 Hrs. (Approximate 386 Man Hours)**

**EMS Transport / Turn-Around Hours / Month Total: 74 Hrs. (Approximate 148 Man Hours)**

**Urgent EMS Related Response Times (average): 5:20 Min/Sec GOAL 5 minutes or less (+ 0.20)**  
**Urgent Fire Related Response Times (average): 7:30 Min/Sec GOAL 5 minutes or less (+ 2.30)**

**Part-Time Man-Hours** (based on the following 28-day pay periods) Sept 13<sup>th</sup> and Sept 27<sup>th</sup>

Part-Time Shift Coverage / Staffing:	764	Budgeted 672	Variance + 92 <i>(FT Vacation Coverage)</i>
Training & Drill Hours:	59	1321 (FY20)	
Emergency Calls/ Station Staffing:	73	FIRE 71 Hrs. / EMS 2 Hrs.	(217 YTD)
Special Event Hours:	12	12 (FY20)	
Part-Time Fire Marshal:	80.5	Budgeted 120	Variance - 39.5
Part-Time Fire Inspector	16.5	Budgeted 90	Variance - 73.5
Career Fire Chief:	N/A	Salary Exempt	Overtime N/A
Career Administrative Asst. x 1	N/A	40 Hour Reg.	Overtime + 4
Career Captains, Engineers & FF's x 6	N/A	48/96 Hour Rotation	Overtime + 96*
<b>Total PT Staffing Hours:</b>	<b>1,005</b>	<b>4,936.5 (FY20)</b>	

\*Additional shift coverage during Farmington & Fruit Heights Fires

**Monthly Revenues & Grant Activity YTD:**

**Ambulance Revenue Report / August 2019:**

	Month	Calendar Year	FY 2020
Ambulance Services Billed	\$76,677.61	\$582,324.02	\$164,225.20
<b>Ambulance Billing Collected</b>	<b>\$47,758.44</b>	<b>\$275,827.44</b>	<b>\$93,243.07</b>
<b>Variiances:</b>	<b>\$28,919.17</b>	<b>\$306,496.58</b>	<b>\$70,982.13</b>
Collection Percentages	62%	47%	57%

**Requested Grants / Assistance / Donations:**

NONE \$0 \$14,944 YTD

**Awarded Grants / Funds Received / Donations:**

NONE \$0 \$14,544 YTD

**Department Training & Man Hours**

Monthly Staff Meeting & Leadership Training	15	
Shift Drill #1 – FIRE – Home Safety Survey	24	
Shift Drill #2 – EMS – Chest Trauma	24	
Shift Drill #3 – FIRE – Utilities	24	
Shift Drill #4 – EMS – Eye Injuries	24	
Shift Drill #5 – FIRE – Fire Streams	24	
Live Prop Training / Pink House / Multi Drills	60	
New Hire In-Service Training (Multiple Hours)		
<b>Actual Training Hours:</b>	<b>195</b>	<b>4,660 HRS YTD</b>

**Fire Prevention & Inspection Activities**

	<b>QTY</b>	
New & Existing Business Inspections:	8	
Re-Inspections:	1	
Fire Plan Reviews & Related:	7	
Consultations & Construction Meetings:	5	
Station Tours & Public Education Sessions:	19	116 YTD

**Health, Wellness & Safety Activities**

	<b>QTY</b>	
Reportable Injuries:	2	3 YTD
Physical Fitness / Gym Membership Participation %:	100%	
Chaplaincy Events:	3	12 YTD

**Process Improvement Activities:**

	<b>QTY</b>	
Process Improvement Program (PIP) Submittals:	0	4 YTD

**Monthly Activity Narrative:**

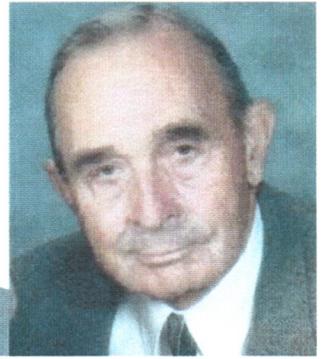
*Emergent response times averaged just under 5.5 minutes for EMS responses and 7.5 minutes for fire responses. These extended average times account for emergent auto-aid (fire calls only) provided throughout the county during large fire incidents (longer travel distances). Emergent incidents included medical responses, vehicle rescue, mountain rescue, CO emergencies and fire related emergencies to include large-scale regional support. Four percent of 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 lack of availability). This percentage was attributed (in part) by crews attending to the sixteen (16.2%) of overlapping calls which overwhelms our existing staffing model. Fifty-eight percent of all Ambulance calls resulted in transporting patients to local hospitals. Transport revenues continue with little predictability due to collection & mandated billing variables. Overtime hours applied toward staffing during both Farmington and Francis fires in addition to staffing coverage for our departments Open House. Monthly training encompassed Home Safety Inspections, Chest Trauma, Utility Emergencies, Eye Injuries, Fire Streams, New-Hire Orientation and Structure Related Evolutions (Pink House). Former Assistant Chief Joe Wilcox passed away at the age of 94 after battling a short illness. Chief Wilcox served the department for over 40 years and remained involved with FFD until his passing. The department was able to participate and support the family during the funeral services. FFD engaged a couple of fires on the east side of Farmington caused by lighting in addition to supporting fire suppression activities on the Fruit Heights / Francis fire several days later. FFD provided apparatuses and crews as follows: 2 Tactical Tenders, 1 Brush Truck, 1 Aux with Wildland Support Trailer, 1 Special Response Vehicle and 1 Ambulance. Multiple hours of overtime applied to the calling-back of career personnel for staffing. Two employees received precautionary treatment for on-the-job injuries, one food related emergency and one blood-borne pathogen exposure. Our annual Open House was a success with an estimated 1,200 people in attendance. Activities included fire prevention booths, fire truck rides, junior firefighter combat challenge, CPR & AED demonstrations, Life Flight display, UHP display, face painting and much more. Over 1,000 lbs. of canned food was collected and donated to the local food bank.*

*Please feel free to visit or contact myself at your convenience with questions, comments or concerns: Office (801) 939-9260 or email [gsmith@farmington.utah.gov](mailto:gsmith@farmington.utah.gov).*

Guido Smith - Fire Chief

**September 2019 Photos:** Retired Asst.

Chief Joe Wilcox (Grandson of Farmington's 1 Mayor) volunteered for Farmington City for over 40 years and passed away at the age of 94. FFD represented at the funeral services. Various fires on the mountainside above Bountiful, Centerville, Farmington and Fruit Heights. Annual FFD Life Safety Open House.



***NOTE: Pictures obtained from multiple sources to include FFD, Social Media and News Outlets.***







**Farmington City Fire Department**  
*Proud Protectors of Your Life and Property - Since 1907*



CITY COUNCIL AGENDA

For Council Meeting:  
October 29, 2019

**S U B J E C T: 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.