

WORK SESSION: A work session will be held at 4:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be as follows:

- 4:00 City Financial Update
- 4:40 Fire Department Staffing Needs
- 5:20 Multifamily Inventory and Future Development Patterns
- 6:10 EDCU Presentation on Economic Development
- 6:45 Karl Asay 650 West History

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, December 6, 2016, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

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

The agenda for the meeting shall be as follows:

CALL TO ORDER:

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

PUBLIC HEARINGS:

- 7:05 Dorene Smith Subdivision Schematic Plan and Preliminary PUD Master Plan

OLD BUSINESS:

- 7:20 Rescind and Cancel the Intent of the City to Create the Farmington City, Utah School Safety Assessment Area (SAA)

NEW BUSINESS:

- 7:40 Street Cross Section Modification Proposal for Mill Rock Estates Subdivision Roads
- 7:55 Ordinance Adopting the Revised and Codified Ordinances of Farmington City

SUMMARY ACTION:

- 8:00 Minute Motion Approving Summary Action List
1. Ordinance Establishing Dates, Time and Place for Holding Regular City Council Meetings
 2. Approval of Minutes from October 18, 2016
 3. Approval of Minutes from November 1, 2016
 4. Bryce and Amy Calvin Demolition Letter of Credit
 5. UTA Shuttle Service Agreement
 6. Renewal of Rocky Mountain Power Franchise Agreement

GOVERNING BODY REPORTS:

- 8:05 City Manager Report
1. Executive Summary for Planning Commission held on November 17, 2016
 2. Fire Monthly Activity Report for October

8:10 Mayor Talbot & City Council Reports

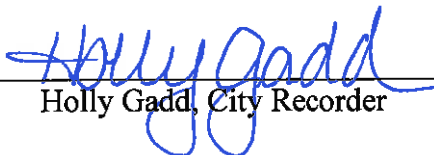
ADJOURN

CLOSED SESSION

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

DATED this 1st day of December, 2016.

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.

CITY COUNCIL AGENDA

For Council Meeting:
December 6, 2016

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

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

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

CITY COUNCIL AGENDA

For Council Meeting:
December 6, 2016

PUBLIC HEARING: Dorene Smith Subdivision Schematic Plan and Preliminary PUD Master Plan

ACTION TO BE CONSIDERED:

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

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate City Planner

Date: December 6, 2016

SUBJECT: **DORENE SMITH SUBDIVISION SCHEMATIC PLAN AND PRELIMINARY PUD MASTER PLAN APPROVAL**
Applicant: **Jerry Preston – Elite Craft Homes**

RECOMMENDATION

- I. Hold a Public Hearing, and
- II. Move that the City Council approve the proposed schematic plan and preliminary PUD master plan for the Dorene Smith PUD Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:
 1. The applicant shall receive a waiver for any applicable PUD requirements as found in Chapter 27 of the Zoning Ordinance through a vote of not less than four (4) members of the City Council;
 2. The applicant shall show either a cul-de-sac or a hammer head turnaround at the end of the private street;
 3. Lot 3 shall have a minimum of 35' of frontage on the private street.

Findings for Approval:

1. The proposed subdivision will match the densities of the surrounding neighborhood.
2. The proposed schematic plan submittal is consistent with all necessary requirements for a minor subdivision as found in Chapter 5 of the City's Subdivision Ordinance.
3. The proposed PUD master plan is consistent with the intent of the PUD ordinance as found in Chapter 17 of the Zoning Ordinance, including but not limited to the preservation of an existing historic home in lieu of the open space requirement.
4. Because the proposed subdivision is in the OTR zone, the applicant will need to meet the standards for new construction as set-forth in 11-17-070 of the Zoning Ordinance at the time of building permits. Additionally, compliance with the above cited section will meet and exceed the PUD design standards as set forth in Section 11-27-120(h)(3) of the Zoning Ordinance because the standards in the OTR zone are more specific and more stringent for new construction.

BACKGROUND

The applicant, Jerry Preston, is requesting approval for a 3 lot minor subdivision located at 244 East 100 North in the OTR zone. There is an existing historic home on the site, and the applicant is proposing to create a lot for the home, restore the historic home, and subdivide the remaining property into two lots. The lot sizes proposed by the applicant meet the requirement for a conventional subdivision in the OTR zone, because they are above the 10,000 s.f. minimum. The subdivision ordinance only allows one additional lot be accessed by a private street, anything above that requirement must go through an alternative subdivision approval process that provides flexibility in the underlying standards. Because the applicant is proposing a shared private street to access two lots, the applicant needs to go through the PUD process.

According to Chapter 27 of the Zoning Ordinance:

11-27-120 Standards and Requirements.

(a) The minimum area for a Planned Unit Development shall be five acres in AA, A, AE, LS and S zones, and two and one-half acres in LR, R and R-2 zones; and one and one half acres in R-4 and R-8 zones. Any proposal for a Planned Unit Development in areas smaller than those cited above, may be approved by the Planning Commission based upon the specific conditions related to the site upon which the development is proposed. Smaller Planned Unit Developments are encouraged in the older historical parts of the City in order to use lot interiors where unique conditions may exist.

The total acreage of this property falls well below the threshold of 2.5 or 5.0 acres of the other residential zones throughout the City, however, because the property is in an older and historical part of the City there is an allowance for “smaller planned unit developments.”

In every residential zone, each PUD has a minimum 10% open space requirement. However, 10% of .84 acres is .08 acres, or approximately 3,500 s.f. The PUD chapter does provide a provision whereby historic preservation may be used in lieu of the open space requirement. Section 11-27-120(g) states:

“The City, at its sole discretion, may consider preservation of an on-site building or structure eligible, or that may be eligible, for the National Register of Historic Places in lieu of the 10 percent open space requirement or portion thereof.”

An historic home is currently situated on the site. A yield plan for the property demonstrated the possibility of establishing three lots at this location. Nevertheless, a deviation from standards of the underlying zone is desirable in order to access lots 2 and 3 through the private street, and this is only possible as a PUD. In lieu of the 10% open space requirement, the ordinance allows the City to consider the preservation of an on-site historic building. The existing home on this property is very historic and would meet the NRHP guidelines for nomination, if so desired. Staff feels that the applicant’s willingness to preserve the home should count in lieu of the open space requirement. Additionally, because the proposed subdivision is in the OTR zone, the applicant will need to meet design standards specific to the underlying zone in addition to some requirements of PUDs throughout the City. The applicant has provided elevations illustrating how the two new homes will look. However, at the time of construction, staff reviews the proposed new construction to ensure compliance with the OTR design standards for new construction, and the OTR design standards are more stringent than the PUD requirements in most cases.

The City Council approved a zone text change to Chapter 27 of the Zoning Ordinance that allows for any single family detached PUD under one acre in size to seek for a waiver of *any* provisions within the PUD chapter through a vote of not less than four City Council members. The applicant will be seeking for a waiver of some of the applicable PUD requirements for his subdivision, including the open space requirement and related landscape plans.

Lot 3, as is currently constituted on the schematic plan does not comply with Section 12-7-030(2) of the Subdivision Ordinance which states:

“All lots or parcels created by the subdivision shall have frontage on a dedicated street, improved to standards hereinafter required, equal to at least fifty percent (50%) of its minimum required width except for flag lots which shall have a minimum of twenty-eight feet (28’) of frontage. Private streets shall not be permitted unless the Planning Commission finds that the most logical development of the land requires that lots be created which are served by a private street or other means of access, and makes such findings in writing with the reasons stated therein.”

Although the private street is allowed as part of the PUD process, according to this section of the code, the applicant will either need to provide a hammer-head turnaround or a cul-de-sac on Lot 3 to create enough frontage for the lot. The minimum lot width in the OTR zone is 85’ for an interior lot, however, the lot width can go down to a minimum of 70’ through an administrative approval in the OTR zone only. Therefore, the applicant would need at least 35’ of frontage on the private drive; this has been included as a condition for approval. As part of their recommendation of the schematic plan and preliminary PUD master plan, the Planning Commission did approve the private drive as a solution for this proposed subdivision.

The Planning Commission recommended approval of this item with no changes to the staff report on November 17th.

Supplemental Information

1. Vicinity Map
2. Schematic Plan
3. Preliminary PUD Master Plan
4. Elevations of the types of homes that could be used for Lots 2 and 3

Applicable Ordinances

1. Title 11, Chapter 17 – Original Townsite Residential Zones
2. Title 11, Chapter 27 – Planned Unit Developments
3. Title 12, Chapter 5 – Minor Subdivisions
4. Title 12, Chapter 7 – General Requirements for all Subdivisions

Respectfully Submitted



Eric Anderson
Associate City Planner

Concur



Dave Millheim
City Manager

Farmington City



© Copyright 2015, Creations West. This plan is the property of Creations West and shall not be duplicated in any form or used for the basis for any new plan.

The builder, general contractor, architect, engineer, interior designer, and other professionals must carefully read and understand the entire set of drawings, specifications, and notes prior to construction. Creations West is not responsible for the construction of the building. Creations West is not responsible for the building, general contractor, architect, engineer, interior designer, and other professionals.

Planned for
PRINCE RESIDENCE
 LOT# XXXXX, PLAT
 FARMINGTON, CT 06103

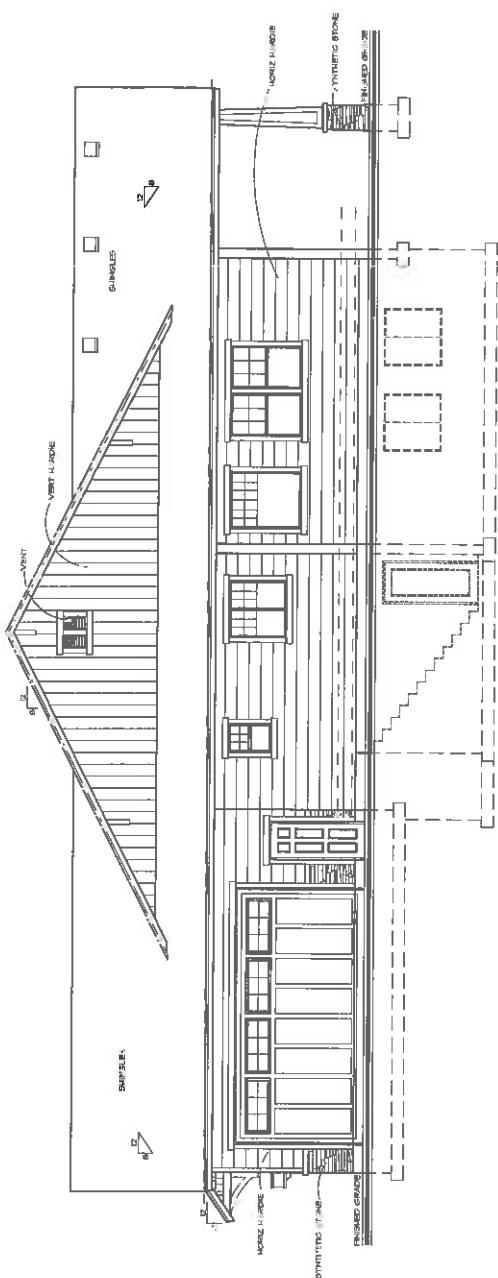
1224 E. 12th Street
 Northfield, Minnesota 55057
 P. 952.522.1452
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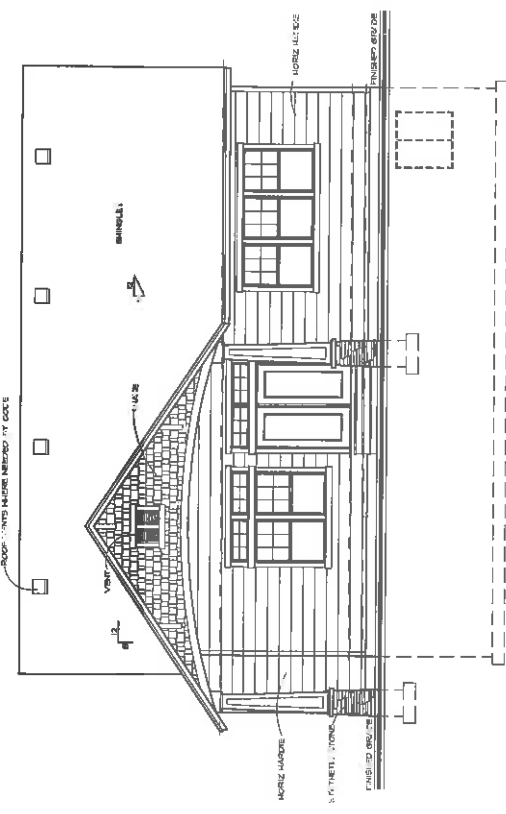
CREATIONS WEST
 ARCHITECTURE & DESIGN
 1224 E. 12th Street
 Northfield, Minnesota 55057
 P. 952.522.1452
 PH: 952.522.1452

DATE: JUL 2015
 SHEET: 2

PLAN NUMBER
R-1872-15UE



RIGHT ELEVATION
 SCALE 1/8\"/>



REAR ELEVATION
 SCALE 1/8\"/>

GENERAL NOTES:
 1. All framing shall occur on untreated lumber and shall be protected from weathering. All exterior surfaces shall be finished with a minimum of two coats of exterior paint. All interior surfaces shall be finished with a minimum of two coats of interior paint. All surfaces shall be finished with a minimum of two coats of paint. All surfaces shall be finished with a minimum of two coats of paint.

GENERAL NOTES:
 2. The roof shall be installed in accordance with the manufacturer's instructions. The roof shall be installed in accordance with the manufacturer's instructions. The roof shall be installed in accordance with the manufacturer's instructions. The roof shall be installed in accordance with the manufacturer's instructions.

GENERAL NOTES:
 3. The exterior walls shall be finished with a minimum of two coats of exterior paint. The exterior walls shall be finished with a minimum of two coats of exterior paint. The exterior walls shall be finished with a minimum of two coats of exterior paint. The exterior walls shall be finished with a minimum of two coats of exterior paint.

GENERAL NOTES:
 4. The interior walls shall be finished with a minimum of two coats of interior paint. The interior walls shall be finished with a minimum of two coats of interior paint. The interior walls shall be finished with a minimum of two coats of interior paint. The interior walls shall be finished with a minimum of two coats of interior paint.

GENERAL NOTES:
 5. The floor shall be finished with a minimum of two coats of floor finish. The floor shall be finished with a minimum of two coats of floor finish. The floor shall be finished with a minimum of two coats of floor finish. The floor shall be finished with a minimum of two coats of floor finish.

GENERAL NOTES:
 6. The roof shall be installed in accordance with the manufacturer's instructions. The roof shall be installed in accordance with the manufacturer's instructions. The roof shall be installed in accordance with the manufacturer's instructions. The roof shall be installed in accordance with the manufacturer's instructions.

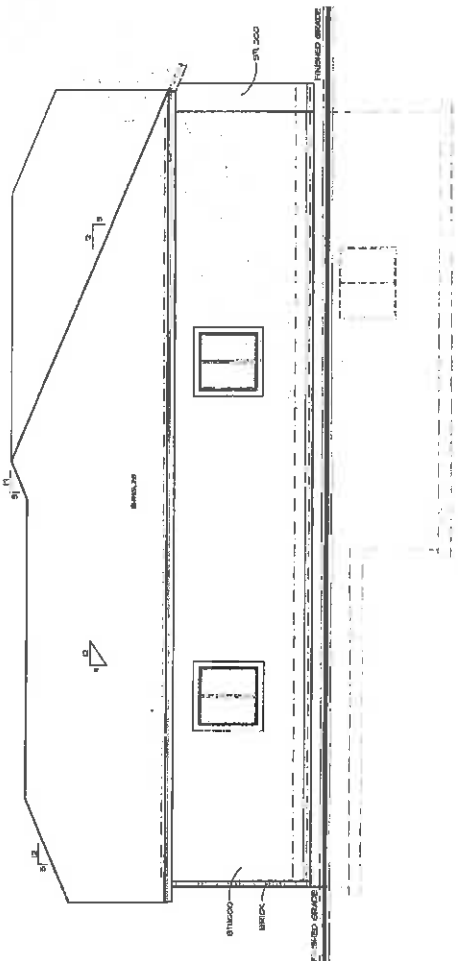
ELITE CRAFT HOMES
 1700 E. 17th Street
 Suite # 180
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 Phone: 303.261.0455

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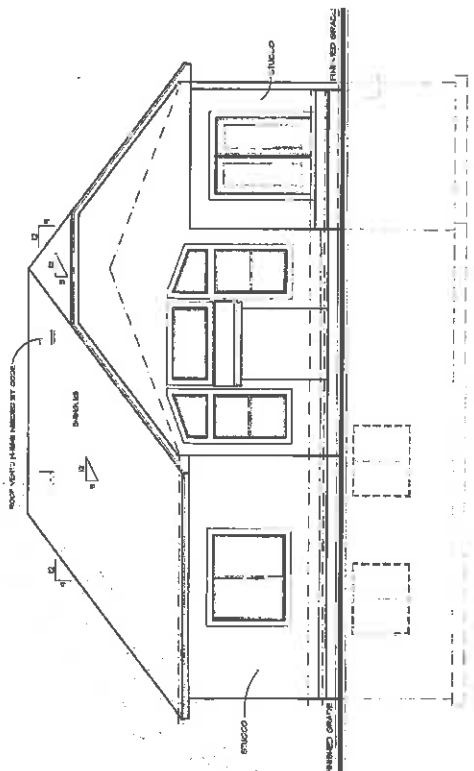
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R-1609-15UE
 2



RIGHT ELEVATION
 SCALE 1/8" = 1'-0"



REAR ELEVATION
 SCALE 1/8" = 1'-0"

GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISH GRADE SHALL BE INDICATED BY A DASHED LINE.
 3. FOUNDATION SHALL BE CONCRETE ON GRADE.
 4. ROOF SHALL BE AS SHOWN.
 5. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.
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CITY COUNCIL AGENDA

For Council Meeting:
December 6, 2016

S U B J E C T: Rescind and Cancel the Intent of the City to Create the Farmington City, Utah School Safety Assessment Area (SAA)

ACTION TO BE CONSIDERED:

Make a motion to rescind and cancel the intent of the City to create the Farmington City, Utah School Safety Assessment Area (SAA), which includes 650 West and portions of 1100 West, 500 South and Glovers Lane areas.

GENERAL INFORMATION:

See enclosed staff report prepared by Keith Johnson.

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: November 29, 2016

Subject: **MOTION TO RESCIND AND CANCEL THE INTENT OF THE CITY TO CREATE THE FARMINGTON CITY, UTAH SCHOOL SAFETY ASSESSMENT AREA (SAA).**

RECOMMENDATIONS

Make a motion to rescind and cancel the intent of the City to create the Farmington City, Utah School Safety Assessment Area (SAA), which includes 650 West and portions of 1100 West, 500 South and Glovers Lane areas.

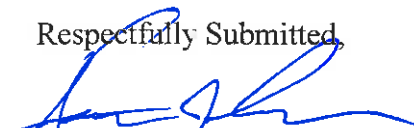
BACKGROUND

The City passed a resolution back in September for the intent to create the Farmington City, Utah School Safety Assessment Area (SAA). There was then a 60 day protest period that property owners could protest this intent.

As of today, the City has received enough protests that the assessment area will not be approved. As such the City Council needs to make a motion to rescind and cancel the Farmington City, Utah School Safety Assessment Area (SAA). This will end all proposals to create the said SAA.

City staff met with the Mayor and Council at the last City Council meeting and discussed what the City will do if the SAA is defeated. Those plans consisted of contracting for the design of these streets to bid the project in January or February, calling the extension agreements, and or pairing down the scope and size of the project in order to move forward and reconstruct as much as can be done with the funds available.

Respectfully Submitted,



Keith Johnson,
Assistant City Manager

Review and Concur,



Dave Millheim,
City Manager

CITY COUNCIL AGENDA

For Council Meeting:
December 6, 2016

**S U B J E C T: Street Cross Section Modification Proposal for Mill Rock Estates
Subdivision Roads**

ACTION TO BE CONSIDERED:

See staff report for recommendation.

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, City Planner

Date: December 6, 2016

SUBJECT: **STREET CROSS SECTION MODIFICATION PROPOSAL FOR ROCK MILL ESTATES SUBDIVISION ROADS**

RECOMMENDATION

As per Section 12-8-100 of the Subdivision Ordinance, move that the City Council approve the proposed street cross-section modification for the Rock Mill Estates Subdivision as shown on the attached plan, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall provide a snow removal easement on the side of the road, and this easement shall appear on the plat;
2. The applicant shall follow the approved tree preservation plan submitted to the City.

Findings for Approval:

1. The proposed street cross-section modification will allow the applicant to improve upon the already approved preliminary plat for this property by creating a superior layout where the buildable area is maximized and the placement of houses is more feasible.
2. The proposed modification will allow the applicant to preserve many of the mature trees within the proposed subdivision.
3. The proposed subdivision is being modeled after The Grove, which has been a very successful project with no sidewalk and tree-lined narrow streets.
4. The applicant provided a tree preservation plan to the Planning Commission, which was reviewed on December 1, 2016.

BACKGROUND

The proposed Rock Mill Estates Subdivision consists of 25 lots on the Haugen property off of 600 North and Main Street. The preliminary plat for this subdivision was approved and thereafter memorialized by development agreement on September 13, 2010. Symphony Homes has taken over the project and are proposing to complete the development through final plat and construction. However, before they can complete the project, they are proposing to modify the cross-section of certain roads within the subdivision in order to create the number of buildable lots as per the agreement. The roads they are proposing would not have sidewalk or parkstrip, but the proposal includes curb, gutter, and 28' of asphalt (which is the same as the standard for a local street). The cul-

de-sac would also be narrower than the standard; the applicant met with the Fire Marshall and provided a model for a 40' ladder truck turn. The Fire Marshall reviewed and approved the proposal.

The original preliminary plat that was approved and memorialized by development agreement has some issues with the buildable areas of lots, and the applicant is arguing that the overall product, if constructed as originally proposed (and approved) would be of a lower quality. By narrowing the street cross-section, the applicant will be able to preserve a lot of the mature growth trees in the subdivision, and the product would be similar to what Henry Walker Homes did across 600 North in The Grove Subdivision. In that subdivision, there are no sidewalks and there are narrow streets, and the project has been very successful. Even though the majority of the layout is the same as that of the approved preliminary plat, the revisions Symphony are proposing are desirable and will, in staff's opinion, provide a superior project to the original.

At the Planning Commission meeting held on November 17th, the commissioners discussed the preservation of trees and condition number 2 specifically. The Commission felt that the condition lacked teeth, so they amended the condition to read as follows: 2) The applicant shall provide a tree preservation plan to be reviewed and considered by the Planning Commission prior to City Council consideration of the item. The Planning Commission did not want to needlessly delay the applicant from moving forward to have the City Council review this item, so they made a recommendation for approval contingent on the street preservation plan being reviewed at the December 1st meeting. However, at the time of the writing of this staff report, that had not occurred. Staff will report on the final decision made on December 1st at tonight's meeting.

Supplemental Information

1. Vicinity Map
2. Subdivision Plan with Proposed Street Cross-Sections
3. Subdivision Plan with Aerial
4. Preliminary Plat of Rockmill Estates
5. 40' Fire Truck Turn-Around Model for Cul-De-Sac
6. Local Street Cross-section

Respectfully Submitted



Eric Anderson
City Planner

Concur



Dave Millheim
City Manager



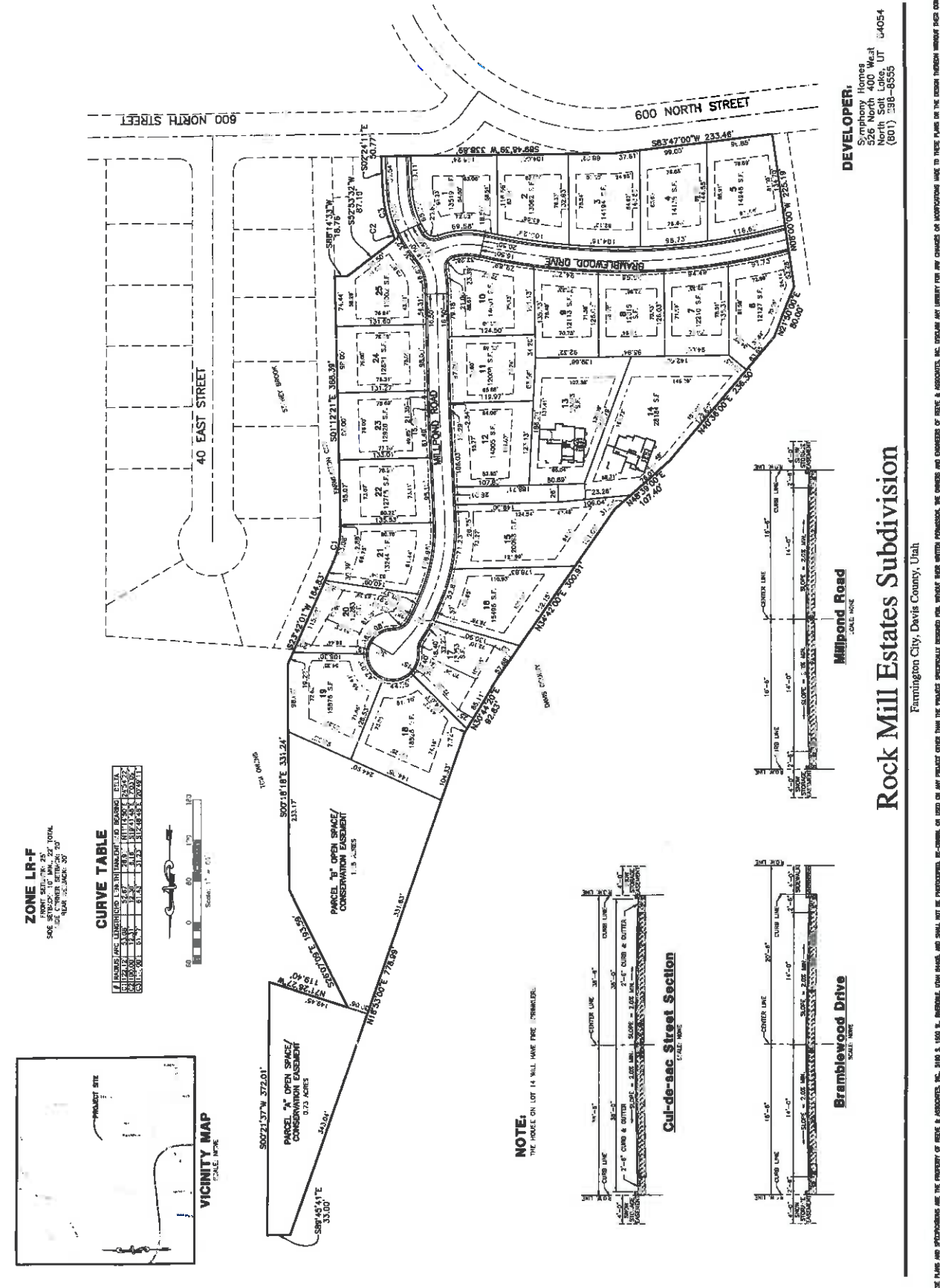
REVISIONS	L.T.H.	DATE

Site Plan

Rock Mill Estates Subdivision

PART OF THE SW 1/4 OF SECTION 8, T4N R16E, F4B & 4, U.S. SURVEY
 COUNTY OF DEWIS, STATE OF UTAH

Prepared By:	David S. Boren
Checked By:	David S. Boren
Date:	JUL 3, 2011
Project No.:	1000000000
Sheet:	1
Scale:	1" = 50'



ZONE LR-F

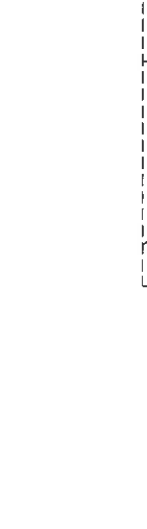
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 SIDE SETBACK: 10'
 REAR SETBACK: 10'

CURVE TABLE

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200.00	200.00	180.00	360.00
250.00	250.00	225.00	450.00
300.00	300.00	270.00	540.00
350.00	350.00	315.00	630.00
400.00	400.00	360.00	720.00
450.00	450.00	405.00	810.00
500.00	500.00	450.00	900.00
550.00	550.00	495.00	990.00
600.00	600.00	540.00	1080.00
650.00	650.00	585.00	1170.00
700.00	700.00	630.00	1260.00
750.00	750.00	675.00	1350.00
800.00	800.00	720.00	1440.00
850.00	850.00	765.00	1530.00
900.00	900.00	810.00	1620.00
950.00	950.00	855.00	1710.00
1000.00	1000.00	900.00	1800.00



NOTE:
 THE HOUSE ON LOT 14 WILL HAVE FIRE TRUCKS.



DEVELOPER:
 Symphony Homes
 526 North 400 West
 North Salt Lake, UT 84054
 (801) 398-6658

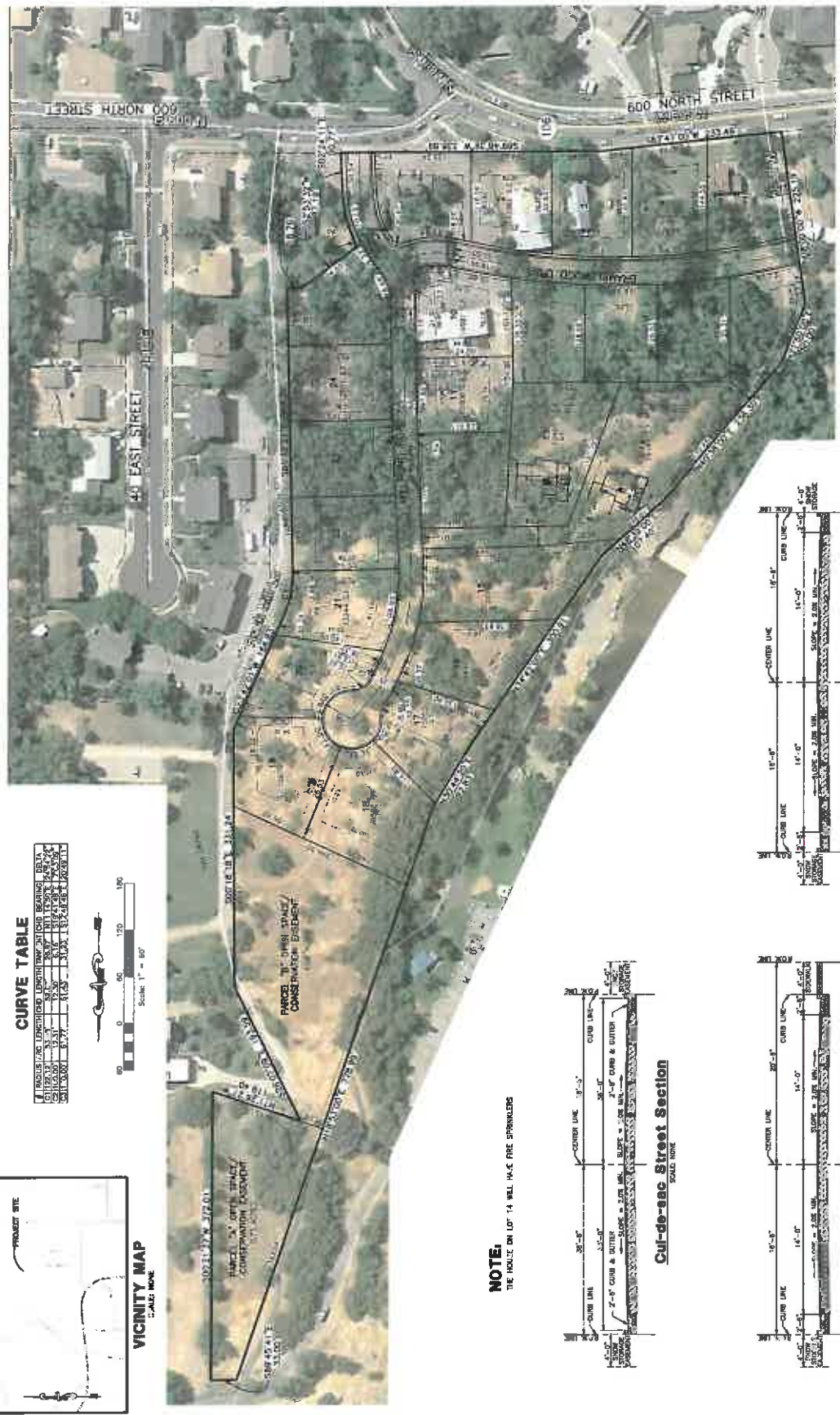
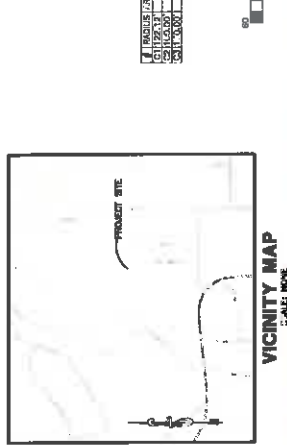
Rock Mill Estates Subdivision

ZONE LR-F

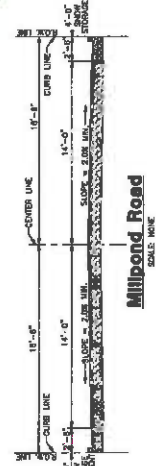
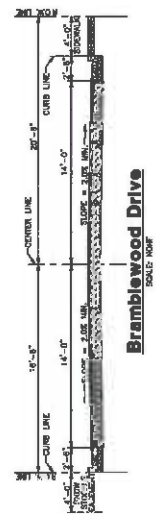
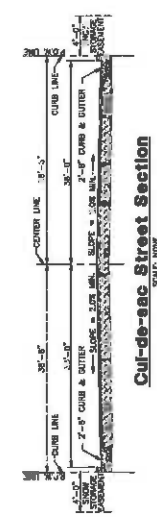
FRONT SETBACK: 25'
 SIDE SETBACK: 10' MIN., 20' TOTAL
 REAR SETBACK: 20'

CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
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1+30.00	S 89° 58' 12" W	100.00	89° 58' 12"	100.00
1+60.00	S 89° 58' 12" W	100.00	89° 58' 12"	100.00
1+90.00	S 89° 58' 12" W	100.00	89° 58' 12"	100.00
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2+50.00	S 89° 58' 12" W	100.00	89° 58' 12"	100.00
2+80.00	S 89° 58' 12" W	100.00	89° 58' 12"	100.00
3+10.00	S 89° 58' 12" W	100.00	89° 58' 12"	100.00
3+40.00	S 89° 58' 12" W	100.00	89° 58' 12"	100.00
3+70.00	S 89° 58' 12" W	100.00	89° 58' 12"	100.00
4+00.00	S 89° 58' 12" W	100.00	89° 58' 12"	100.00



NOTE:
 THE HOLE IN LOT 14 WILL HAVE FIRE SPRINKLERS



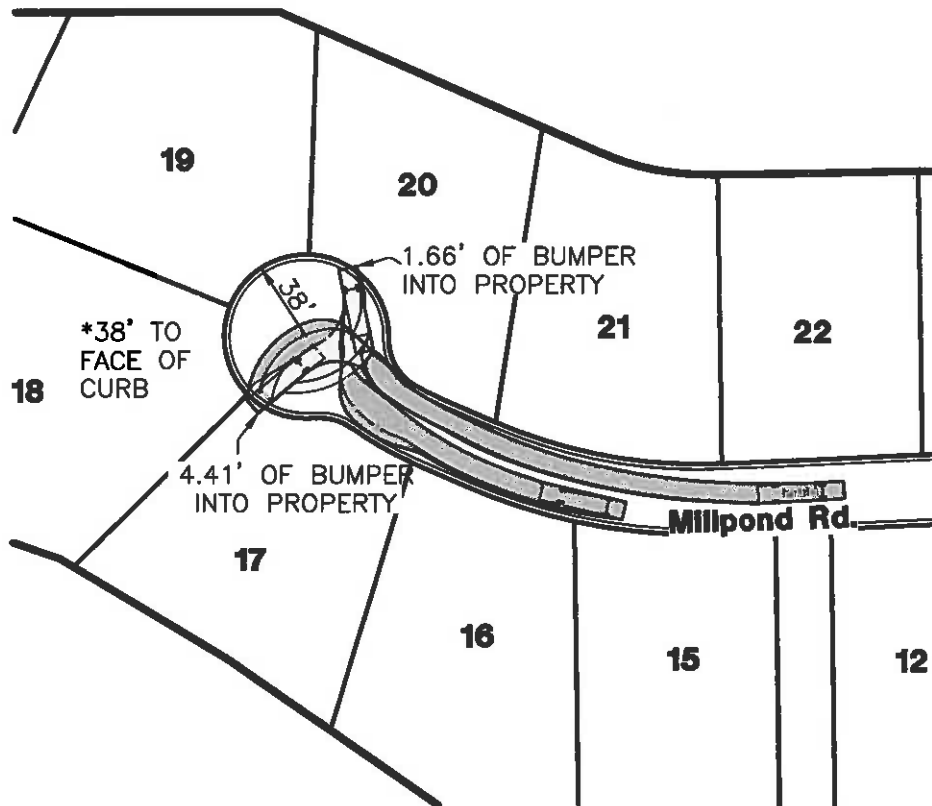
DEVELOPER:
 Symphony Homes
 526 North 400 West
 North Salt Lake, UT 84054
 (801) 298-8555

Rock Mill Estates Subdivision



Farmington City, Davis County, Utah

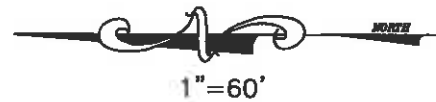
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40' LENGTH FIRE TRUCK TURN-AROUND EXHIBIT



LEGEND

-  = FORWARD SWEEP PATH OF 40.0' PUMPER FIRE TRUCK
-  = REVERSE SWEEP PATH OF 40.0' PUMPER FIRE TRUCK



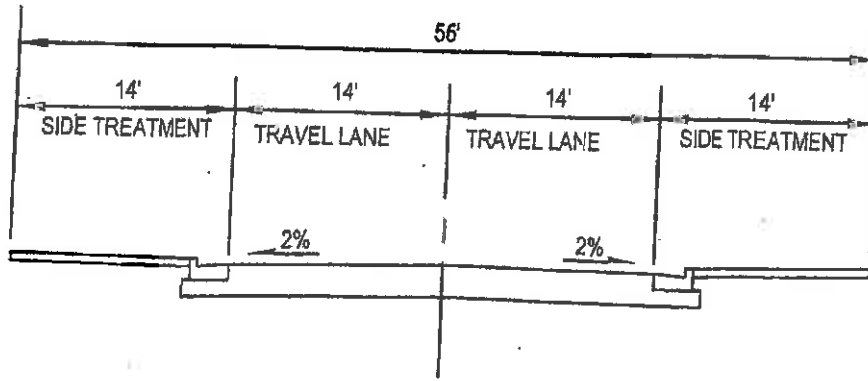
**Reeve
& Associates, Inc.**

5160 S 1500 W, RIVERDALE, UTAH 84405
 TEL: (801) 621-3100 FAX: (801) 621-2866 www.reeve-associates.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Project Info.

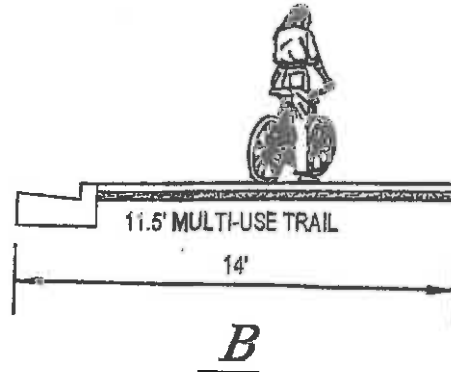
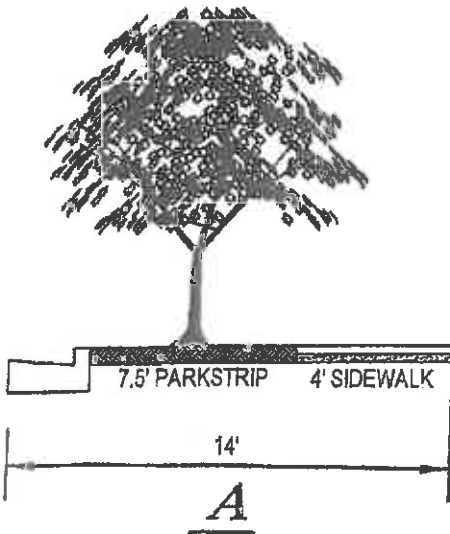
Designer: E. ROCHE
 Date: 11-4-16
 Name: ROCK MILL ESTATES
 Number: 1864-68
 Scale: 1"=80'

LOCAL



55-FOOT RIGHT-OF-WAY

2 LANES



SIDE TREATMENTS

ROAD SECTION

PLAN NO. 260 SP

DRAWING 1 OF 6

CITY COUNCIL AGENDA

For Council Meeting:
December 6, 2016

SUBJECT: Ordinance Adopting the Revised and Codified Ordinances of Farmington City

ACTION TO BE CONSIDERED:

Pursuant to the authority set forth in Utah Code Annotated Sections 10-3-707, 10-3-709 and 10-3-710 enact, adopt and codify the ordinances of the City, in their entirety, as prepared by Sterling Codifiers; which contains a compilation of all ordinances of the City.

GENERAL INFORMATION:

See enclosed staff report prepared by Holly Gadd.

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council

From: Holly Gadd

Date: November 23, 2016

SUBJECT: **ORDINANCE ADOPTING THE REVISED AND CODIFIED
ORDINANCES OF FARMINGTON CITY**

RECOMMENDATION

Pursuant to the authority set forth in Utah Code Annotated Sections 10-3-707, 10-3-709 and 10-3-710 enact, adopt and codify the ordinances of the City, in their entirety, as prepared by Sterling Codifiers; which contains a compilation of all ordinances of the City.

BACKGROUND

Staff has been working on this process for several years and is very excited about the completion of this project. There were a number of State statutory changes to general municipal provisions which the City's code books did not reflect. In light of those changes and the desire to promote the public interest by getting our code on line, the City hired Sterling Codifiers to help with this process.

City staff and Sterling reviewed each title to make the necessary revisions along with minor updates, such as renumbering so all of the titles were consistent. Anyone with questions regarding code issues will now be able to access our entire City code on line after the approval of this recodification. This should also assist us with GRAMA requests where the code will now be available on line.

Respectfully Submitted


Holly Gadd
City Recorder

Review & Concur


Dave Millheim
City Manager

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF FARMINGTON CITY,
UTAH, ADOPTING THE REVISED AND CODIFIED ORDINANCES OF
FARMINGTON CITY.**

WHEREAS, the City Council of Farmington City has determined that it will promote the public interest to revise and codify the ordinances of the City, in their entirety, as prepared by Sterling Codifiers; which revision compilation and codification contains a compilation of all ordinances of the City; and

WHEREAS, the City Council, pursuant to the authority set forth in *Utah Code Annotated* Sections 10-3-707, 10-3-709 and 10-3-710 hereby desires to enact, adopt and codify the ordinances of the City as set forth in the compilation of Sterling Codifiers of the date of this Ordinance;

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

Section 1: From and after the date of passage of this ordinance, the city code of Farmington City prepared by Sterling Codifiers dated as of the date of this Ordinance, and as amended, containing the compilation of all ordinances of a general nature together with the changes made to said ordinances, under the direction of the governing body of the City, shall be accepted in all courts without question as the official code and law of the City as enacted by the Mayor and City Council.

Section 2: There is hereby adopted, as a method of perpetual codification, the loose-leaf type of binding together with the continuous supplement service, provided by Sterling Codifiers, whereby each newly adopted ordinance of a general and permanent nature amending, altering, adding or deleting provisions of the official city code is identified by the proper catch-line and is inserted in the proper place in each of the official copies, one copy of which shall be maintained in the office of the City Recorder, certified as to correctness and available for inspection at any and all times that said office is regularly open.

Section 3: All ordinances of a general nature included in this official city code shall be considered as a continuation of said ordinance provision and the fact that some provisions have been deliberately eliminated by the governing body shall not serve to cause any interruption in the continuous effectiveness of ordinances included in said official city code. All ordinances of a special nature, such as tax levy ordinances, bond ordinances, franchises, vacating ordinances and annexation ordinances shall continue in full force and effect unless specifically repealed or amended by a provision of the city code. Such ordinances are not intended to be included in the official city code.

Section 4: It shall be unlawful for any person, firm or corporation to change or amend by additions or deletions, any part of portion of such code, or to insert or delete pages or portions thereof, or to alter or tamper with such code in any manner whatsoever which will cause the law of the city to be misrepresented thereby.

Section 5: All ordinances or parts of ordinances in conflict herewith, are, to the extent of such conflict, hereby repealed.

Section 6: Effective Date. This ordinance, for the protection of public health, safety and welfare, shall be effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS ____ DAY OF _____, 2016.

FARMINGTON CITY

By: _____
Mayor H. James Talbot

ATTEST:

Holly Gadd, City Recorder

Voting by the City Council:

	“AYE”	“NAY”
Councilmember Bilton	_____	_____
Councilmember Anderson	_____	_____
Councilmember Ritz	_____	_____
Councilmember Mellor	_____	_____
Councilmember Young	_____	_____

CITY COUNCIL AGENDA

For Council Meeting:
December 6, 2016

SUBJECT: Minute Motion Approving Summary Action List

1. Ordinance Establishing Dates, Time and Place for Holding Regular City Council Meetings
2. Approval of Minutes from October 18, 2016
3. Approval of Minutes from November 1, 2016
4. Bryce and Amy Calvin Demolition Letter of Credit
5. UTA Shuttle Service Agreement
6. Renewal of Rocky Mountain Power Franchise Agreement

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council

From: Holly Gadd

Date: November 18, 2016

SUBJECT: **ORDINANCE ESTABLISHING DATES, TIME AND PLACE FOR HOLDING REGULAR CITY COUNCIL MEETINGS**

RECOMMENDATION

Approve the attached Ordinance establishing dates, time and place for 2017 City Council meetings.

BACKGROUND

1. Pursuant to Utah Code Section 52-4-6(1), any public body which holds regular meetings that are scheduled in advance over the course of a year shall give notice at least once each year of its annual meeting schedule and shall specify the date, time, and place of such meetings. Special meetings can be added during the year when necessary. Regular meeting may also be cancelled if workload does not require a meeting.

Respectfully Submitted


Holly Gadd
City Recorder

Review & Concur



Dave Millheim
City Manager

ORDINANCE 2016-

**AN ORDINANCE ESTABLISHING DATES, TIME AND PLACE FOR HOLDING
REGULAR FARMINGTON CITY COUNCIL MEETINGS**

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

Section 1. Time and Place of Regular Council Meeting.

The Governing Body shall generally conduct two regular meetings per month which shall be held on the first and third Tuesday of each month or as noted otherwise herein.

Meetings shall be held in the **City Council Room of the Farmington City Hall, 160 South Main Street, Farmington, Utah**, unless otherwise noticed. Each meeting shall begin promptly at 7:00 p.m. The schedule of meetings for 2017 shall be as follows:

January	3	&	17
February	7	&	21
March	7	&	21
April	18		
May	2	&	16
June	6	&	20
July	18		
August	1	&	15
September	5	&	19
October	3	&	17
November	7	&	21
December	5	&	19

Section 2. Effective Date. This ordinance shall take effect immediately upon posting after passage.

PASSED AND ORDERED POSTED BY _____ of _____ Council Members present at the regular meeting of the Farmington City Council held on this 6th day of December, 2016. Notice should be given as required by the Utah Open Meetings Act.

FARMINGTON CITY CORPORATION

ATTEST:

By: _____
H. James Talbot
Mayor

Holly Gadd, City Recorder

FARMINGTON CITY COUNCIL MEETING

October 18, 2016

WORK SESSION

Present: Mayor Jim Talbot, Council Members Brett Anderson, Doug Anderson, John Bilton via phone, Brigham Mellor, Cory Ritz, City Manager Dave Millheim, Associate City Planner Eric Anderson, Chief Wayne Hansen, Traffic Engineer Tim Taylor, City Recorder Holly Gadd and Recording Secretary Katie Gramse.

Mayor Jim Talbot thanked all that were in attendance in the last couple weeks during the ribbon cuttings and the APA conference. He said that **David Peterson** was in charge of this conference and he did a wonderful job. **Mayor Jim Talbot** also told of the Mercedes Benz opening on Thursday October 20th at 6:00pm.

Dave Millheim went to a seminar and wanted to share conducting with the Council and staff on how they might be able to improve the Council meetings. He said the meetings are the responsibility of **Mayor Jim Talbot**. He runs the meeting and everything needs to go through him. Nobody is invited to talk unless they are welcomed by the Mayor to do so. The Council needs to make sure their motions are clear and well understood by the other Council Members and staff.

Dave Millheim said that the agenda for the upcoming meeting has to be given to him 5 business days prior to the actual City Council Meeting. This cut off is established for the protection of the Council. **Dave Millheim** and other staff members need to make sure they can gather all the information needed for the agenda and make sure it is correct. Any of the Council Members are able to send topics of interest. If the Council wants to have a discussion on the topic, a motion by the City Council needs to be made. If the topic does not have a second motion, then it does not get discussed. **Dave Millheim** also said that the internal debate needs to close before the approval is voted on.

NEIGHBORHOOD TRAFFIC CALMING PROGRAM

The residents surrounding the road on 650 west brought to the attention of the City Council a few weeks ago, the possibility of lowering the speed limit on this particular street. The resident's main concern is how fast the cars are driving and the safety of the children going to and from the elementary school.

Chief Wayne Hansen did a traffic study on 650 West in Farmington. The study consisted of a 110 car sample and they tracked and regulated the traffic speeds at different times of the day. Out of this car sample 85% of the cars were going 39 mph, 75% of the drivers were going over the speed limit. **Chief Wayne Hansen** also said in order for the Council to change the speed limit it has to be within 5 mph of the listed speed limit that is currently posted.

Tim Taylor said there are ways to lower the drivers' speed without changing the speed limit. He said the Council can have parking on the side of the road or draw white sidelines on the edges of the street. The Council can also place flashing driver feedback signs that flashes and notifies the driver if they are going 5 mph over the speed limit, a portable speed truck is also something to consider. **Tim Taylor** feels that any of these options would be better for now to regulate and decrease drivers speed along this road instead of decreasing the actual speed limit. **Dave Millheim** asked if there could be a 4-way stop sign placed at the end of this road. **Tim Taylor** said that would be a good idea and it would also lower the speed of the drivers. **Tim Taylor** and **Chief Wayne Hansen** said that the court would throw out the majority of these speeding tickets based on the speed study and it would not be very beneficial to decrease the speed limit.

Brigham Mellor said because the road has a lot more improvements that need to be made, such as driveway entrances and other road construction, he thinks these options would also be better than actually changing the speed limit. **John Bilton** and **Doug Anderson** agreed with him. **Brett Anderson** and **Cory Ritz** feel it is better to change the speed limit to try and decrease driving speed.

Mayor Jim Talbot asked how much the feedback signs and speed truck would be to place along this road. **Tim Taylor** said that the cost of the solar panel driver feedback signs ranges from \$2,000 to \$4,000. The portable speed trucks are around \$3,000.

REGULAR SESSION

Present: Mayor Jim Talbot, Council Members Brett Anderson, Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz, City Manager Dave Millheim, City Planner David Peterson, Associate City Planner Eric Anderson, City Recorder Holly Gadd, and Recording Secretary Katie Gramse.

CALL TO ORDER:

The invocation was offered by **Doug Anderson** and the Pledge of Allegiance was led by **Russell Cluff** a participant from the Boy Scouts of America, Troop 603.

PUBLIC HEARINGS:

Hunters Creek Conservation Easement Amendment

Dave Peterson said the City has close to 100 acres of land on our far north boundary. The City does have a conservation easement that is owned by Woodside Homes and is being used to have cows graze on it. The City also has a trial easement on this land which only has dirt access to the road and the trails committee is hoping that in the future they will be able to have a network brought together at this junction.

Dave Peterson said this land is not part of the HOA, however the HOA is prepared to take it over. The HOA would like to have a conservation easement amended to put in place where they would be able to build small playgrounds and other amenities. He also explained the following recommendations. The recommendations for tonight's public hearing are both to approve the HOA conservation easement amendment and a, b, and c that follow. He also noted that consideration of possibly providing funds for the next budget cycle and improve the trail in the motion would be appreciated.

James Greer 2154 West Rifleman Drive. He is the Hunters Creek Home Owners Association Board President. He feels he and his associates have met the criteria to improve this open space. He thinks that those homeowners surrounding this area would also appreciate the clean-up that they would provide. The HOA does not want to make huge changes but would like to provide this community with more amenities and open space. He said that he would like to see more pavement placed throughout the trails instead of just a dirt trail.

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

Michael Jones 2147 Pheasant Place, Farmington. When he moved out to Hunters Creek he had heard about the conservation easement and thought it was an interesting situation. Where he lives the weeds are terribly overgrown and there are several thistles. He said he is in favor of this amendment and letting the local people manage their property.

Wayne Baker 2054 Dakota Drive, Farmington. He is on the Farmington City Trails Committee. He maintains the trails and enjoys the trail system. They moved to Farmington for the country feel. He said he is against the proposed changes. He would like to keep it country and keep the wild feel out where he lives. He likes to explore with his children and have them enjoy nature and the outdoors as much as he does.

Cyndy Simmons. 2274 West Monarch Way, Farmington. She said she is also against this easement amendment proposal. She enjoys the natural environment and wants her grandchildren to enjoy the same. She feels that if this proposal is going to pass, she hopes that the easement will only change on the East side.

Andrew Austin 821 Browning Lane, Farmington. He said that there are 2 sides of his property line facing this proposal. He said that the trails are unusable because of the overgrown weeds and goat heads and so he is in favor of this proposal. The overgrowth makes it hard for anybody to enjoy but particularly his family. He would like to at least see the trails be paved so that they will be able to walk and play without getting hurt.

Manning Gomez 2288 West Monarch Way, Farmington. He said he would like to preserve this area in its natural state. He has seen the east side and understands that some work needs to be made in order for the trails to be used. However, he would like to keep the west side as is.

Christy Shields 2053 Colt Drive, Farmington. She said she loves the natural environment this area has and would like to keep it as such. However, the weeds and goat heads are very bad and she would like to see those gone and make this area more beautiful.

Rick Jaster 826 Fox Hunter Drive, Farmington. This area is completely unusable and not able to control all the goat heads. He would like to connect all the trails in this area and have them paved. He does not feel that one trail being paved will hinder the natural environment and it will make it more user friendly for the neighborhood.

Mayor Jim Talbot closed the public hearing at 7:39 p.m.

The City Council discussed and were in agreement that the applicant needs to be more specific in their recommendations. This allows the Council to be fully aware of what improvements are being made and where they will be placed in this particular area. The Council feels that it is too vague and would need to make sure they are making a motion on the correct information.

Dave Millheim said that he is pleased with the effort of this HOA and its board members. He said the HOA is a volunteer effort and they are stepping up to this task and trying to make improvements in this area. He hopes the HOA Director **James Greer** takes what the City Council has asked of him and will continue to proceed.

James Greer explained that they only want to make small changes in this area. The HOA does not have the funding to do anything elaborate but would like to make it more beautiful. He hopes to pave some of the trails so the residents can enjoy them.

Brett Anderson asked if the Council would need to make a motion dealing with the enforcement issue in this area. The staff said that they would go out and take enforcement on this issue regardless of a motion or not.

Motion:

John Bilton made the motion that the City Council table this recommendation and request from the Hunters Creek HOA, and that the City Council note items a, b, and c, as items that can move forward upon receiving a more detailed specific itemization of the changes that need to be made and also noting that the City Council meet the specific qualifications in item 7 and mandatory criteria in 8 of the conservation easement amendment policy. This would also include the location of the trails and the amenities and what they look like. **Brett Anderson** second the motion, which was unanimously approved.

Nelson Property Rezone Application – 35 East 1150 South

Eric Anderson said the applicant desires to create three large estate lots through a boundary adjustment for property at 1150 South and 35 East. Because the subject property already has 4 parcels within its boundaries, the applicant does not have to go through the subdivision platting process to create the requested three lots. However, a boundary adjustment cannot result in parcels or lots that do not conform to the underlying zone. Because the applicant only has 3.85 acres of property, and the A (Agriculture) zone has a minimum lot size of 2 acres, the applicant is seeking a rezone of the property to LR (Large Residential). The LR zone would

allow for lots as small as 20,000 square feet, and because the property has four existing parcels, he could feasibly do a boundary adjustment and create four 40,000+ square foot lots. However, the applicant only wants three large estate lots. The surrounding property is already zoned as LR, and the General Plan designation of LDR (Low Density Residential) is consistent with the rezone proposal. He said that the general plan is consistent with the rezone request so the staff recommending approval.

The applicant was not here for the public hearing but **Dave Millheim** has been in contact with him, and he said the applicant is consistent with the request that has been given.

Mayor Jim Talbot opened the public hearing at 8:05pm

No comments were received

Mayor Jim Talbot closed the public hearing at 8:05pm

John Bilton said this property has been a discussion in the past few years and thought there might be a potential well site attached to it. **Dave Millheim** said they have not found any record of core samples and have inspected it with the property owners, but it does yield a low quality amount of water and water flow that could be used for a horse trough. The City has no long-term desire to pursue a well possibility at this location.

Mayor Jim Talbot had a concern about calling this parcel LR due to the fact that the square footage is such a wide range. He felt that in the past they need to be careful in making sure the applicant knows exactly how many lots can be placed on a particular LR parcel and wanted to make sure that the Council is following the correct guidelines. **Eric Anderson** said normally the City makes sure it is clear on the amount of lots a property owner can purchase and divide on a particular parcel, however in this case the staff feels comfortable in the approval because the curb, flood plain wall and the shape of the property would only allow the property owner to build no more than 3 additional lots.

Mayor Jim Talbot asked the staff why they could not put a condition in the rezone telling the applicant the exact amount of lots they can place on this particular area. **Dave Peterson** said it is because a conditional rezone is illegal. When the City adds conditions to the zone change, the developers can get out of conditions and it is hard to make sure the conditions will be met.

Motion:

Brigham Mellor made a motion that the City Council approve the enclosed enabling ordinance rezoning 3.84 acres of property as described in Exhibit "A" from A (Agricultural) to LR (Large Residential) located at approximately 35 East and 1150 South from A to LR, as identified on the attached map, subject to all applicable Farmington City ordinances and development standards.

Findings for Approval:

1. The proposed rezone is consistent with the general plan.
2. The proposed rezone is consistent with the surrounding properties and neighborhoods.
3. While the applicant's plans to create three estate lots through a boundary adjustment hinges on the purchase of the two remnant parcels owned by the City, the rezone application under consideration is justified on its own merits.

Doug Anderson seconded the motion, which was unanimously approved.

Station Park West Rezone Application – 1100 West and Park Lane

Eric Anderson said CenterCal currently owns property at approximately 1100 West and Park Lane, south of Cabela's and west of the University of Utah Medical Center. The property has long been intended to be part of the City's mixed use district, and rezoned to General Mixed Use. The General Plan designation of this property is Transportation Mixed Use and the surrounding properties are already zoned GMU. If this rezone is approved, CenterCal intends to continue their Station Park development on the subject property, and will have to comply with the form-based code regulations of the underlying zone as set forth in Chapter 18 of the Zoning Ordinance, including the Project Master Plan and Development Plan Review process.

Scott Arrington 140 North Union Ave. Farmington. CenterCal wants to continue their development across the street with the same standards and quality and create more value in the community.

Mayor Jim Talbot opened the public hearing at 8:22pm

No comments were received

Mayor Jim Talbot closed the public hearing at 8:22pm

Motion:

Brigham Mellor made a motion that the City Council approve the enclosed enabling ordinance rezoning 5.84 acres of property as described in Exhibit "A" from A (Agricultural) to GMU (General Mixed Use) located at approximately 1100 West and Park Lane, subject to all applicable Farmington City ordinances and standards.

Findings for Approval:

1. The proposed rezone is consistent with the General Plan.
2. The proposed rezone is consistent with surrounding properties.
3. The proposed rezone is consistent with the overall master plan for the mixed use district.
4. The proposed rezone will allow CenterCal to continue their hitherto successful Station Park development to points west.

John Bilton seconded the motion, which was unanimously approved. Council member **Brett Anderson** was not in attendance during this motion.

Blackhurst property Rezone Application – 306 East 100 North

Eric Anderson said the applicants' desire to build a large home on their property currently located in the OTR (Original Townsite Residential) zone. Because the proposed home is currently in the historic OTR zone, there are design standards and regulations for new construction that do not exist in other zones throughout the City. The proposed home has five garages, all of which extend beyond the front plane of the home, and the garages comprise 100% of the front plane of the home. Because the applicant desires to build this home and the OTR zone will not work for their plans, they are seeking a rezone to the LR (Large Residential) zone. The subject property is at the edge of the OTR zone and is largely surrounded by LR zone properties to the north and east (with the exception of their eastern neighbor). The General Plan designation of LDR (Low Density Residential) supports either the OTR or LR zone designation.

Eric Anderson said the proposed home does not meet these standards, particularly the garages, as they would violate Section 11-17-050(4)(b) which states:

“Attached garages constructed even with the front setback lines, or that are setback (or recessed) from the front setback less than a distance equal to half the depth of the main building shall comprise no more than 33% of the front plane of the home on lots greater than 85 feet in width, and up to 40% on lots less than 85 feet in width if for every percentage point over 33% the garage is set back (or recessed) an additional 1.0 feet behind the front plane of the home.”

The planning commission was debating whether to approve this request or deny it. They were mostly concerned that if they did rezone this parcel from an OTR to and LR that it would create a “snowball effect” within the surrounding property owners. However, this particular parcel will be a new home and the property owners are not tearing down a historic home.

Craig and Janica Blackhurst 381 West 1450 North, Centerville. They own the property at 306 East 100 North Farmington. They purchased this lot the summer of 2015. He said that there are several homes in the area with a wide variety of building types such as: duplexes, front facing garages, new construction homes, and homes that are considered “historic.”

Craig Blackhurst said that he and his wife knew of the complexity of the lot and met with a design firm to draft a drawing to meet their needs as well as presenting the plan to the City. **Craig Blackhurst** was told that there were no objections with the construction plan. Because he was told there were no objections he and his wife proceeded with a design at a substantial cost. They went forward with a topographical elevation drawing, an engineering analysis of the building, and completed sets of plans that could be submitted into the City. They also started interviewing builders and decided to build with Elite Craft Homes.

Craig Blackhurst said that they submitted these plans to the City and knew the City had looked at them because some minor changes were made by the engineer. The City continued to

look over their plans for several weeks. The City then told **Craig and Janica Blackhurst** that this property was part of the OTR and the proposed plans violated the OTR zoning ordinance. They decided to file a zoning amendment to rezone their lot from an OTR to an LDR and presented this on the October 6, 2016 planning commission meeting. Prior to this meeting there were notices sent out to the surrounding homes and public notices were placed on the property. There were no negative responses brought forth by anyone during the public hearing portion of the meeting. **Craig Blackhurst** does not think there are any concerns with this proposed plan or zoning change with anyone in this neighborhood.

Craig Blackhurst mentioned that in the Planning Commission meeting, **David Peterson** the City Planner, said this proposed plan might not meet the LDR zoning conditions either citing section 1128-50 that the main building needs to face the front towards the street because the front door is set at a 45-degree angle. He argued that the front door faces the side yard. **Craig Blackhurst** said the front door faces the front just as much as it faces the side yard due to the angle that it is on. **Craig Blackhurst** also quoted chapter 17 section 11-50 under new construction guidelines states "creative solutions are strongly encouraged... the area in the OTR zone including specific neighborhoods and buildings convey a certain sense time and place associated with its history... it should also remain dynamic with its alterations to the existing structures and construction of new buildings occurring over time. New buildings under constructions are not encouraged to look old rather a new design should relate to the fundamental characteristics of the district while also conveying the stylistic trends of today." He feels that his new construction would be just that. While looking at the variety of homes in Farmington there are several historical homes. However, there are several new homes and many have large front facing garages that are bigger than the garage that they would be building.

Janica Blackhurst said that she and her husband have gone above and beyond the requirements and have come up with a plan that will be beneficial to this community.

Mayor Jim Talbot opened the public hearing at 8:48pm

John Bradshaw 259 East 100 North, Farmington. He said he lives close to this property. His home burned down in June of 2015 and has had several issues complying with the OTR standards. There are many LR zones surrounding this property and would like this property to be zoned as such. He would like the Council to approve this proposal and this particular home would be a great asset to this community.

David Livingston 139 North Main Street, Farmington. He feels that if this particular home stays within the OTR it should not have been curbed by all the requirements associated with the terms because times do change and he feels this home would be a great addition to this area.

Norman Brown 1661 West 7575 South West Jordan. He owns land west of this property. He said the question is if the OTR should have been, is, or will ever be legitimate. The OTR is a zoning ordinance on the books of Farmington and has been for the last 14 or more years. In this area the zoning existed before the purchase of the land and it does not offer justification for change to any other destination.

Wayne Goodfellow 410 North 200 East, Farmington. He said he has also had several problems with the standards of the OTR. He feels the OTR zoning conditions are very confusing. He said it is hard to try to improve your property because he feels the OTR zoning discourages that.

Greg Jones 215 East 200 North, Farmington. He said his property was under the OTR and with a lot of work he was able to remove it from that zoning ordinance. This particular home will only increase the value of the area. He would like to see this construction move forward.

Todd Adams 242 North 200 East, Farmington. He said this home will be a great asset to the neighborhood. There are a wide variety of homes in the neighborhood and this will only add to it. This is a great example of how to make variances work for everyone.

Jerry Preston 177 North Main Street, Farmington. He said he is also part of the OTR. He said if the Council decides to make this LR or keep it in the OTR, it will not make any difference but it would be a great addition to the OTR. He hopes the Council will approve this home construction because it would be so wonderful for the community.

Joe Sadler 6378 North Willow Creek Road, Morgan. He represents the architecture firm that worked with the Blackhursts' at the beginning of the design. He knows that this couple is truly trying to better this area. He said this company is not a zoning or ordinance experts but he tried to draw up plans that might work. He also agreed with the Blackhursts' that when the City changed their minds on the zoning at the end it was upsetting. He knows this home will be a phenomenal addition to this City.

Bear Phelps 354 East 100 North, Farmington. He is very excited for this construction and he approves of this home being built in this neighborhood.

John Anderson 442 South 410 West, Farmington. This property is surrounded by 3 sides and he would like to have the opportunity to study and review this issue. He said he would like to discuss this with the Farmington Historic Preservation Committee on October 27, 2016 in a meeting he has with them.

Mayor Jim Talbot closed the public hearing at 9:07pm

Cory Ritz said he has studied this zoning issue and was one of the members on the committee to plan the OTR. He said he would like the Council or the Farmington Historic Preservation Committee to look into this further and maybe tweak part of the ordinance to make it more acceptable for the residence and also for Farmington City.

John Bilton asked if it would be possible to approve this rezone tonight and then direct staff to help make the home comply with the standards or change the standards of the OTR. **David Peterson** said it would not be possible. **David Peterson** said that the front elevation of the home would also make it impossible for this home to be built in the OTR. Also, the front door does not face the front yard and it only faces the side yard which also makes it not comply with

the LR zoning ordinance. **David Peterson** explained that the design of this home would not meet any zoning ordinance in Farmington City. He said he has met with the builder and they have come up with a few different ideas that might work.

David Peterson said he feels the City Council should approve the rezone request and allow him to work with the applicant and come up with a house plan that will comply with the LR zoning ordinance. **Dave Millheim** emphasized that the only thing the Council will be making a motion on tonight is for a rezone request and not for approval of the house plans.

Janica Blackhurst said the rezone was suggested to them. She felt the house plans met the requirements in both the LR and the OTR in terms of intent. They wanted to avoid going back to the planning committee because they would be back at the beginning trying to make their front door face the front yard to coincide with the LR ordinance. She said they do not care whether they are part of the OTR or the LR but feel that their home meets all criteria to fit in either zone. **Mayor Jim Talbot** said the City Council will only look at the motion that is before them and will not go into further detail on whether or not the home meets what criteria. It does a disservice to what the Council has been elected to do.

Motion:

Doug Anderson made the motion to move the City Council to approve the enclosed enabling ordinance rezoning .59 acres of property as described in Exhibit "A" from OTR-F (Original Townsite Residential - Foothill) to LR-F (Large Residential - Foothill) for property located at 306 East 100 North from OTR-F to LR-F, as identified on the attached map, subject to all applicable Farmington City ordinances and development standards.

Findings for Approval:

1. The proposed rezone is consistent with the general plan.
2. The proposed rezone is consistent with the majority of surrounding properties and neighborhoods to the east and north.
3. The existing homes in the neighborhood are large and newer homes, and the proposed home would be consistent with the neighborhood.
4. The proposed rezone would allow the applicants the highest and best use of their property.
5. Rezones are reviewed on a case-by-case basis, and are a legislative decision; therefore, by rezoning one property it does not bind the City to do the same for a future property owner that may wish to do the same for their property. The City reviews all rezone applications on their own merits.

Brigham Mellor second the motion, which was unanimously approved.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

1. Farmington Park Phase 3 Subdivision Improvements Agreement
2. Pheasant Hollow Subdivision Improvements Agreement
3. Cabelas Improvements Agreement
4. Approval of Minutes from September 6, 2016
5. Approval of Minutes from September 20, 2016

Motion:

Brett Anderson made the motion to have the City Council to approve the summary action list items 1-5 as listed in the staff report. **Doug Anderson** seconded the motion, which was unanimously approved.

NEW BUSINESS:

West Farmington Trails and Sidewalks along Collector Streets (Discussion Only)

David Peterson said they met with group of citizens in this community to find a way to do different side treatments in this designated area. He explained the history and plans of major and minor collector streets. The City has placed sidewalks west of 1100 West and the west side of 1525 West and it is inconsistent with the general plan from 1996. He summarized the history from 1998-2008 and the different general plans and standards that were made during these years. **Dave Millheim** asked if there were anything in the general plans that clarified what the multiuse trails might be used for. **David Peterson** said that the language in these documents were very vague.

David Peterson thought they would like the direction from the City Council to bring more clarity to the staff on what they would like to see them do. **Mayor Jim Talbot** thought it would be a good idea to discuss this in a work session and go over this more meticulously.

Brett Anderson had a question concerning the past when City Council had taken action that was inconsistent from the general plan did the City have to make a motion to make it inconsistent or consistent, or did it fall that way by the result of the vote. **David Peterson** said it would have been controlled by the vote.

The City Council decided to bring this discussion up at a future meeting to be able to go over it in more detail.

OLD BUSINESS:

Update on Special Assessment Area (Discussion Only)

Dave Millheim said there is no further clarity on grant money and there is no movement on Prop 1 money from Davis County. He said the Council members had a lot of questions concerning the SAA in west Farmington. He will try to have all the questions listed and answered by the end of the week and post them on the Farmington City website.

Dave Millheim said the City has received enough protests that if the City and Council leave the SAA as is, it will not be passed. Several of the staff went to a citizens group in west Farmington and the citizens were asking what options they might have regarding the SAA. The staff came up with two options. **Dave Millheim** wanted to know if the City Council would approve either of these options and allow staff to take it to the citizen's committee and explain to them different options to lower the cost of the SAA. The first option, is funding plan A if the City handles specific grants and money items a little differently they can eliminate \$1.4 million from the total cost of \$4.2 million dollars yielding an SAA number of about half of the total cost of what the residents need to pay. Meaning the total of each property owner in the SAA, their total would drop in approximately by half. The details of funding plan A are in the staff report and also on Farmington City's website.

Dave Millheim explained funding plan B which is also on the Farmington City's website. This plan is regulated on the condition of receiving prop 1 funding from Davis County that the City might receive. If the residents do not support these plans, the City Council will need focus on the extension agreements and they will have to be taken into consideration. The property owners need to decide if they do not want the SAA then their extension agreements will be utilized and also the financing option will be eliminated. The City is trying to help decrease the total cost and have the road completed all at once.

Brigham Mellor asked if the City goes with funding plan B, he thought the City could designate 2 years of prop 1 money to this project whether or not the county goes through with their funding or not. The City might also reserve the right to pull out any money that is above \$250,000. **Brett Anderson** feels that there is too much distrust from the residence that the SAA still will not be passed even if the City cuts the cost substantially.

Dave Millheim said the staff should still meet with the residents and try to find other opinions they might have in helping with the cost. He feels the best way to bring forth this information to the residents, is to have the City Council approve funding plan A and have the first \$250,000 be met in funding plan B. The Council was in agreement.

Motion:

Cory Ritz made the motion to move the City Council authorize staff to take this funding concept to the citizen's committee for discussion, for feedback with an understanding that this is an initial starting point in response to citizens request that the numbers come down. That we make note that we will live by these numbers if we put them out there and will have to stand by any of these numbers that we put out. With a third part, that if the County bails on participating on prop 1 funds that the City will cover that County short fall and will use the second year prop 1 funds. **Doug Anderson** seconded the motion, which was unanimously approved. **John Bilton** was not in attendance for this motion and the following meeting.

Request from Steve Nelson to Purchase .215 acres of City Property Declared Surplus – located at approximately 1150 South 50 East

The City Council has met several times regarding this issue and they were in agreement to make the motion without any further discussion.

Motion:

Cory Ritz made the motion to move the City Council that the request from **Steve Nelson** to purchase .215 acres of City property declared surplus located approximately 1150 south 50 East that we authorize staff to complete action items 1 and 2 in the staff report. **Brigham Mellor** seconded the motion, which was unanimously approved.

Clark Lane Village Agreement for a Playground

David Peterson said that several years ago the City vacated a section of the 100 North Street right-of-way now owned by CenterCal LLC, which is currently owned by Chase Bank. The developer of the Clark Lane Village apartments is now requesting use of the south part of this area for a playground. Public Works is okay with this arrangement so long as the owner of the apartment complex maintains the area. Moreover, even though no easement now exists across the bank site, the City constructed the trail with the appropriate width and road base, etc. to double as a second point of access for snow plows and other equipment if 650 West to State Street becomes impassable in the event of some unforeseen circumstance.

David Peterson said that if an event of an emergency occurs, Station Park will allow the City traverse across its property to get to Clark Lane. As an additional “back-up” (if the event occurs, the City Engineer also suggested that the owner provide a public access easement through the apartment complex to also the City employees, and employees housed in the old public works building (on 650 West), a second route to work. He said this construction will be for everyone to use.

Cory Ritz asked about the density of the construction in this area. He was curious if the residents were charged more, if more money could go towards the park fund. **Brigham Mellor** said it would not matter the cost of the fee, he feels the agreement is not clear and feels the applicant is unsure about how long the City will allow them to stay in this area.

Bryce Thurgood said he feels this agreement will benefit the community with this new infrastructure. They will take care of the landscaping and surrounding area. This would be for anybody walking through and not just the residents that live there. He feels that if the City Council thinks this will be too much of a hassle, then they should not pass the proposal.

Doug Anderson made the motion to move the City Council to approve the license agreement enabling the owners of Clark Lane village agreements public use of a portion of the un-used 100 North Street right-of-way southwest of the Public Works building as set forth therein with the findings 1 through 7 changing the word “private” to all “public.” **Brett Anderson** second the motion, which was unanimously approved.

GOVERNING BODY REPORTS:

City Manager Report

1. Police Monthly Activity Report for January – September 2016
2. Fire Monthly Activity Report for September
3. Executive Summary for Planning Commission held October 6, 2016
4. He wanted the City Council to know of a request that the City has gotten from Salt Lake City to move the Days of 47 Horse Parade from downtown SLC to a permanent location in Farmington. **Dave Millheim** asked where the Council thought the best destination would be for this parade. He also asked if the parade should even come to this City at all. He told them it is solely a horse parade and it would be best if the location would start and finish in the same place. The parade does need to be around July 24th. **Brigham Mellor** thinks that hosting the parade in Farmington would be a good idea. It would attract more people into the City and show the positive attractions that we offer here. **Dave Millheim** would like to further this conversation at a later meeting, after getting more information and the details of the parade
5. He met with the historian of Farmington City. The Historian would like to receive more money regarding the history book. **Dave Millheim** told the Council that the City paid the Historian for part of the book already, and the Historian has not completed his portion of the book yet. **Dave Millheim** needed to get permission from the Council on whether or not the Historian could receive more money. The Council decided that when the Historian completes the history book, then he will receive payment for it.

Mayor Jim Talbot and Council Members **Brett Anderson, Doug Anderson, John Bilton, Brigham Mellor, and Cory Ritz** did not have anything to report at this time.

ADJOURN

Motion:

At 11:47 p.m., **Doug Anderson** made a motion to adjourn the meeting. **Cory Ritz** seconded the motion, which was unanimously approved.

FARMINGTON CITY COUNCIL MEETING

November 1, 2016

WORK SESSION

Present: Mayor Jim Talbot, Council Members Brett Anderson, Doug Anderson, John Bilton, Brigham Mellor, City Manager Dave Millheim, Community Development Director David Petersen, Associate City Planner Eric Anderson, City Recorder Holly Gadd and Recording Secretary Katie Gramse. Council Member Cory Ritz was excused.

Dave Millheim told the City Council that in 2 weeks the work session will be covering a Fire Department staffing question and the City's multi-family density and where the City is at with this capacity. He hopes to also address several other work session agenda items that need to be covered.

Original Town-Site Residential Zone (OTR) Presentation

David Peterson said he presented this PowerPoint demonstration at the American Planning Association Conference held on Oct 6th. He showed the differences between Salt Lake City, Bountiful, Centerville, and Farmington and how each city has split up their plats. Each City except Farmington has easily divided plats. The Cities have wide streets and appropriate plat sizes with no wasted space. Farmington City has more rectangle shaped lots that are very difficult to subdivide into standard lots leaving about .625 acres of extra space in the middle of the block. **David Peterson** also said that Farmington City received a GOPB planning grant for the neighborhood conservation ordinance and downtown infill ordinance in 2001.

David Peterson explained that the Original Town Site leading design features that were prominent in 2001 were one story homes, without garages, no front yard fences, and most had dominating beyond the front plane of the house. He said in 2002 there were additional ordinance changes: softening of the OTR garage regulations, PUD ordinance amendment (city-wide), strict new demolition standards (city-wide), OTR daylight plane standards, and exhibits to chapter 17.

Since the adoption of the OTR the results have been significant.

1. The neighborhood has more stability.
2. Reinvestment in Central Farmington
3. In-migration of families
4. Main Street Historic District
5. Greater historic awareness
6. More landmark designations
7. Historic architect on retainer with the City.

Dave Millheim asked what complaints the City has received regarding the OTR and how much resistance did the City get when it adopted the OTR. **David Peterson** said most of the complaints are regarding the garage size and where it has to be placed on the house. He also said the City did not receive any complaints when adopting the OTR.

Dave Millheim asked the City Council if they would want the staff to do anything regarding the OTR or change it in anyway. The Council said they are fine with where the OTR is at and would not like to change it.

Chief Smith of the Farmington Fire Department presented each of the Council Members a jacket. He said they are celebrating their department's 110-year anniversary which makes them the oldest Fire Department in Davis County. He also gave each Council Member a belt buckle. He wanted to tell the City Council thank you for their support.

REGULAR SESSION

Present: Mayor Jim Talbot, Council Members Brett Anderson, Doug Anderson, John Bilton, Brigham Mellor, City Manager Dave Millheim, City Development Director David Petersen, Associate City Planner Eric Anderson City Recorder Holly Gadd and Recording Secretary Katie Gramse. Council Member Cory Ritz was excused.

CALL TO ORDER:

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

The invocation was offered by **Dave Millheim** and the Pledge of Allegiance was led by **Landon Tucker** participant from the Boy Scouts of America, Pack 4116.

Mayor Jim Talbot welcomed the youth city council members **Andrew Oldroy** and **David Stratford**.

PUBLIC HEARINGS:

Plat Amendment and Subdivision through Metes & Bounds

Eric Anderson said that in 2015, John Hansen received site plan approval and constructed two new, single-story, professional office buildings on property located at 491 West Bourne Circle. However, the applicant now has tenants that wish to own their respective buildings, and as a result, the applicant desires to perform a simple lot split. However, in order to subdivide the property, the plat will have to be amended. The plat was originally amended through City Council approval at their September 1, 2015 meeting so that the Mercedes-Benz Dealership could be built.

Because the original site plan was approved for one lot, all utilities and improvements were installed in that manner, meaning that there is only one secondary water line, sewer line, culinary water line, and storm drain line. Additionally, both parking lots including ingress and egress, and the storm water detention basin was designed for one lot. Now that the applicant is proposing to split the lot, these facilities that were intended for one lot will be split between two. As a solution, the applicant has established an HOA and CC&Rs that will govern the shared

utilities and facilities. These will be recorded against the property and ensure that all maintenance and management will remain private, and will provide cross-access guaranteeing that one property owner cannot restrict access to the other. However, the City Engineer would also like to see associated easements on the plat further averting any potential issues that may arise. The City Engineer would also like to make referencing the cross easements easier in the future.

John Hanson, 1165 West 4000 North, Pleasant View, started this project anticipating to have one lot with one ownership, but as circumstances have changed, they will still own lot 5 but have the opportunity to sell the building and lot 6. He appreciates the City and staff for recommending and helping with this project. He said they will have CC&R's for the project, that will record and give cross easements. There will also be a management agency in charge collecting the cams for the project.

Mayor Jim Talbot opened the public hearing at 7:15 p.m.

No comments were received.

Mayor Jim Talbot closed the public hearing at 7:15 p.m.

The Council did not have anything to discuss further regarding this public hearing.

Motion:

Doug Anderson made a motion that the City Council approve the proposed Farmington Fields Amended Subdivision Plat Amendment set forth herein, and approve the metes and bounds subdivision related thereto subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall record the CC&Rs and Articles of Incorporation prior to recording the amended plat;
2. The applicant shall place all necessary easements on the plat, prior to recordation, including but not limited to the following: storm water, shared access and parking, secondary water, and other shared utilities.

Findings for Approval:

1. The proposed plat amendment conforms to all of the development standards as set forth in the Farmington City Subdivision and Zoning Ordinances.
2. Any issues that arise because of splitting utilities that were intended to be for one lot have been resolved through both the recordation of the CC&Rs and the necessary easements as described in condition 2 above.
3. The extension agreement that was recorded against the property as part of the original site plan approval will remain in place and runs with the property not the owner.

4. The plat amendment does not affect or alter Parcel A in the Farmington Fields Subdivision which is desirable because it is a regional storm-water detention facility and possible wetlands; this ensures that the parcel will remain “unbuildable”.

Brigham Mellor seconded the motion, which was unanimously approved.

Plat Amendments for Hidden Meadows Phase III and Mountain Side Subdivision Plat “F”

Eric Anderson said the first plat amendment was for Hidden Meadows phase III. The applicant owns both of these lots and the applicant would like to get rid of the property line so he can build in the middle to have enough space around his home. With the property line in place he would not be able to build where he wants to.

Combining two lots in a platted subdivision requires a plat amendment, and a 10-Day notice of Protestation must be mailed out to every property owner within the subdivision, which has been completed. If there is not a protest within the allotted ten-day period, then the item does not require a public hearing. However, as standard practice, the City Council has held a public hearing regardless, just to ensure that neighbors have a chance to voice their opinions on the matter.

Eric Anderson said the second applicant Mountainside Subdivision plat “F” also desires to build a home on lot 306. However, the proposed home plans will not fit due to a “restricted building area, conservation, and drainage easement” over the southeast corner of the property. The applicant is proposing to move this boundary so that their home will fit on the site, which requires a plat amendment. He said that the property owner to the east of this plot had to go through a plat amendment similar to what the applicant is currently undergoing. Similar to the Mountain Side Subdivision Plat “G” amendment, they moved the boundary of the conservation easement to better fit their proposed home. The staff is also recommending the approving of this plat amendment as well.

Bruce Brierley 492 West 1300 North, Farmington. He thanked the City Council for their hard work and hopes they will approve this plat amendment.

Clint Wootent 3901 Glade Hollow Way, Bountiful. He would like to facilitate a side entry garage. They need to get the house to fit correctly on the property and they are 4-5 feet short of being able to do so. He would like the Council to also approve his plat amendment.

Mayor Jim Talbot opened the public hearing at 7:25 p.m.

No comments were received.

Mayor Jim Talbot closed the public hearing at 7:25 p.m.

The Council did not have anything to discuss further regarding this public hearing.

Motion:

John Bilton made the motion that the City Council approve the Hidden Meadows Phase III Subdivision Plat Amendment as set forth herein AND that the City Council approve the Mountain Side Plat “F” Subdivision Plat Amendment as set forth in the staff report. **Doug Anderson** seconded the motion, which was unanimously approved.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

1. Approval of Minutes from October 4, 2016

Motion:

Brett Anderson made the motion that the City Council to approve the summary action list 1. **John Bilton** seconded the motion, which was unanimously approved.

City Council Committee Updates

Mayor Jim Talbot wanted to emphasize to the City Council to know when the meetings are, and if a Council Member is not able to be there, to please let them know. The committees like to feel the support from the City Council.

GOVERNING BODY REPORTS:

City Manager Report- Dave Millheim

1. Executive Summary for Planning Commission held October 20, 2016

Dave Millheim said that someone is upset there is a flag on top of flag rock. The Forest Service has asked the City to take the flag down, but Dave Millheim told them no. The City is standing by that position.

Mayor - Jim Talbot

Mayor Jim Talbot said that the City Christmas Party will be held on December 16 at 1:00 p.m. He also said that he and his wife would like to have the Council Members and their spouses over to their house for dinner. The City is also doing a Christmas Charity called the Giving Tree, and they are partnering with the Family Connection. The citizens in the community can buy presents for children in Davis County area only, who are in need of special help during the holiday season.

Mayor Jim Talbot mentioned that the City Council pictures that were taken did not turn out and they will need to reschedule and take the pictures some other time.

Council Member- Brett Anderson

Brett Anderson said a man in his neighborhood approached him as well as **Dave Millheim** wondering if a triathlon might take place in Farmington. **Dave Millheim** said that a triathlon has never been here and staff would like to keep it that way. The City does not want to take on the extra cost. **Brigham Mellor** said that it is a lot of work and added stress that this City does not want to be a part of. He feels that there are several surrounding cities that provide triathlons which will allow individuals to participate in them instead. **Mayor Jim Talbot** also added that the triathlon would put added stress on the parks department as well as the police and fire departments. However, he said he is willing to bring this up in the future if more people become interested in participating.

Brett Anderson also asked about where the City was at with the SAA. **Dave Millheim** said they will cover this subject in more detail during the next City Council meeting. At this point, the staff is preparing information to show the City Council as well as the citizens' options if the SAA does not pass. It will come down to how much the City enforces the extension agreements and uses the general fund.

Council Member – John Bilton

John Bilton wanted to know about the 4218 line and the one-hundred-year flood plain. He also wondered about the details the staff has found concerning this area. **Eric Anderson** said that the City received some faulty information from the County. The 4218 flood plain moved a little more west than they originally had placed the line. **Eric Anderson** said that it is important to understand that the City has recorded the flood plain for over one hundred years and the highest it has gotten was 4217 feet. So the City decided to raise the flood plain one more foot in order to stay protected. **John Bilton** said he is nervous about changing the flood plain and regardless of the elevation it is still a line that solves some issues.

John Bilton asked if **Bruce Bassett** will be putting houses where the West Davis Corridor is located. **Dave Millheim** said he did receive a preliminary plat approval and UDOT has been notified. UDOT is in a conversation for this specific parcel as a corridor preservation parcel.

Dave Millheim said that he told UDOT that the City would not like to see houses condemned that have not even been built yet.

John Bilton also thanked **Dave Millheim** for the letter that was sent to the citizens in West Farmington regarding the Special Assessment Area (SAA).

Council Member—Doug Anderson

Doug Anderson wanted to know about the Hillside development and what stage is **Jerry Preston** at in this process. **Dave Millheim** said he still has a long way to go and he is working alongside staff in getting some of the process out of the way.

Council Member **Brigham Mellor** did not have anything to report on at this time.

ADJOURNMENT

Motion:

At 8:12 p.m., **Brigham Mellor** made a motion to adjourn the meeting. **John Bilton** seconded the motion, which was unanimously approved.

Holly Gadd, City Recorder
Farmington City Corporation

DRAFT



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

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Ken Klinker, Planning Department

Date: December 6, 2016

SUBJECT: Bryce and Amy Calvin Demolition Letter of Credit

Approve the Farmington City Improvements Agreement (Letter of Credit Form) between Bryce and Amy Calvin and Farmington City for a home demolition in the OTR zone.

BACKGROUND

Bryce and Amy Calvin wish to demolish a home in the OTR in order to construct a new home. As part of the OTR requirements, they must post a bond in the amount of **\$257,000.00**, the valuation of the new home from the building department. This bond will be release in two phases, at footing and foundation inspection and at the 4-way inspection.

The Letter of Credit is from Brighton Bank.

Respectfully submitted,

Ken Klinker
Planning Department

Review and Concur

Dave Millheim
City Manager

**FARMINGTON CITY
IMPROVEMENTS AGREEMENT
(LETTER OF CREDIT FORM)**

THIS AGREEMENT is made by and between Bryce and Amy Calvin (hereinafter "Owner"), whose address is 208 E. 200 NORTH FARMINGTON and Farmington City, a municipal corporation of the State of Utah (hereinafter "City"), whose address is 160 South Main, P.O. Box 160, Farmington, Utah, 84025-0160.

WHEREAS, Owner desires to demolish and replace existing home located within the City, property is located at approximately 208 East 200 North in Farmington City, and

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

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

1. **Installation of Improvements.** The Owner agrees to install all improvements required by the City as specified in the bond estimate prepared by the City for Owner's project which is attached hereto as Exhibit "B", (the "Improvements"), precisely as shown on the plans, specifications, and drawings previously reviewed and approved by the City in connection with the above-described project, and in accordance with the standards and specifications established by the City, within 12 months from the date of this Agreement. Owner further agrees to pay the total cost of obtaining and installing the Improvements, including the cost of acquiring easements.

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

3. **Letter of Credit.** Owner hereby delivers to the City an irrevocable, standby letter of credit in the total amount of \$ 257,000.00, which is attached hereto as Exhibit "A" (the "Credit"). The City may draw upon the Credit to its order as provided in Paragraph 4. The Owner hereby stipulates that the funds of the Credit are not subject to any adverse claim, resulting trust, lien, or set-off. ~~The time period specified in the Credit shall exceed the time period specified in Paragraph 1 above by at least twelve months.~~

4. **Drafts by City.** The City may draw upon the Credit only if, (1) the Improvements are not completed as required by this Agreement within the time period specified in Paragraph 1 above, or if (2) the Improvements are not installed strictly in accordance with Paragraph 1 above, or maintained during the warranty period provided in Paragraph 24 of this agreement and written notice of the deficiency has been given to the Owner, who has failed to remedy the deficiency within 10 days after the notice is sent. In either of these events, the City may draw under the Credit both (1) those amounts necessary to either complete the Improvements as required herein or alter or repair the Improvements to conform to the requirements hereof, and (2) an additional 15% of all other amounts withdrawn to compensate the City for any administrative, engineering, legal procurement, or other services incident to completion of the improvements. The City may draw upon the Credit by one or more sight drafts signed by the Mayor in the form attached as Exhibit "C", or by other instrument appropriate to the purpose. The parties hereby stipulate that the form of the appended sight draft is in all respects sufficient and without objection for the purpose of drawing upon the Credit.

5. **Release.** Upon final inspection and acceptance of all of the Improvements by the City, the City may authorize release of the Credit. *City to Release 50% After Footing and Foundation Inspection and other 50% After 4-way inspection is complete.*

6. **Non-Release of Owner's Obligations.** It is understood and agreed between the parties that delivery of the Credit as herein provided, and any draft(s) upon the Credit by the City shall not constitute a waiver or estoppel against the City and shall not release or relieve the Owner from its obligation to install and fully pay for the Improvements as required in Paragraph 1 above, and the right of the City to draw upon the Credit shall not affect any rights and remedies of the City against the Owner for breach of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, the Owner agrees that if the City draws upon the Credit and performs or causes to be performed the installation required of the Owner hereunder, then any and all costs incurred by the City in so doing which are not collected by the City pursuant to the Credit shall be paid by the Owner, including administrative, engineering, legal, and procurement fees and costs.

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

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

9. **Ownership.** Any Improvements covered herein shall become the property of the City upon final inspection and approval of the Improvements by the City and the Owner shall thereafter advance no claim or right of ownership, possession, or control of the Improvements.

10. **As-Built Drawings.** The Owner shall furnish to the City, upon completion of the Improvements, drawings showing the Improvements, actual location of water and sewer laterals including survey references, and any related structures or materials as such have actually been

9. **Ownership.** Any Improvements covered herein shall become the property of the City upon final inspection and approval of the Improvements by the City and the Owner shall thereafter advance no claim or right of ownership, possession, or control of the Improvements.

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

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

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

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

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

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

16. **Counterparts.** The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each such counterpart shall be deemed an original.

17. **Waiver.** No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.

18. **Captions.** The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.

19. **Integration.** This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties as of its date, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.

20. **Attorney's Fees.** In the event either party hereto defaults in any of the cover ants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

21. **Other Bonds.** This Agreement and the Credit do not alter the obligation of Owner to provide other bonds under applicable ordinances or rules of any other governmental entity having jurisdiction over the Owner. The furnishing of security in compliance with the requirements of the ordinances or rules of other jurisdictions shall not adversely affect the ability of the City to draw on the Credit as provided herein.

22. **Time of Essence.** The parties agree that time is of the essence in the performance of all duties herein.

23. **Exhibits.** Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.

24. **Warranty.** The Owner hereby warrants that the Improvements installed, and every part hereof, together with the surface of the land and any improvements thereon restored by the Owner, shall remain in good condition and free from all defects in workmanship, materials, and/or equipment during the Warranty Period without charge or cost to the City. The City may at any time or times during the Warranty Period inspect, photograph, or televise the Improvements and notify the Owner of the condition of the Improvements. The Owner shall thereupon immediately make any repairs or corrections required by this Paragraph. For purposes of this Paragraph, "Warranty Period" means the one-year period beginning on the date on which the Improvements are certified complete by the City.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their respective duly authorized representatives this 18 day of NOV, 2016.

CITY:

FARMINGTON CITY CORPORATION

H. James Talbot, Mayor

OWNER:

[Signature]

By: [Signature]

Its: owner

ATTEST:

Holly Gadd, City Recorder

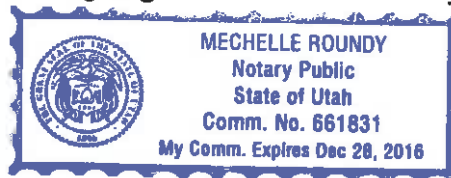
OWNERS ACKNOWLEDGEMENT

(Complete if Owner is an Individual)

STATE OF UTAH)
: ss.
COUNTY OF Davis)

On this 18 day of November, 2016, personally appeared before me, Bryce and Amy Calvin, the signer(s) of the foregoing instrument who duly acknowledged to me that he/she/they executed the same.

Mechelle Roundy
NOTARY PUBLIC
Residing in Farmington County, Davis



(Complete if Owner is a Corporation)

STATE OF UTAH)
: ss.
COUNTY OF)

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

NOTARY PUBLIC
Residing in ___ County, ___

(Complete if Owner is a Partnership)

STATE OF UTAH)
: ss.
COUNTY OF)

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

NOTARY PUBLIC

Residing in _____ County, _____

(Complete if **Owner is a Limited Liability Company**)

STATE OF UTAH)
 : ss.
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me _____ who being by me duly sworn did say that he or she is the _____ of _____, a limited liability company, and that the foregoing instrument was duly authorized by the Members/Managers of said limited liability company.

NOTARY PUBLIC
Residing in _____ County, _____

CITY ACKNOWLEDGEMENT

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

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

NOTARY PUBLIC
Residing in Davis County, Utah

(OR AS SUPPLIED BY BANK)

EXHIBIT "B"

SIGHT DRAFT

House evaluation is 257,000.00. City to release 50%
After footing and Foundation inspection and the
remaining 50% After 4-way inspection is approved.

To Drawee

_____, Utah _____

Pay To The Order Of FARMINGTON CITY CORPORATION on sight the sum of

_____ Dollars (\$ _____) drawn against

Account No. _____

FARMINGTON CITY CORPORATION

By: _____
H. James Talbot, Mayor



South Salt Lake Office • 93 West 3300 South • Salt Lake City, Utah 84115
801-467-5411 • Fax 801-467-5429 • brightonbank.com

Irrevocable Letter of Credit
Expiration Date: August 18, 2017

November 22, 2016

Farmington City
160 South Main Street
PO Box 160
Farmington, Utah 84025-0160

RE: Irrevocable Letter of Credit #03-638, Bryce Calvin

To Whom It May Concern:

We hereby establish an Irrevocable Letter of Credit in favor of the Farmington City ("City") for the account of **Bryce and Amy Calvin** ("Account Holder") in the aggregate amount not exceeding Two Hundred Fifty Seven Thousand Dollars and No Cents in US Dollars (USD \$ 257,000.00) to expire on August 18, 2017, or a prior date authorized by the City and upon the full release of funds for work completed and repaired by Account Holder and inspected by the City. The purpose of the Letter of Credit is to demolish and reconstruct a residential home located at 208 East 200 North, Farmington, Utah 84025. We hereby acknowledge that under the terms of this Irrevocable Letter of Credit document, the City, exclusively, reserves the right to take the following actions:

1. Authorize partial releases of funds for work completed and inspected by the City;
2. Authorize a full release of funds for work completed and inspected by the City;
3. Foreclose on the Irrevocable Letter of Credit, and collect all funds therein for the work that has not been completed by the Owner in the time required by Farmington City.

The amount specified in this letter is available for payment upon presentation of a draft drawn on **BRIGHTON BANK** bearing the clause, "Drawn under Letter of Credit No. **03-638** of BRIGHTON BANK dated November 22, 2016, and presented on or before August 18, 2017, after which this Irrevocable Letter of Credit shall be null and void. The draft shall be accompanied by the following information and documents:

1. The amount to be drawn;
2. A statement signed by an officer of Farmington City: "We certify that the improvements related to the residential home have not been completed or repaired in accordance with municipal ordinances and the Improvements Agreement and that the enclosed information and documents represent the amount necessary to complete or repair those improvements";
3. A statement that notice of the requested draw has been furnished to the Account Holder; and
4. An original copy of this Irrevocable Letter of Credit.

We hereby engage with the drawers, endorsers, and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation of delivery of documents as specified to [insert name of bank]. Except so far as otherwise expressly stated herein and the Bond Agreement, this Letter of Credit is subject to Uniform Customs and Practice for the Documentary Credits (1993 revision, The International Chamber of Commerce Publication No. 500).

Sincerely,

Robert M. Bowen
President & COO
Brighton Bank

Sabrina Erickson
Vice President
Brighton Bank



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Dave Millheim, City Manager
Date: December 1, 2016
SUBJECT: **UTA SHUTTLE SERVICE AGREEMENT**

RECOMMENDATION

Authorize the Mayor to sign the attached SERVICE AGREEMENT with UTA for partial city sponsorship of the Lagoon/Station Park Shuttle in the amount of \$66,509 to be paid from account number 10-410-520.

BACKGROUND

The City, Lagoon, Station Park and Hampton Inn share 25% of the costs with UTA in providing a “free” shuttle service route (470) between the Frontrunner Station and Lagoon. UTA bears 75% of the operating costs. Riders pay nothing for the shuttle service. **We started year around shuttle service this past fall. This contract renews shuttle service through the 2017 Calendar Year.** Ridership is growing and averages around 500-700 riders per month depending upon the month. Many are customers and employees of Station Park businesses and Lagoon. Others are daily users of the Frontrunner and some are visitors staying at the Hampton Inn. Ridership levels continue to grow with the opening of the U of U medical center, Vista Outdoors, Cabela’s and other new businesses. Collections with some of our business partners is problematic. This contract, as well as the prior one, requires one entity (Farmington City) to be the contracting agency with UTA. We are responsible for collecting whatever contributions we receive from Lagoon, Station Park, Hampton Inn and some are slow in paying. The City may need to consider modifying shuttle stops and the route if some parties choose not to participate in the cost sharing.

Respectfully Submitted

Dave Millheim
City Manager

SERVICE AGREEMENT

THIS AGREEMENT is effective on the 1st day of January, 2017, by and between UTAH TRANSIT AUTHORITY, a public transit district, hereinafter referred to as "UTA", and FARMINGTON CITY CORPORATION, a municipal corporation of the State of Utah, hereinafter referred to as "City".

RECITALS:

A. UTA is a public transit district organized under the provisions of the Utah Public Transit District Act and provides public transit service within the State of Utah, including regularly scheduled service in the City; and

B. The City desires that UTA provide additional service to certain areas of the City and is willing to help defray the costs of such service.

NOW, THEREFORE, in consideration of the mutual covenants, condition and promises as hereinafter set forth, it is mutually agreed as follows:

AGREEMENT:

1. Term. The term of this Agreement shall commence on the 1st day of January, 2017, and run through the 31st day of December, 2017.

2. Shuttle Service. UTA agrees to provide free shuttle service (the "Service") on the route described in Attachment 1. The shuttle route will connect the bus stop at 45 E. State Street in Farmington with the FrontRunner Station at approximately 30 minute intervals with priority given to making connections with commuter trains. UTA agrees to publish information on the shuttle route in the same way it publishes information on other UTA routes.

3. Dates of Service. In addition to the regular Monday – Saturday 8:00 AM to 8:00 PM service, UTA will provide additional late night service to match the Lagoon operating calendar. Late night service will operate until midnight. Route 470 will continue to operate Sunday service as well when Lagoon is open on Sundays, and provide service to the Pioneer Village Campground entrance. UTA will also provide extended late night service during the Thursday and Friday of UEA weekend in October 2017. UTA will provide Service on its Saturday schedule on Monday February 20th, (President's Day), Monday May 29th, (Memorial Day), Tuesday July 4th, (Independence Day), Monday July 24th, (Pioneer Day), Monday September 4th (Labor Day), Friday, and November 24th, (Black Friday). UTA will not provide the Service or operate Route 470 on New Year's Day, Thanksgiving Day or Christmas Day.

4. Termination. This Agreement may be terminated with or without cause by either party by providing thirty (30) days advance written notice of termination.

5. Consideration. The City and UTA agree to share the operating cost of providing the Service. UTA agrees to pay seventy-five (75%) percent of the operating cost, and the City agrees to pay the remaining twenty-five (25%) of the operating cost, which totals sixty-six thousand five-hundred and sixty-nine dollars (\$66,509). The City agrees to pay UTA its portion of the operating cost in two (2) equal payments: thirty-three thousand two hundred and eighty-four dollars (\$33,284) to be paid on or before May 31, 2017 and thirty-three thousand two hundred and eighty-four dollars (\$33,284) to be paid on or before October 31, 2017. UTA is entitled to one hundred percent (100%) of the advertising revenues generated from any advertising placed on any transit vehicles providing the Service.

6. Modification of Agreement. This Agreement may be supplemented, amended, or modified only by the mutual agreement of the parties. No supplement, amendment, or modification of this Agreement shall be binding unless it is in writing and signed by all parties.

7. Indemnification. Both the City and UTA are governmental entities under the Utah Governmental Immunity Act of the Utah Code, Section 63G-7-101 et seq. 1953 (as amended) (hereinafter, the "Act"). Nothing in this Agreement shall be construed to be a waiver by either UTA or the City of any protections, rights, or defenses applicable under the Act. It is not the intent of either party to incur by contract any liability for the negligent operations, acts, or omissions of the other party or any third party and nothing in this Agreement shall be so interpreted or construed.

8. Default. In the event that either party fails to perform any of the terms and conditions of this Agreement, upon fifteen (15) days' notice of such failure to perform, the right of the defaulting party under this Agreement shall expire.

9. Attorney's Fees. The defaulting party agrees to pay the non-defaulting party's costs and reasonable attorney's fees in the event such are incurred to enforce any of the provisions of this Agreement.

10. Assignment. No party hereto shall have the right to assign its right and obligations hereunder without the express written consent of the other parties hereto.

11. Notice or Demands. Any notice or demand to be given by one party to the other shall be given in writing per personal service, telegram, express mail, Federal Express, or any other similar form of courier or delivery service, or mailing in the United States Mail, postage prepaid, certified, return receipt requested and addressed to such party as Follows:

If to the City:
Dave Millheim
Farmington City Manager
160 South Main Street
Farmington, Utah 84025

If to UTA:
Utah Transit Authority
ATTN: Jolene Higgins
669 West 200 South
Salt Lake City, Utah 84101

Either party may change the address at which such party desires to receive notice on written notice of such change to any other party. Any such notice shall be deemed to have been given, and shall be effective, on delivery to the notice address then applicable for the party to which the notice is directed; provided, however, that refusal to accept delivery of a notice or the inability to deliver a notice because of an address change which was not properly communicated shall not defeat or delay the giving of a notice.

12. Project Manager. The UTA project Manager for this Agreement shall be Mr. Trevan Blaisdell, or designee. All correspondence regarding the technical aspects of this Agreement should be addressed to Mr. Blaisdell, or designee.

13. Contract Administrator. The UTA Contract Administrator for this Agreement is Ms. Jolene Higgins, or designee. All questions and correspondence relating to the contractual aspects of this Agreement should be directed to Ms. Higgins, or designee.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year first above written.

UTAH TRANSIT AUTHORITY

By: _____ Date: _____
Todd Provost
Vice President of Operations & Capital

By: _____ Date: _____
D. Eddy Cumins
Ogden Regional General Manager

ATTEST:

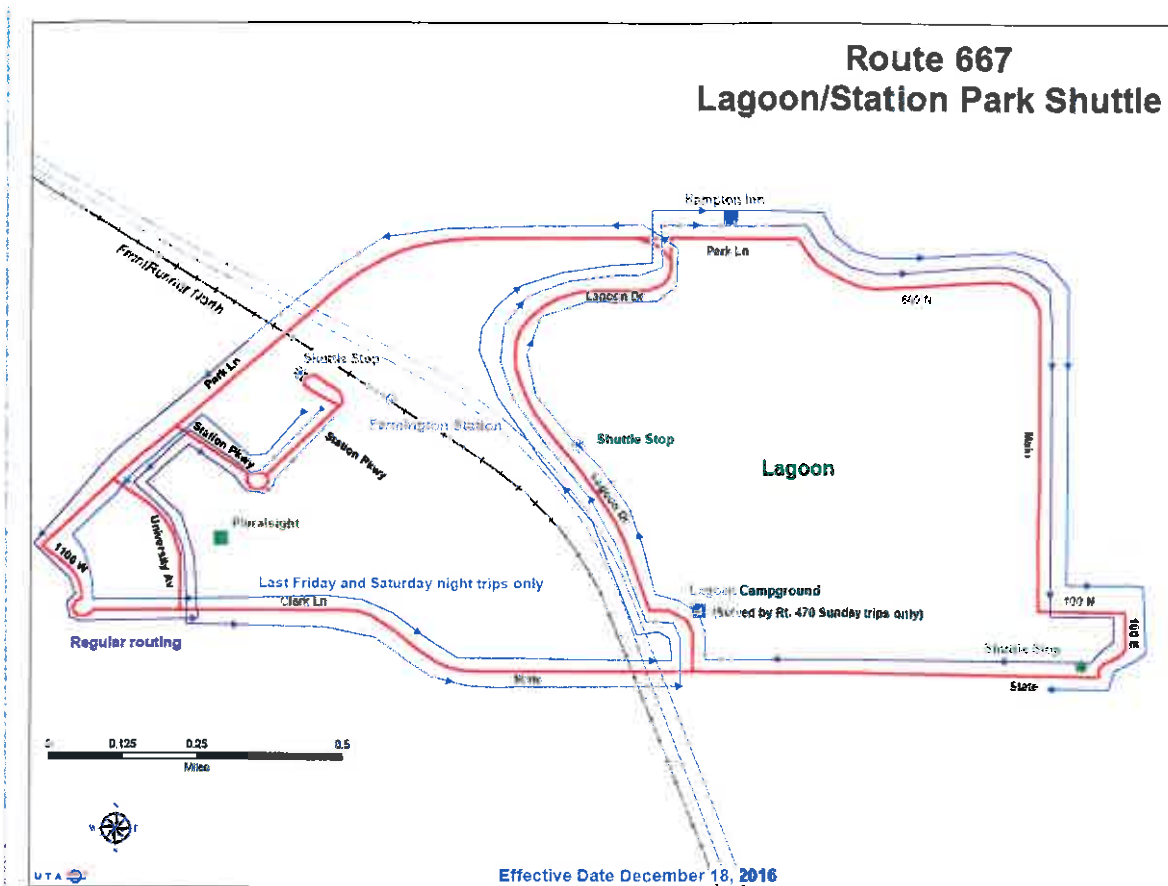
FARMINGTON CITY CORPORATION

_____ Date: _____ Date: _____

Approved As To Form:

UTA Legal Counsel

ATTACHMENT 1 TO SERVICE AGREEMENT



ATTACHMENT 2

TO SERVICE AGREEMENT

OPERATING

SCHEDULE

MARCH 2016

MON	TUE	WED	THUR	FRI	SAT	SUN
21	22	23	24	25	26 10-7	27 11-4

APRIL 2016

MON	TUE	WED	THUR	FRI	SAT	SUN
				1	2 10-7	3 11-4
4	5	6	7	8	9 10-7	10 11-4
11	12	13	14	15	16 10-7	17 11-4
18	19	20	21	22	23 10-7	24 11-4
25	26	27	28	29	30 10-7	

MAY 2016

MON	TUE	WED	THUR	FRI	SAT	SUN
						3 11-4
2	3	4	5	6	7 10-10	8 11-4
9	10	11	12	13	14 10-10	15 11-4
16	17	18	19	20	21 10-10	22 11-4
23	24	25	26	27 11-10	28 10-10	29 11-10
30 11-7	31 CLOSED					

JUNE 2016

MON	TUE	WED	THUR	FRI	SAT	SUN
		1 CLOSED	2 CLOSED	3 11-11	4 10-11	5 11-10
6 11-10	7 11-10	8 11-10	9 11-10	10 11-11	11 10-11	12 11-10
13 11-10	14 11-10	15 11-10	16 11-10	17 11-11	18 10-11	19 11-10
20 11-10	21 11-10	22 11-10	23 11-10	24 11-11	25 10-11	26 11-10
27 11-10	28 11-10	29 11-10	30 11-10			

JULY 2016

MON	TUE	WED	THUR	FRI	SAT	SUN
				1 11-11	2 10-11	3 11-10
4 11-10	5 11-10	6 11-10	7 11-10	8 11-11	9 10-11	10 11-10
11 11-10	12 11-10	13 11-10	14 11-10	15 11-11	16 10-11	17 11-10
18 11-10	19 11-10	20 11-10	21 11-10	22 11-11	23 10-11	24 11-10
25 11-10	26 11-10	27 11-10	28 11-10	29 11-11	30 10-11	31 11-10

Pre Season: March 26 - May 30
 Summer Season: June 3 - August 22
 Post Season: August 23 - September 11
 Fireworks: September 16 - October 30

Lagoon A Beach Opens: May 28 - September 10 (weather permitting)
 Lagoon A Beach Closes: 8:00 p.m. June 3 - August 22 (Pre/Post Season TM)

Campground Opens: April 29 - October 30

Entrance Gates: Open 30 minutes prior to park scheduled opening

Pioneer Village: Closes 1 hour prior to park posted closing

AUGUST 2016

MON	TUE	WED	THUR	FRI	SAT	SUN
1 11-10	2 11-10	3 11-10	4 11-10	5 11-11	6 10-11	7 11-10
8 11-10	9 11-10	10 11-10	11 11-10	12 11-11	13 10-11	14 11-10
15 11-10	16 11-10	17 11-10	18 11-10	19 11-11	20 10-11	21 11-10
22 11-10	23 11-6	24 CLOSED	25 CLOSED	26 CLOSED	27 10-10	28 11-4
29 CLOSED	30 CLOSED	31 CLOSED				

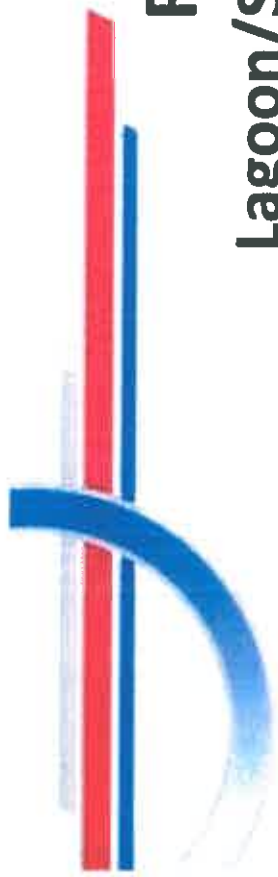
SEPTEMBER 2016

MON	TUE	WED	THUR	FRI	SAT	SUN
			1 CLOSED	2 CLOSED	3 10-10	4 11-10
5 11-7	6	7	8	9	10 10-10	11 11-4
12	13	14	15	16 11-11 9-11	17 11-11	18 11-10 11-9
19	20	21	22 11-11 9-11	23 11-11 9-11	24 11-11	25 11-10 11-9
26	27	28	29	30 11-11 9-11		

OCTOBER 2016

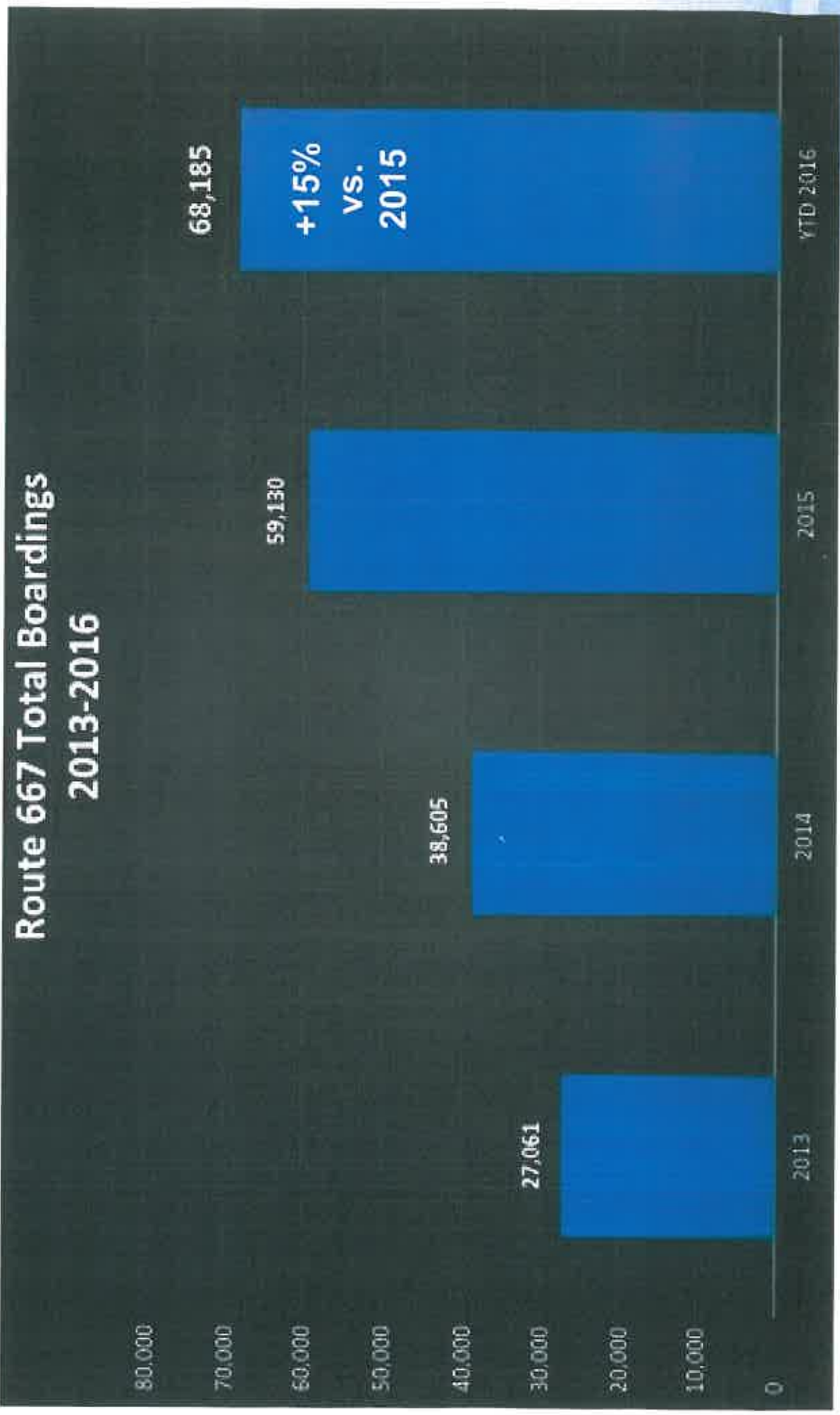
MON	TUE	WED	THUR	FRI	SAT	SUN
					1 11-11	2 11-10 11-9
3	4	5	6	7 11-11 9-11	8 11-11	9 11-10 11-9
10	11	12	13	14 11-11 9-11	15 11-11	16 11-10 11-9
17	18	19	20 11-11	21 11-11	22 11-11	23 11-10 11-9
24	25	26	27	28 11-11 9-11	29 11-11	30 11-10 11-9
31 CLOSED						

Final 01/18/2016 Operating dates and times subject to change.



Route 667

Lagoon/Station Park Shuttle





FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Dave Millheim, City Manager

Date: November 23, 2016

SUBJECT: **RENEWAL OF ROCKY MOUNTAIN POWER FRANCHISE AGREEMENT**

RECOMMENDATION

Approve the attached franchise agreement with Rocky Mountain Power.

BACKGROUND

Rocky Mountain Power (RMP) has for many years used city public right of ways to provide electrical service to our residents and businesses. The attached renewal agreement more or less serves as a right of way agreement for the services RMP provides. This agreement is for a five year term and was last renewed in 1991.

This agreement is consistent with our past franchise agreement except that it is for a much shorter five year term. Under State Code, the City can charge a utility users fee (which the utility collects) for the use of the right of ways. Farmington charges the maximum fee to RMP of six (6%) percent which in the last FY yielded \$823,697 to the general fund. The City enjoys a positive working relationship with RMP which we expect to continue.

Respectfully Submitted

Dave Millheim
City Manager

**AN ORDINANCE GRANTING AN ELECTRIC UTILITY FRANCHISE
AND GENERAL UTILITY EASEMENT
TO
ROCKY MOUNTAIN POWER**

WHEREAS, Rocky Mountain Power, is a regulated public utility that provides electric power and energy to the citizens of Farmington City (the “City”) and other surrounding areas;

WHEREAS, providing electrical power and energy requires the installation, operation and maintenance of power poles and other related facilities to be located within the public ways of the City;

WHEREAS, the City, pursuant to the provisions of Utah Code Ann. § 10-8-21 has the authority to regulate power line facilities within public ways and to grant to Rocky Mountain Power a general utility easement for the use thereof;

WHEREAS, the City desires to set forth the terms and conditions by which Rocky Mountain Power shall use the public ways of the City;

NOW, THEREFORE, be it ordained by the City:

SECTION 1. Grant of Franchise and General Utility Easement. The City hereby grants to Rocky Mountain Power the right, privilege and authority to construct, maintain, operate, upgrade, and relocate its electrical distribution and transmission lines and related appurtenances, including underground conduits and structures, poles, towers, wires, guy anchors, vaults, transformers, transmission lines, and communication lines (collectively referred to herein as “Electric Facilities”) in, under, along, over and across the present and future streets, alleys, and rights-of-way, not including City parks, buildings or other spaces not associated with City-owned rights-of-way (collectively referred to herein as “Public Ways”) within the City, for the purpose of supplying and transmitting electric power and energy to the inhabitants of the City and persons and corporations beyond the limits thereof.

SECTION 2. Term. The term of this Franchise and General Utility Easement is for five (5) years commencing on the date of acceptance by the Company as set forth in Section 3 below.

SECTION 3. Acceptance by Company. Within sixty (60) days after the passage of this ordinance by the City, Rocky Mountain Power shall file an unqualified written acceptance thereof, with the City Recorder otherwise the ordinance and the rights granted herein shall be null and void.

SECTION 4. Non-Exclusive Franchise. The right to use and occupy the Public Ways of the City shall be nonexclusive and the City reserves the right to use the Public Ways for itself or any other entity that provides service to City residences; provided, however, that such use shall not

unreasonably interfere with Rocky Mountain Power's Electric Facilities or Rocky Mountain Power's rights as granted herein.

SECTION 5. City Regulatory Authority. In addition to the provision herein contained, the City reserves the right to adopt such additional ordinances and regulations as may be deemed necessary in the exercise of its police power for the protection of the health, safety and welfare of its citizens and their properties or exercise any other rights, powers, or duties required or authorized, under the Constitution of the State of Utah, the laws of Utah or City Ordinance.

SECTION 6. Indemnification. The City shall in no way be liable or responsible for any loss or damage to property or any injury to, or death, of any person that may occur in the construction, operation or maintenance by Rocky Mountain Power of its Electric Facilities. Rocky Mountain Power shall indemnify, defend and hold the City harmless from and against claims, demands, liens and all liability or damage of whatsoever kind on account of Rocky Mountain Power's use of the Public Ways within the City, and shall pay the costs of defense plus reasonable attorneys' fees for any claim, demand or lien brought thereunder. The City shall: (a) give prompt written notice to Rocky Mountain Power of any claim, demand or lien with respect to which the City seeks indemnification hereunder; and (b) permit Rocky Mountain Power to assume the defense of such claim, demand, or lien. If such defense is not assumed by Rocky Mountain Power, Rocky Mountain Power shall not be subject to liability for any settlement made without its consent. Notwithstanding any provision hereof to the contrary, Rocky Mountain Power shall not be obligated to indemnify, defend or hold the City harmless to the extent any claim, demand or lien arises out of or in connection with any negligent or willful act or failure to act of the City or any of its officers or employees.

SECTION 7. Annexation.

7.1 Extension of City Limits. Upon the annexation of any territory to the City, the rights granted herein shall extend to the annexed territory to the extent the City has such authority. All Electrical Facilities owned, maintained, or operated by Rocky Mountain Power located within any public ways of the annexed territory shall thereafter be subject to all of the terms hereof.

7.2 Notice of Annexation. When any territory is approved for annexation to the City, the City shall, not later than ten (10) working days after passage of an ordinance approving the proposed annexation, provide by certified mail to Rocky Mountain Power: (a) each site address to be annexed as recorded on county assessment and tax rolls; (b) a legal description of the proposed boundary change; and (c) a copy of the City's ordinance approving the proposed annexation. The notice shall be mailed to:

Rocky Mountain Power Customer Contact Center
Attn: Annexations
P.O. Box 400
Portland, Oregon 97207-0400

With a copy to:

Rocky Mountain Power
Attn: Office of the General Counsel
1407 West North Temple, Room 320
Salt Lake City, UT 84116

SECTION 8. Plan, Design, Construction and Installation of Company Facilities.

8.1 All Electrical Facilities installed or used under authority of this Franchise shall be used, constructed and maintained in accordance with applicable federal, state and city laws, codes and regulations.

8.2 Except in the case of an emergency, Rocky Mountain Power shall, prior to commencing new construction or major reconstruction work in the Public Ways, apply for any permit from the City as may be required by the City's ordinances, which permit shall not be unreasonably withheld, conditioned, or delayed. Rocky Mountain Power will abide by all applicable ordinances and all reasonable rules, regulations and requirements of the City, and the City may inspect the manner of such work and require remedies as may be reasonably necessary to assure compliance. Notwithstanding the foregoing, Rocky Mountain Power shall not be obligated to obtain a permit to perform emergency repairs.

8.3 All Electric Facilities shall be located so as to cause minimum interference with the Public Ways of the City and shall be constructed, installed, maintained, cleared of vegetation, renovated or replaced in accordance with applicable rules, ordinances and regulations of the City.

8.4 If, during the course of work on its Electrical Facilities, Rocky Mountain Power causes damage to or alters the Public Way or public property, Rocky Mountain Power shall (at its own cost and expense and in a manner reasonably approved by the City) replace and restore it in as good a condition as existed before the work commenced.

8.5 In addition to the installation of underground electric distribution lines as provided by applicable state law and regulations, Rocky Mountain Power shall, upon payment of all charges provided in its tariffs or their equivalent, place newly constructed electric distribution lines underground as may be required by City ordinance.

8.6 The City shall have the right without cost to use all poles and suitable overhead structures owned by Rocky Mountain Power within Public Ways for City wires used in connection with its fire alarms, police signal systems, or other public safety communication lines used for governmental purposes; provided, however, any such uses shall be for activities owned, operated or used by the City for a public purpose and shall not include the provision of CATV, internet, or similar services to the public. Provided further, that Rocky Mountain Power shall assume no liability nor shall it incur, directly or indirectly, any additional expense in connection therewith, and the use of said poles and structures by the City shall be in such a manner as to prevent safety hazards or interferences with Rocky Mountain Power's use of same. Nothing herein shall be construed to require Rocky Mountain Power to increase pole size, or alter the

manner in which Rocky Mountain Power attaches its equipment to poles, or alter the manner in which it operates and maintains its Electric Facilities. City attachments shall be installed and maintained in accordance with the reasonable requirements of Rocky Mountain Power and the current edition of the National Electrical Safety Code pertaining to such construction. Further, City attachments shall be attached or installed only after written approval by Rocky Mountain Power in conjunction with Rocky Mountain Power's standard pole attachment application process. Rocky Mountain Power shall have the right to inspect, at the City's expense, such attachments to ensure compliance with this Section 8.6 and to require the City to remedy any defective attachments.

8.7 Rocky Mountain Power shall have the right to excavate the Public Rights of Ways subject to reasonable conditions and requirements of the City. Before installing new underground conduits or replacing existing underground conduits, Rocky Mountain Power shall first notify the City of such work by written notice and shall allow the City, at its own expense, (to include a pro rata share of the trenching costs), to share the trench of Rocky Mountain Power to lay its own conduit therein, provided that such action by the City will not unreasonably interfere with Rocky Mountain Power's Electrical Facilities or delay project completion.

8.8 Before commencing any street improvements or other work within a Public Way that may affect Rocky Mountain Power's Electric Facilities, the City shall give written notice to Rocky Mountain Power.

SECTION 9. Relocations of Electric Facilities.

9.1 The City reserves the right to require Rocky Mountain Power to relocate its Electric Facilities within the Public Ways in the interest of public convenience, necessity, health, safety or welfare at no cost to the City. Within a reasonable period of time after written notice, Rocky Mountain Power shall promptly commence the relocation of its Electrical Facilities. Before requiring a relocation of Electric Facilities, the City shall, with the assistance and consent of Rocky Mountain Power, identify a reasonable alignment for the relocated Electric Facilities within the Public Ways of the City.

The City shall assign or otherwise transfer to Company all right it may have to recover the cost for the relocation work and shall support the efforts of Rocky Mountain Power to obtain reimbursement.

9.2 Rocky Mountain Power shall not be obligated to pay the cost of any relocation that is required or made a condition of a private development. If the removal or relocation of facilities is caused directly or otherwise by an identifiable development of property in the area, or is made for the convenience of a customer, Rocky Mountain Power may charge the expense of removal or relocation to the developer or customer. For example, Rocky Mountain Power shall not be required to pay relocation costs in connection with a road widening or realignment where the road project is made a condition of or caused by a private development.

SECTION 10. Subdivision Plat Notification. Before the City approves any new subdivision and before recordation of the plat, the City shall obtain Rocky Mountain Power's approval of Electrical Facilities, including underground facilities to be installed by the developer, and

associated rights of way depicted on the plat. A copy of the plat shall be mailed for approval to Rocky Mountain Power:

Rocky Mountain Power
Attn: Estimating Department
635 N 1200 W
Layton, Utah 84041

SECTION 11. Vegetation Management. Rocky Mountain Power or its contractor may prune all trees and vegetation which overhang the Public Ways, whether such trees or vegetation originate within or outside the Public Ways to prevent the branches or limbs or other part of such trees or vegetation from interfering with Rocky Mountain Power's Electrical Facilities. Such pruning shall comply with the *American National Standard for Tree Care Operation (ANSI A300)* and be conducted under the direction of an arborist certified with the International Society of Arboriculture. A growth inhibitor treatment may be used for trees and vegetation species that are fast-growing and problematic. Nothing contained in this Section shall prevent Rocky Mountain Power, when necessary and with the approval of the owner of the property on which they may be located, from cutting down and removing any trees which overhang streets.

SECTION 12. Renewal. At least 120 days prior to the expiration of this Franchise, Rocky Mountain Power and the City either shall agree to extend the term of this Franchise for a mutually acceptable period of time or the parties shall use best faith efforts to renegotiate a replacement Franchise. Rocky Mountain Power shall have the continued right to use the Public Ways of the City as set forth herein in the event an extension or replacement Franchise is not entered into upon expiration of this Franchise.

SECTION 13. No Waiver. Neither the City nor Rocky Mountain Power shall be excused from complying with any of the terms and conditions of this Franchise by any failure of the other, or any of its officers, employees, or agents, upon any one or more occasions to insist upon or to seek compliance with any such terms and conditions.

SECTION 14. Transfer of Franchise. Rocky Mountain Power shall not transfer or assign any rights under this Franchise to another entity, except transfers and assignments by operation of law, or to affiliates, parents or subsidiaries of Rocky Mountain Power which assume all of Rocky Mountain Power's obligations hereunder, unless the City shall first give its approval in writing, which approval shall not be unreasonably withheld, conditioned or delayed; provided, however, Rocky Mountain Power may assign, mortgage, pledge, hypothecate or otherwise transfer without consent its interest in this Franchise to any financing entity, or agent on behalf of any financing entity to whom Rocky Mountain Power (1) has obligations for borrowed money or in respect of guaranties thereof, (ii) has obligations evidenced by bonds, debentures, notes or similar instruments, or (iii) has obligations under or with respect to letters of credit, bankers acceptances and similar facilities or in respect of guaranties thereof.

SECTION 15. Amendment. At any time during the term of this Franchise, the City through its City Council, or Rocky Mountain Power may propose amendments to this Franchise by giving thirty (30) days written notice to the other party of the proposed amendment(s) desired,

and both parties thereafter, through their designated representatives, will, within a reasonable time, negotiate in good faith in an effort to agree upon mutually satisfactory amendment(s). No amendment or amendments to this Franchise shall be effective until mutually agreed upon by the City and Rocky Mountain Power and formally adopted as an ordinance amendment, which is accepted in writing by Rocky Mountain Power.

SECTION 16. Notices. Unless otherwise specified herein, all notices from Rocky Mountain Power to the City pursuant to or concerning this Franchise shall be delivered to the City Recorder's Office. Unless otherwise specified herein, all notices from the City to Rocky Mountain Power pursuant to or concerning this Franchise shall be delivered to the Regional Business Management Director, Rocky Mountain Power, 70 North 200 East, Room 122, American Fork, Utah, 84003, and such other office as Rocky Mountain Power may advise the City of by written notice.

SECTION 17. Severability. If any section, sentence, paragraph, term or provision hereof is for any reason determined to be illegal, invalid, or superseded by other lawful authority including any state or federal regulatory authority having jurisdiction thereof or unconstitutional, illegal or invalid by any court of common jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such determination shall have no effect on the validity of any other section, sentence, paragraph, term or provision hereof, all of which will remain in full force and effect for the term of the Franchise or any renewal or renewals thereof.

SECTION 18. Waiver of Jury Trial. To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

PASSED by the City Council of the City of Farmington, Utah this ____ day of _____, 2016.

MAYOR

ATTEST:

CITY RECORDER

CITY COUNCIL AGENDA

For Council Meeting:
December 6, 2016

S U B J E C T: City Manager Report

1. Executive Summary for Planning Commission held on November 17, 2016
2. Fire Monthly Activity Report for October

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
JOHN BILTON
BRIGHAM MELLOR
CORY RITZ
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Eric Anderson – City Planner
Date: December 6, 2016
SUBJECT: EXECUTIVE SUMMARY- PLANNING COMMISSION HELD NOVEMBER 17, 2016

RECOMMENDATION

No action required.

BACKGROUND

The following is a summary of Planning Commission review and action on November 17, 2016 [note: five commissioners attended the meeting—Chair Rebecca Wayment, Alex Leeman, Heather Barnum, Dan Rogers, and Bret Gallacher. Commissioners Connie Deianni and Kent Hinckley were excused.

Item 3 Nick Mingo / Ivory Homes – Applicant is requesting final plat approval for the Silver Hollow Conservation Subdivision consisting of 11 lots on 5 acres of property located at approximately 1600 West Jeppson Way (1550 North) in an LR (Large Residential) zone. (S-7-16)

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

Vote: 5-0

Item 4 Jerry Preston / Elite Craft Homes (Public Hearing) – Applicant is requesting a recommendation for schematic plan and preliminary PUD master plan approval for the Dorene Smith PUD Subdivision consisting of 3 lots on .84 acres of property located at 244 East 100 North in an OTR-F (Original Townsite Residential – Foothill) zone. (S-17-16)

Voted to recommend that the City Council approve the schematic plan and preliminary PUD master plan as written in the staff report.

Vote: 5-0

Item 5 Jonathan Hughes and Chase Freebairn / Ivory Homes – Applicants are requesting a recommendation for General Land Use Plan Amendment of 31.79 acres of property located at

approximately 600 South 1525 West from DR (Development Restricted, Very Low Density, and/or Agriculture Open Space) to RRD (Rural Residential Density) designation. (Z-2-16)

The General Land Use Plan map of the General Plan shows a large area along the west and south side of Farmington identified as "DR" (Development Restrictions, Very Low Density, and/or Agriculture, Open Space). The text of the General Plan which contains "greater information for each area which supersedes [the] map" provides approx. 20 reasons, one of which is the 4218 line, as to why this area should be so designated. Staff presented a matrix that qualitatively sought to answer the question: if the 4218 line is re-established further west and south are there enough reasons remaining, or not, to change the DR designation for some or all of the 22 + parcels affected thereby. Based on this matrix the Planning Commission tabled the item so that staff could prepare a staff report with a suggested motion.

Vote: 4-0 (Brett Gallacher had to leave the meeting early, prior to the vote.)

Miscellaneous Item: Street-Cross Section Modification – Symphony Homes – Rock Creek Subdivision

Voted to recommend that the City Council approve the street cross-section modification as written in the staff report, with an amendment to condition 2 as follows:

2) The applicant shall provide a tree preservation plan to be reviewed and approved by the Planning Commission prior to City Council consideration.

Vote: 5-0

Respectfully Submitted



Eric Anderson
City Planner

Review & Concur



Dave Millheim
City Manager



Farmington City Fire Department

Monthly Activity Report

October 2016



Emergency Services

Fire / Rescue Related Calls: **38**
All Fires, Rescues, Haz-Mat, Vehicle Accidents, CO Calls, False Alarms, Brush Fires, EMS Scene Support, etc...

Ambulance / EMS Related Calls: **79 / Transported 47 (59%)**
Medicals, Traumatic Incidents, Transfers, CO Calls w/ Symptomatic Patients, Medical Alarms, etc...

Calls Missed / Unable to Adequately Staff: **11 (9%)**

On-Duty Crew / Shift Dynamic Data / October 1st – 31st

Incident / On-Scene Hours / Month Total: **39.7 Hours (158 Man-Hours - Average)**

Ambulance Transport Related Hours / Month Total: **94 Hours (188 Man Hours - Minimum)**

Working Incident Hours (per person / 30-day avg): **11.5 Hours (Per Person / Per 24-hour Shift)**
Not including Daily Work Assignments, Training, Public Education / Tours and Physical Fitness Hours.

Urgent EMS Related Response Times (AVG): **6.1 Minutes** **GOAL 4 minutes or less (+2.1 min.)**
Urgent Fire Related Response Times (AVG): **7.3 Minutes** **GOAL 4 minutes or less (+3.3 min.)**

Part-Time Man-Hours (based on the following 28-day pay range / Oct 14th – Oct 28th)

Part-Time Shift Staffing:	1,451.5	Budgeted 1,394	Variance + 57.5
Part-Time Secretary:	100	Budgeted 100	Variance + 0
Part-Time Fire Marshal:	80	Budgeted 80	Variance + 0
Part-Time Fire Inspector	64	Budgeted 64	Variance + 0
Full-Time Captains:	N/A	48/96 Hour Schedule	Variances / Overtime + 12
Full-Time Fire Chief:	N/A	Salary Exempt	
Training & Drills:	106.5		
Emergency Callbacks:	120	FIRE 21 Hrs. / EMS 99 Hrs. (YTD) 2,282	
Special Event Hours:	7	(YTD) 1176	
Total PT Staffing Hours:	1,929	(YTD) 21,003	

Monthly Revenues & Grant Activity YTD

	Month	Calendar Year	FY 2017
Ambulance (August 2016):			
Ambulance Services Billed:	\$57,148.10	\$516,279.03 YTD	\$177,020.55
Ambulance Billing Collected:	\$18,434.71	\$225,198.76 YTD	\$75,982.65
Variances:	-\$38,713.39	-\$291,080.27 YTD	-\$101,037.90
Collection Percentages:	32%	43%	43%

Grants / Assistance / Donations

Grants Applied For:

None \$0 \$32,500 YTD

Grants / Funds Received / Awarded:

None \$0 \$7,000 YTD

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

Drill # 1– Officers Monthly Meeting & Training:	12	
Drill #2 – EMS / FIRE Haz-Mat Equip Service	36	Avg. Wednesday Night Drill Att.
Drill #3 – Hose Testing	42	FFD Personnel This Month: 13
Drill #4 – EMS – Hypothermic Emergencies - Doctor F.	36	
Other Training:		
EMS – Violent Scene Response		
NIMS / USAR / CTC	72	
Total Training / Actual Hours Attended:	198	2,707 HRS YTD

Fire Prevention & Inspection Activities

New Business Inspections:	QTY	
Existing Business Inspections:	71	
Re-Inspections:	9	
Fire Plan Reviews & Related:	19 Items	
Consultations & Construction Meetings:	194 Items	
Station Tours & Public Education Sessions:	12	123 YTD

Health, Wellness & Safety Activities

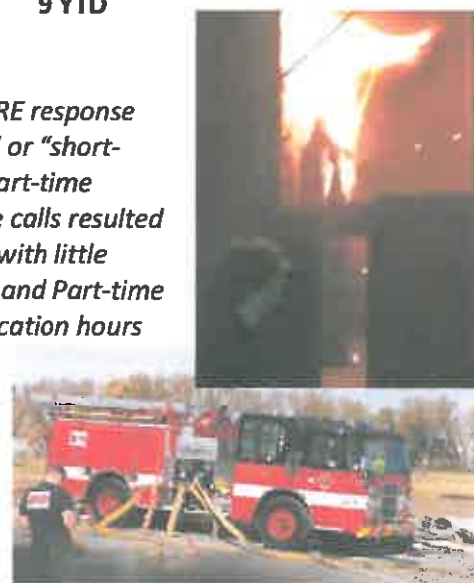
Reportable Injuries:	0	1 YTD (Lifting / Leg Injury)
Physical Fitness / Gym Membership Participation %	100%	
Chaplaincy Events:	2	

FFD Committees & Other Internal Group Status

Process Improvement Program (PIP) Submittals: 1 9 YTD

Additional Narrative:

Emergent EMS response times averaged 6.1 minutes and Emergent FIRE response times averaged 7.3 minutes. Eleven calls (9%) 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). 59% of all Ambulance calls resulted in transporting patients to hospitals. Collections of revenues continue with little predictability due to collection & mandated billing variables. Full-time and Part-time staffing hours again exceeded typical parameters to accommodate vacation hours (hunting season). FFD performed very well at a fire during the Halloween season. Fire spread was kept to minimum, due to fast action of Lagoon staff and rapid fire engine response. Note: The duty crew was not attending to another call the time of the fire, which helped out as it was a Saturday night. The month of October also proved to be a month of station maintenance and repairs to include the replacement of a urinal, fridge freezer, HVAC and outdoor



lighting repairs. Fire prevention and inspections activities continue to move forward with our database evolving. FFD plans to hire additional entry-level positions prior to Christmas. October's training encompassed Leadership Development, Hazardous Materials Equipment Repair and Hose Testing - thousands of feet! EMS training included violent scene emergencies and hypothermic emergencies with Doctor Fredrickson. FFD also participated in the regional Urban Search & Rescue (USAR) collapse training held in SLC and sponsored a couple of personnel to complete the Command Training Center (CTC). Our EMS committee is still in the process of evaluating a couple of chest compression devices before making a final recommendation for purchase. This decision should be announced at our November officers meeting. The ladder truck ended its 2-year warranty period and we plan to complete the last service arrangements early November. This service work will include having a Bronto Skylift representative complete advanced mechanical / electrical training for our staff and city mechanics.

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

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

Respectfully,

Guido Smith
Fire Chief



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

- Since 1907

CITY COUNCIL AGENDA

For Council Meeting:
December 6, 2016

SUBJECT: Mayor Talbot & City Council Reports

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

WORK SESSION ITEMS



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council
From: Keith Johnson, Assistant City Manager
Date: November 28, 2016
Subject: **FINANCIAL UPDATE WITH FY 2016 UNAUDITED BALANCES AND JULY THROUGH SEPTEMBER FY 2017 REVENUES AND EXPENSES.**

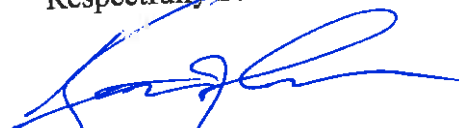
BACKGROUND

Enclosed you will find some worksheets and graphs showing the General Fund balances with unaudited figures. We wanted to provide a snapshot of where we are and where we are going based on current trends.

We will discuss these in detail on Tuesday at the City Council meeting. Again these are not the final audited figures. The following are some highlights that we will talk about:

1. The General Fund Balance increased by around \$484,000 to end around \$2,381,808. This was due to revenues being around \$190,000 more than budgeted and expenditures were under budget by almost \$280,000. Every Department came in under budget.
2. Overall expenditures and revenues in the General Fund both increased by over 16% higher than previous year, with operational increase being around 11%.
3. Sales tax continues to grow at one of the highest rates in the State. It grew at 10.6% from previous year with direct sales growing at almost 17%.

Respectfully Submitted,



Keith Johnson,
Assistant City Manager

Review and Concur, -



Dave Millheim,
City Manager

**FARMINGTON CITY CORPORATION BUDGET
GENERAL FUND BALANCE**

BUDGET

	Actual Amounts	Final Amended Budget	Original Budgeted Unrestricted	Restricted Class C	Restricted Liquor Law
Audited Balance					
6-30-2015	1,897,158	1,897,158	1,897,158	23,254	12,874
Projected Revenue					
6-30-2016	9,788,115	9,507,900	8,475,300	591,459	19,365
Projected Expenditures					
6-30-2016	9,303,465	9,549,038	8,552,344	660,061	18,224
Projected Balance					
6-30-2016	2,381,808	1,856,020	1,820,114	-45,348	14,015
	Approved Budget	Approved Budget			
Budget Revenue					
6-30-2017	8,871,100	8,871,100		969,900	20,000
Budget Expenditures					
6-30-2017	9,105,740	9,105,740		954,000	17,000
Budget Balance					
6-30-2017	2,147,168	1,621,380		-29,448	17,015

			FY 16	
State Required Fund Balance			2,381,808	26.85%
			1,856,020	20.92%
8,871,100		8,871,100		
x 25%		x .05	FY 17	
2,217,775		443,555	2,147,168	24.20%
			1,621,380	18.28%

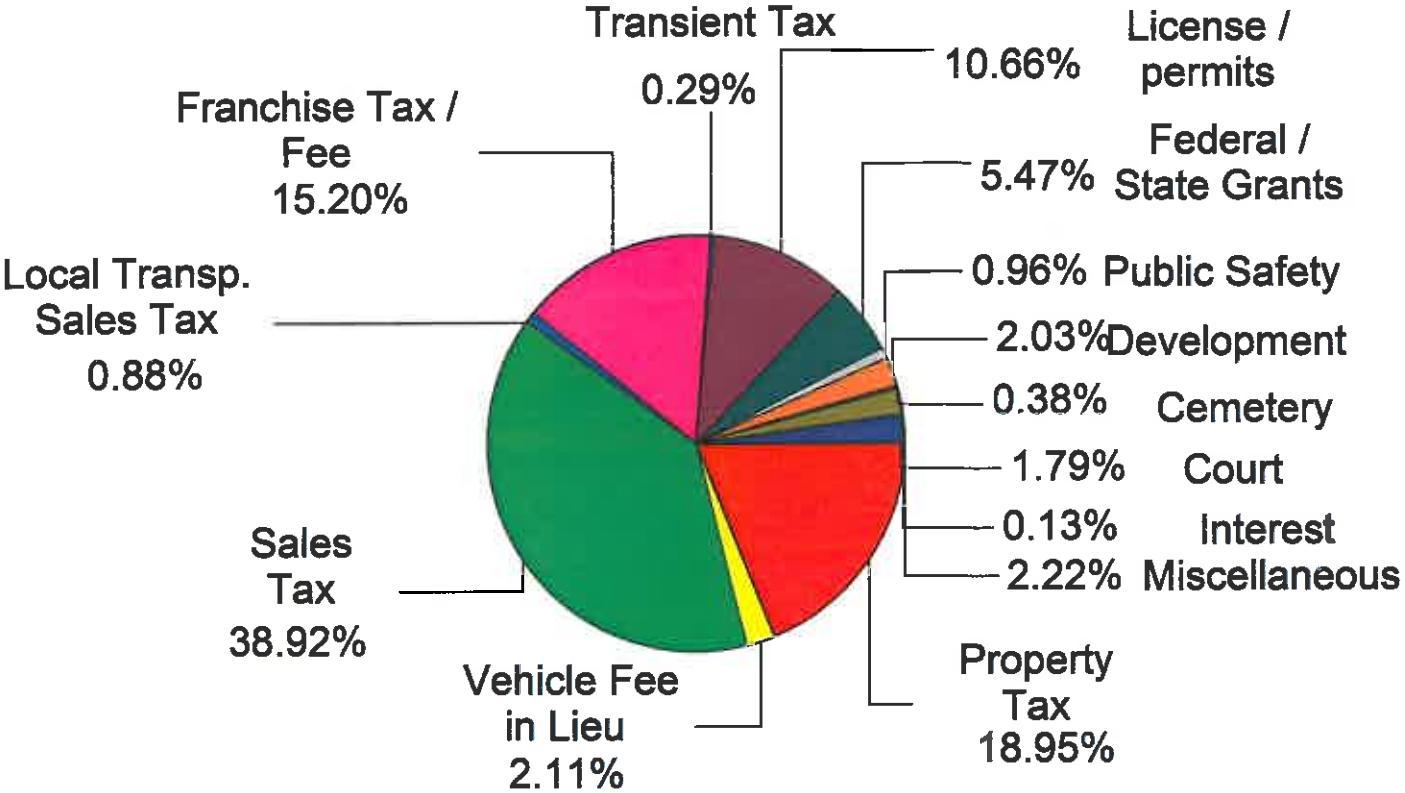
State Required Fund Balance 6-30-2017

8,871,100		8,871,100
x .25		x .05
2,217,775		443,555

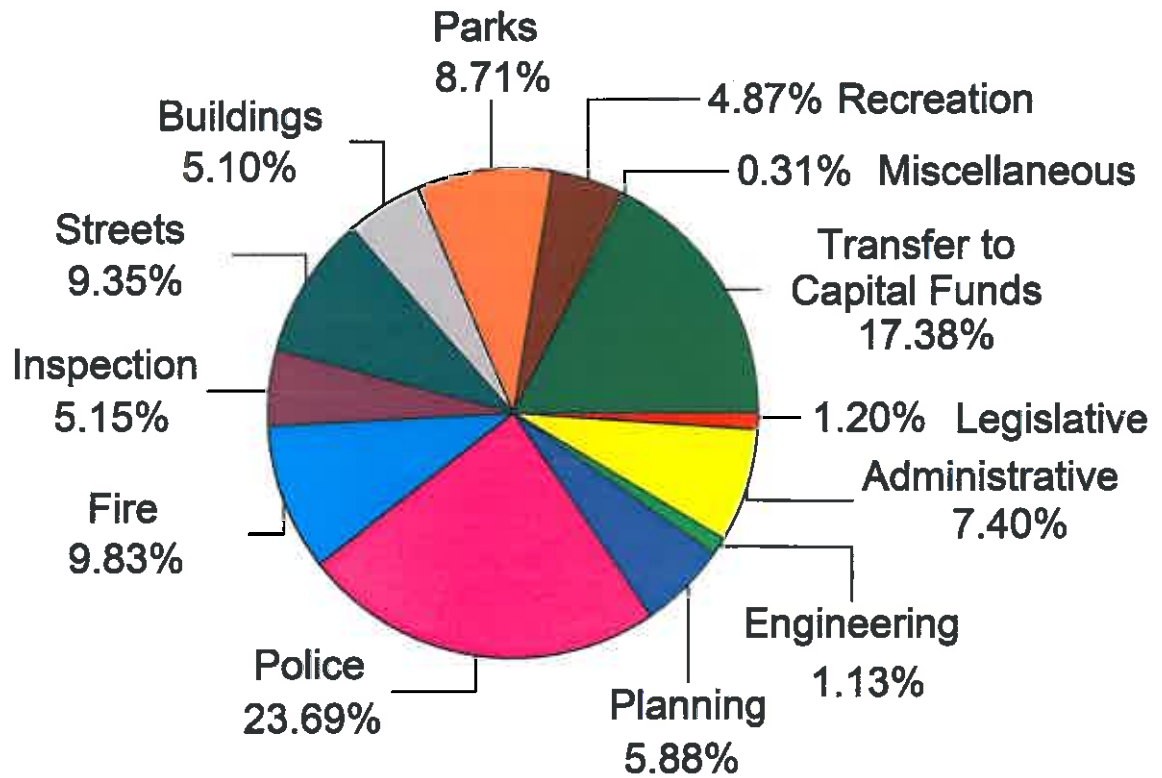
Farmington City
Actual to Budget Fiscal Year Ending 6-30-2016

	Adopted FYE 6-30-16 Budget	Revisions	Amended FYE 6-30-16 Budget	FY 16 Actual	Difference Between Budget to Actual	Percent change from Amended
General Fund Revenues:						
Property Tax	1,820,000	68,000	1,888,000	1,885,876	-2,124	-0.11%
Vehicle Registration Fees	185,000	10,000	195,000	210,276	15,276	7.26%
Sales Tax	3,700,000	100,000	3,800,000	3,872,667	72,667	1.88%
Local Transportation Sales Tax	0	50,000	50,000	87,407	37,407	42.80%
Franchise Tax/Fee	1,405,000	65,000	1,470,000	1,512,086	42,086	2.78%
Transient Room Tax	25,000	5,000	30,000	29,192	-808	-2.77%
License /permits	527,000	464,500	991,500	1,061,056	69,556	6.56%
Federal /State Grants	620,000	47,200	667,200	543,970	-123,230	-22.65%
Public Safety	86,800	1,300	88,100	95,741	7,641	7.98%
Development Fees	97,000	60,800	157,800	202,394	44,594	22.03%
Cemetery Fees	25,000	9,500	34,500	37,500	3,000	8.00%
Shared Court Revenue	150,000	25,000	175,000	178,369	3,369	1.89%
Interest	6,000	0	6,000	13,246	7,246	54.70%
Miscellaneous	148,500	57,500	206,000	221,297	15,297	6.91%
Contributions & Transfers	300,000	148,000	448,000	447,864	-136	-0.03%
Sub-total	9,095,300	1,111,800	10,207,100	10,398,939	191,839	1.84%
RDA Loan Pmt	0	0	0	0	0	
Appropriated Fund Balance	75,044	-21,106	53,938	0	-53,938	
Total	9,170,344	1,090,694	10,261,038	10,398,939	137,901	
General Fund Expenditures:						
Legislative	121,750	7,750	129,500	115,438	-14,062	-12.18%
Administrative	682,722	57,878	740,600	713,191	-27,409	-3.84%
Engineering	144,701	-26,701	118,000	108,952	-9,048	-8.30%
Planning / Zoning	604,573	-13,073	591,500	566,678	-24,822	-4.38%
Police	2,229,467	68,533	2,298,000	2,281,816	-16,184	-0.71%
Fire	986,877	-3,332	983,545	946,499	-37,046	-3.91%
Emergency Preparedness	3,500	0	3,500	3,019	-481	-15.93%
Inspection	426,412	88,131	514,543	495,669	-18,874	-3.81%
Streets	903,967	7,233	911,200	900,277	-10,923	-1.21%
General Government Buildings	505,652	-4,802	500,850	491,066	-9,784	-1.99%
Parks / Cemetery	851,760	26,440	878,200	839,309	-38,891	-4.63%
General Recreation	462,663	20,837	483,500	469,212	-14,288	-3.05%
Economic Development	300,000	50,000	350,000	350,000	0	0.00%
Miscellaneous	34,000	-4,000	30,000	26,518	-3,482	-13.13%
Transfer to Capital Funds	912,300	815,800	1,728,100	1,674,105	-53,995	-3.23%
Sub-total	9,170,344	1,090,694	10,261,038	9,981,749	-279,289	-2.80%
Appropriated Fund Balance						
Increase	0	0	0	417,190	417,190	
Total	9,170,344	1,090,694	10,261,038	10,398,939	137,901	

General Fund Revenues FY 2016



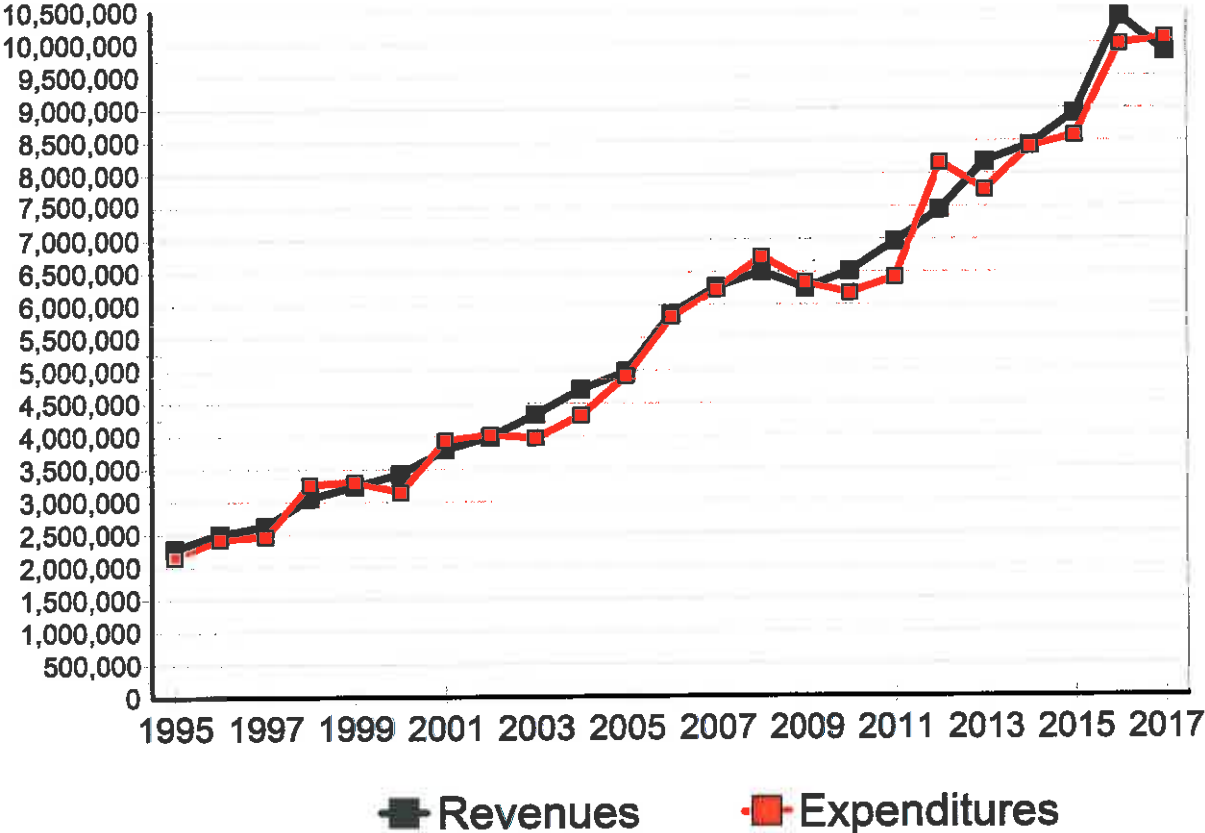
General Fund Expenditures FY 2016



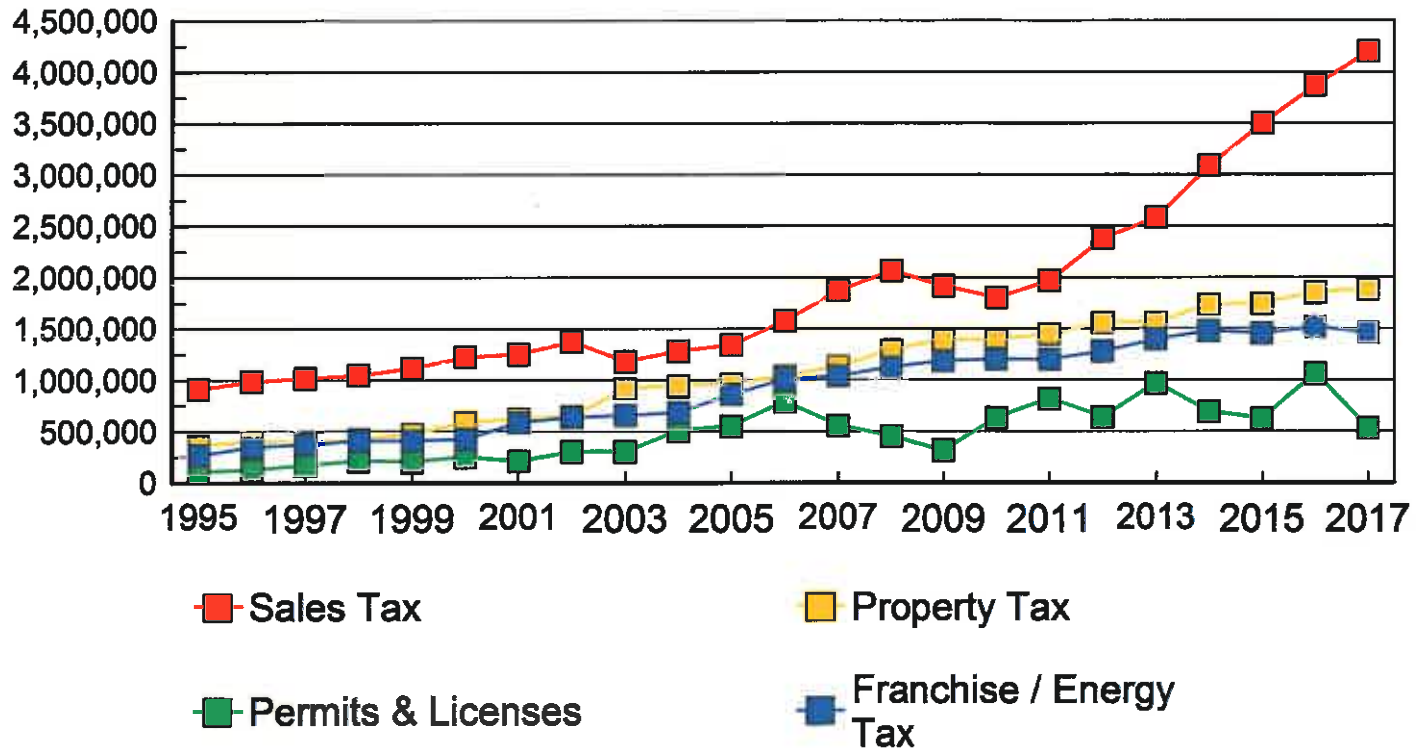
Revenues and Expenditures Actual Yearly Comparison

Description	FY	FY	FY	FY	FY	FY	Budget
	2011	2012	2013	2014	2015	2016	FY 2017
REVENUES							
Property Tax (current)	1,443,664	1,554,366	1,556,912	1,733,760	1,741,350	1,850,957	1,880,000
Prior Yr Taxes	58,711	56,360	56,275	39,850	58,312	34,919	40,000
Vehicle Fee in lieu	176,879	176,196	178,429	186,525	194,896	210,276	195,000
Sales Tax	1,970,478	2,380,246	2,581,678	3,087,473	3,500,946	3,872,667	4,200,000
Transient Room Tax	4,112	3,720	3,922	6,744	23,646	29,192	35,000
Franchise Tax & Fee	788,236	886,342	946,657	988,973	983,645	1,016,881	990,000
Energy Use Tax	407,383	388,065	446,458	484,678	465,601	495,204	470,000
Wireless Phone Tax	0	0					
Local Transportation Sales Tax						87,407	300,000
Total Franchise/Energy	1,195,619	1,274,407	1,393,115	1,473,651	1,449,246	1,512,085	1,460,000
Total Tax	4,849,462	5,445,295	5,770,331	6,528,003	6,968,396	7,597,503	8,110,000
Licenses & Permits	818,216	637,390	969,777	691,139	623,012	1,061,056	531,000
Grants	23,203	28,121	42,753	28,059	27,951	39,522	20,000
Cops Fast	0						
B&C Road Funds	560,425	578,707	601,983	575,171	606,649	504,448	670,000
Public Safety	83,460	75,966	78,344	72,666	81,103	95,741	96,800
Charges for Services	184,713	177,056	104,139	103,256	177,669	202,394	59,000
Cemetery	68,113	37,250	39,000	35,250	44,250	37,500	26,000
Fines / Court Rev.	259,093	243,730	193,751	211,842	197,911	178,369	170,000
Interest	5,232	7,678	8,265	8,040	7,158	13,245	7,000
Misc	98,651	205,341	137,352	176,907	186,740	221,297	171,200
Transfers In		5,959	208,638	0		147,864	
RDA Loan Pmt	9,700	9,700	26,300	0			
Economic Development						300,000	
Total Revenues	6,960,267	7,452,193	8,180,633	8,430,333	8,920,838	10,398,939	9,861,000
EXPENDITURES							
Legislative	90,538	94,686	92,588	102,893	110,764	115,438	147,300
Administration	524,980	533,638	536,701	589,568	600,250	713,191	750,872
Engineering				53,477	65,773	108,952	144,430
Planning	454,279	509,308	573,525	546,480	570,099	566,678	627,427
Police	1,665,975	1,777,570	1,858,322	1,991,308	2,134,037	2,281,816	2,494,960
Fire	456,415	576,200	595,587	769,805	797,412	946,499	1,032,237
Inspection	324,357	364,339	408,363	411,875	414,921	495,669	437,438
Streets	689,691	735,789	823,392	827,071	812,121	900,277	1,004,367
Buildings	341,088	388,994	387,571	446,052	454,618	491,066	456,443
Parks	669,604	689,707	708,354	667,368	768,171	839,309	905,211
Recreation	307,246	323,296	333,436	354,572	396,235	469,212	523,155
Misc	54,319	46,810	30,673	23,081	27,460	29,538	37,500
Transfers Out	438,641	1,688,637	1,045,385	1,077,400	975,600	1,213,600	555,400
B&C Trans	399,828	436,500	358,500	552,000	452,000	460,505	700,000
Economic Development						350,000	260,000
Total Expenditures	6,416,961	8,165,474	7,752,397	8,412,950	8,579,461	9,981,750	10,076,740
Difference In Rev/ Exp	543,306	-713,281	428,236	17,383	341,377	417,189	-215,740

General Fund Revenues and Expenditures



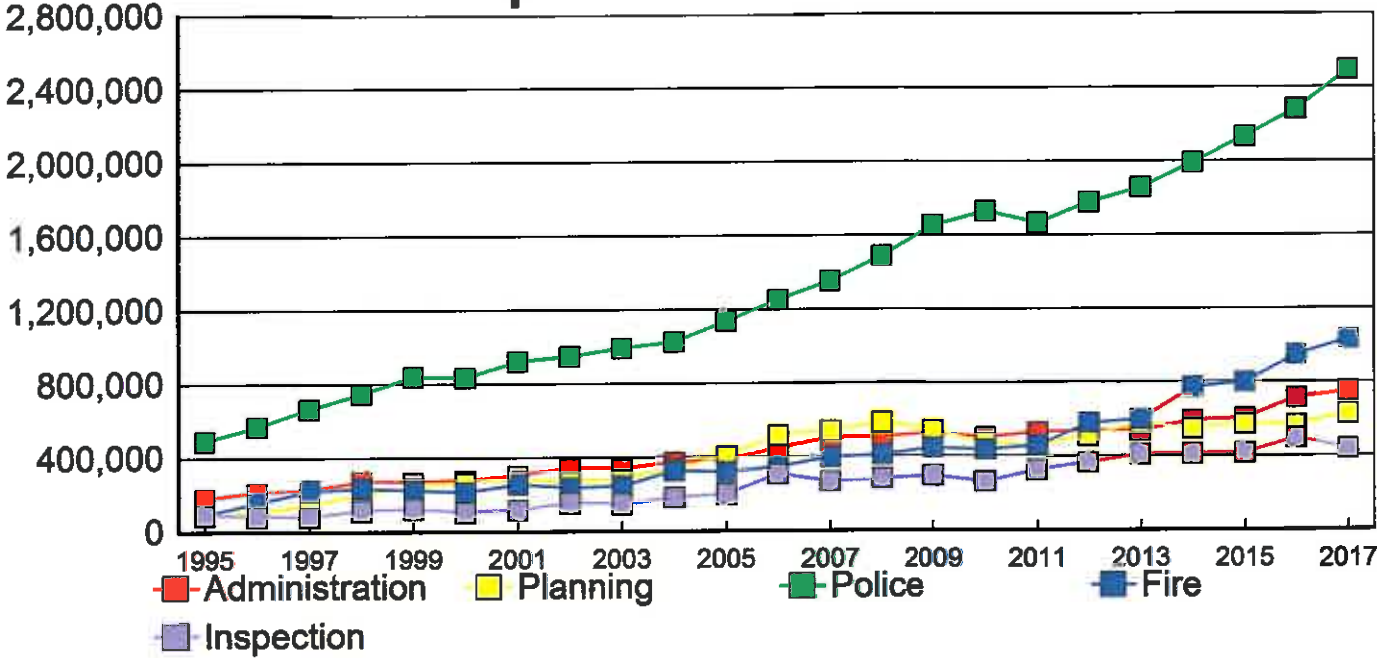
Revenues



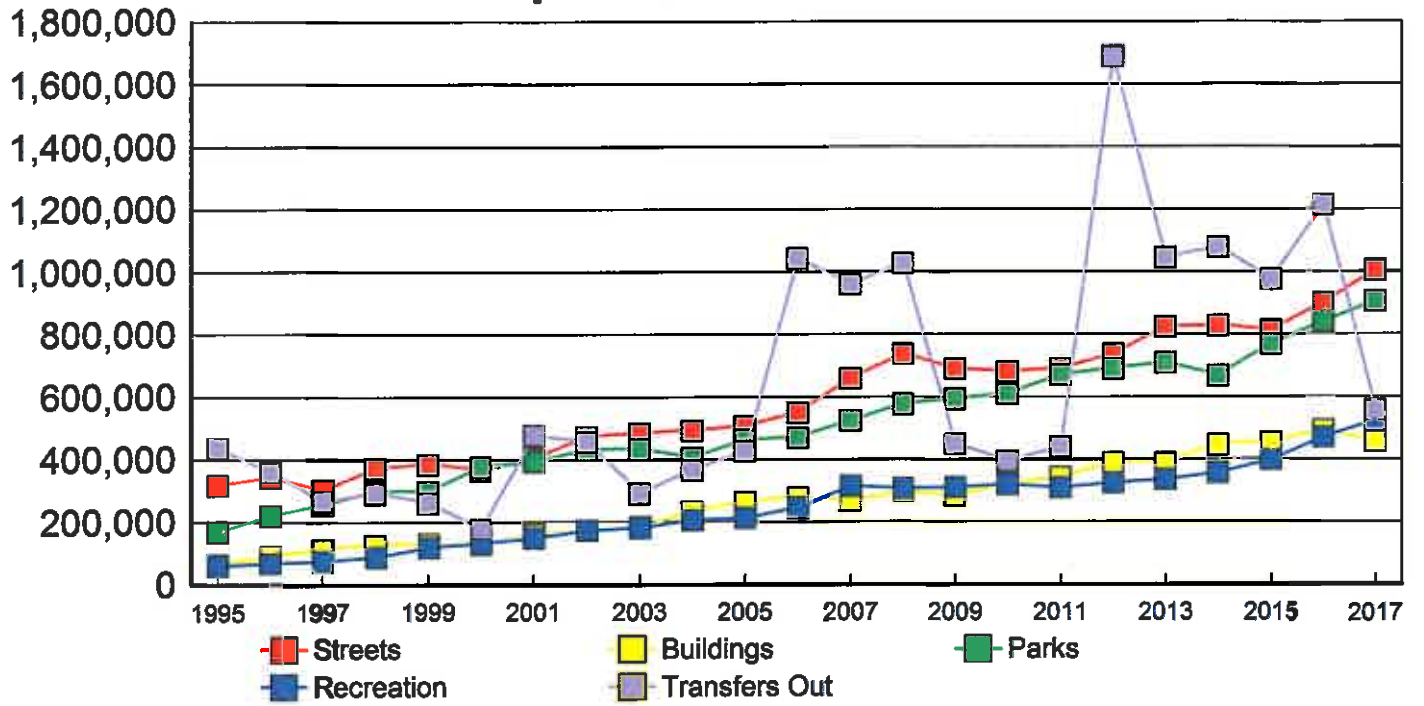
Sales Tax

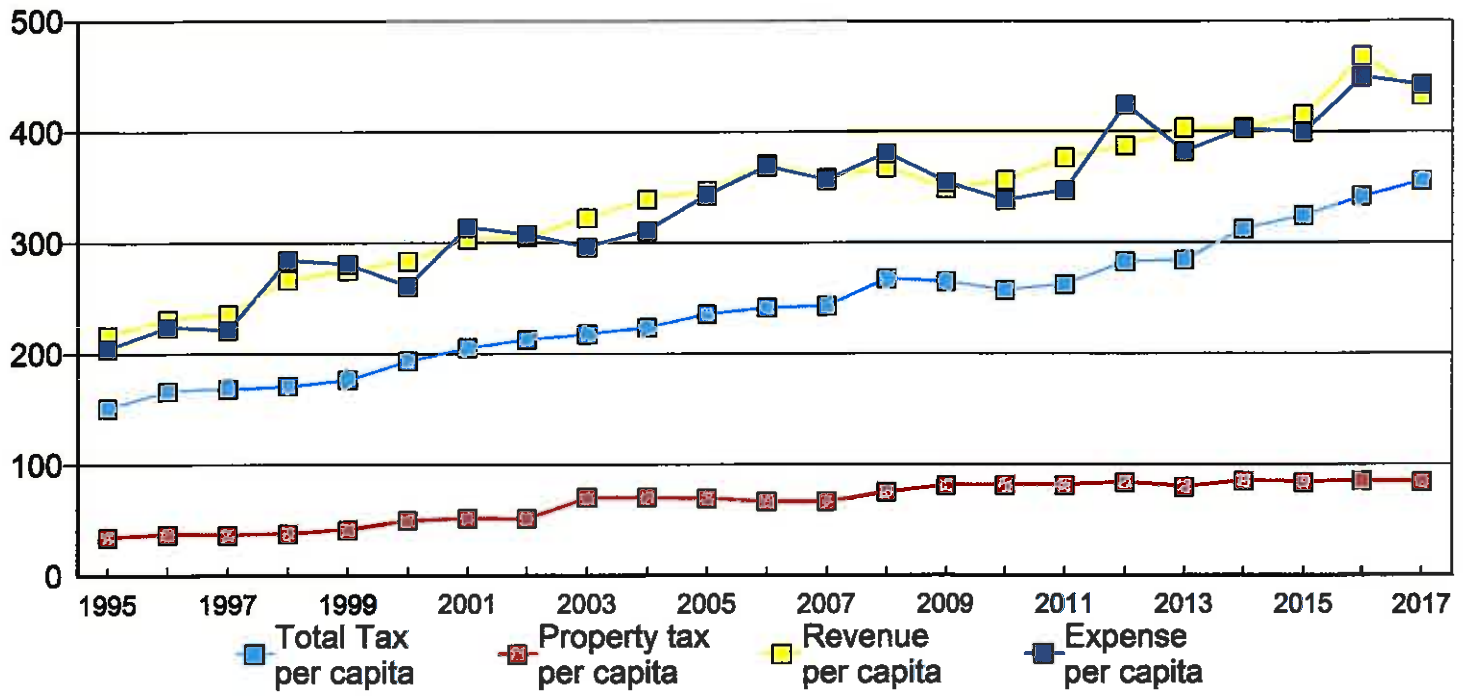
		<u>Total Direct</u>	<u>Total</u>	
		<u>Sales</u>	<u>Received</u>	
FY	1995		909,296	
FY	1996		987,703	8.62%
FY	1997		1,017,434	3.01%
FY	1998		1,048,133	3.02%
FY	1999		1,119,604	6.82%
FY	2000		1,224,412	9.36%
FY	2001		1,252,080	2.26%
FY	2002		1,375,352	9.85%
FY	2003		1,179,770	-14.22%
FY	2004	794,403	1,283,013	8.75%
FY	2005	761,034	1,342,693	4.65%
FY	2006	859,922	1,576,348	17.40%
FY	2007	1,021,994	1,870,311	18.65%
FY	2008	1,240,651	2,064,307	10.37%
FY	2009	1,150,529	1,916,700	-7.15%
FY	2010	1,089,083	1,802,477	-5.96%
FY	2011	1,302,961	1,970,478	9.32%
FY	2012	1,854,815	2,380,246	20.80%
FY	2013	2,042,377	2,581,678	8.46%
FY	2014	2,663,647	3,087,473	19.59%
FY	2015	3,218,642	3,500,946	13.39%
FY	2016	3,756,531	3,872,667	10.62%
FY	2017		4,200,000	8.45% Budget

Expenditures



Expenditures





Account Number	Account Title	2016-17 Current year Actual	2016-17 Current year Budget	Unearned or Unexpended
GENERAL FUND				
TAXES				
10-310-100	PROPERTY TAX - CURRENT YEAR	25,096.94	1,880,000.00	1,854,903.06
10-310-200	PRIOR YEARS TAXES - DELINQUENT	1,021.30-	40,000.00	41,021.30
10-310-250	REGISTERED VEHICLE FEES	38,303.57	195,000.00	156,696.43
10-310-300	SALES TAX	392,968.01	4,200,000.00	3,807,031.99
10-310-350	LOCAL TRANSPORTATION SALES TAX	32,604.37	300,000.00	267,395.63
10-310-400	FRANCHISE TAX	312,438.83	890,000.00	577,561.17
10-310-410	FRANCHISE FEE	28,640.64	100,000.00	71,359.36
10-310-415	ENERGY SALES & USE TAX	104,133.29	470,000.00	365,866.71
10-310-500	TRANSIENT ROOM TAX	7,789.41	35,000.00	27,210.59
Total TAXES:		940,953.76	8,110,000.00	7,169,046.24
LICENSES & PERMITS				
10-320-100	BUSINESS LICENSE	3,313.00	60,000.00	56,687.00
10-320-110	PERMITS	550.00	.00	550.00-
10-320-210	BUILDING PERMITS	250,924.25	450,000.00	199,075.75
10-320-220	STATE BLDG INSPECTION FEE	1,709.36	1,000.00	709.36-
10-320-230	EXCAVATION PERMITS	4,030.00	20,000.00	15,970.00
Total LICENSES & PERMITS:		260,526.61	531,000.00	270,473.39
GRANTS				
10-330-580	LIQUOR LAW ALLOTMENT	.00	20,000.00	20,000.00
10-330-600	CLASS C ROADS	.00	670,000.00	670,000.00
Total GRANTS:		.00	690,000.00	690,000.00
PUBLIC SAFETY				
10-331-900	COUNTY FIRE ALLOTMENT	.00	3,000.00	3,000.00
10-331-915	FIRE ASSIST. REIMB/CONTRIB.	20.00	.00	20.00-
10-331-920	NARCOTIC/WARRANT ENFORCEMENT	125.00	.00	125.00-
10-331-925	LAGOON SECURITY REIMBURSEMENTS	50,540.00	80,000.00	29,460.00
10-331-928	MISC. CONTRACT SECURITY	.00	4,000.00	4,000.00
10-331-930	SCHOOL DISTRICT CONTRIBUTION	.00	9,800.00	9,800.00
Total PUBLIC SAFETY:		50,685.00	96,800.00	46,115.00
CHARGES FOR SERVICES				
10-340-301	DEVELOPMENT ENGINEERING DRAW	.00	10,000.00	10,000.00
10-340-320	REZONE APPLICATION FEES	1,200.00	1,000.00	200.00-
10-340-330	SUBDIVISION PLAT REVIEW FEES	5,305.00	10,000.00	4,695.00
10-340-340	SITE PLAN REVIEW FEES	250.00	5,000.00	4,750.00
10-340-350	DEVELOPMENTAL INSPECTION FEES	15,663.25	32,000.00	16,336.75
10-340-370	CONDITIONAL USE PERMITS	650.00	1,000.00	350.00
10-340-380	BOARD OF ADJUSTMENT FEES	300.00	.00	300.00-
Total CHARGES FOR SERVICES:		23,368.25	59,000.00	35,631.75
CEMETERY				
10-341-820	SALE OF BURIAL RIGHTS	500.00	3,000.00	2,500.00
10-341-830	OPENING & CLOSING OF LOTS	1,625.00	20,000.00	18,375.00
10-341-840	MARKER FEES	2,325.00	2,000.00	325.00-
10-341-860	PERPETUAL FUND TRANSFER	.00	1,000.00	1,000.00

Account Number	Account Title	2016-17 Current year Actual	2016-17 Current year Budget	Unearned or Unexpended
Total CEMETERY:		4,450.00	26,000.00	21,550.00
FINES & FORFEITURES				
10-350-965	SHARED COURT REVENUES	54,210.81	170,000.00	115,789.19
Total FINES & FORFEITURES:		54,210.81	170,000.00	115,789.19
INTEREST				
10-360-100	INTEREST - GENERAL	7,246.01	7,000.00	246.01-
10-360-120	INTEREST - CLASS C ROADS	412.22-	100.00-	312.22
10-360-130	INTEREST - LIQUOR LAW	37.69	100.00	62.31
Total INTEREST:		6,871.48	7,000.00	128.52
MISCELLANEOUS REVENUE				
10-361-200	INSURANCE CLAIM PROCEEDS	1,934.79	.00	1,934.79-
10-361-220	PROPERTY RENTALS/LEASE	10,639.20	24,000.00	13,360.80
10-361-230	MUNICIPAL BUILDING RENTALS	18,018.00	54,000.00	35,982.00
10-361-232	COMMUNITY CENTER RENTAL	7,180.00	35,000.00	27,820.00
10-361-235	PARK BOWERY RENTALS	1,520.00-	8,000.00	9,520.00
10-361-400	SALE OF FIXED ASSETS & PROPERT	9,630.00	20,000.00	10,370.00
10-361-410	NEWSLETTER ADVERTISING	5,000.00	10,000.00	5,000.00
10-361-470	SIDEWALK REPLACEMENT PROJECTS	8,490.74	15,000.00	6,509.26
10-361-480	EMERGENCY PREPAREDNESS	14.00	.00	14.00-
10-361-930	SUNDRY REVENUES	1,547.66	5,000.00	3,452.34
10-361-950	TRAILS COMMITTEE PROCEEDS	1,830.00	200.00	1,630.00-
Total MISCELLANEOUS REVENUE:		62,764.39	171,200.00	108,435.61
FUND BALANCE APPROPRIATION				
10-399-999	FUND BALANCE APPROPRIATION	.00	215,740.00	215,740.00
Total FUND BALANCE APPROPRIATION:		.00	215,740.00	215,740.00
LEGISLATIVE DEPARTMENT				
10-410-000	LEGISLATIVE DEPARTMENT	57,091.09	147,300.00	90,208.91
ADMINISTRATIVE DEPARTMENT				
10-440-000	ADMINISTRATIVE DEPARTMENT	399,391.91	750,872.00	351,480.09
ENGINEERING DEPARTMENT				
10-480-000	ENGINEERING DEPARTMENT	51,987.38	144,430.00	92,442.62
PLANNING & ZONING DEPARTMENT				
10-500-000	PLANNING & ZONING DEPARTMENT	213,747.51	627,427.00	413,679.49
LIQUOR LAW DUI POLICE PATROL				
10-510-000	LIQUOR LAW DUI POLICE PATROL	6,684.75	23,000.00	16,315.25
POLICE DEPARTMENT				
10-520-000	POLICE DEPARTMENT	928,206.47	2,471,960.00	1,543,753.53
FIRE DEPARTMENT				
10-530-000	FIRE DEPARTMENT	359,230.43	1,032,237.00	673,006.57
EMERGENCY PREPAREDNESS DEPT.				
10-540-000	EMERGENCY PREPAREDNESS DEPT.	1,225.85	3,500.00	2,274.15
INSPECTION DEPARTMENT				
10-560-000	INSPECTION DEPARTMENT	166,900.41	437,438.00	270,537.59
STREETS DEPARTMENT				
10-600-000	STREETS DEPARTMENT	505,557.61	1,004,367.00	498,809.39

Account Number	Account Title	2016-17 Current year Actual	2016-17 Current year Budget	Unearned or Unexpended
GENERAL BUILDINGS DEPARTMENT				
10-610-000	GENERAL BUILDINGS DEPARTMENT	185,626.56	456,443.00	270,816.44
PARKS & CEMETERY DEPARTMENT				
10-640-000	PARKS & CEMETERY DEPARTMENT	353,240.52	905,211.00	551,970.48
GENERAL RECREATION DEPARTMENT				
10-660-000	GENERAL RECREATION DEPARTMENT	191,728.32	523,155.00	331,426.68
MISCELLANEOUS				
10-670-000	MISCELLANEOUS	13,914.65	1,549,400.00	1,535,485.35
GENERAL FUND Revenue Total:		1,403,830.30	10,076,740.00	8,672,909.70
GENERAL FUND Expenditure Total:		3,434,533.46	10,076,740.00	6,642,206.54
Net Total GENERAL FUND:		2,030,703.16-	.00	2,030,703.16

FARMINGTON CITY CORPORATION
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2016

FARMINGTON RDA FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
TAXES	.00	385,000.00	385,000.00	.0
INTEREST	1,095.13	2,000.00	904.87	54.8
FUND BALANCE APPROPRIATION	.00	72,800.00	72,800.00	.0
	<u>1,095.13</u>	<u>459,800.00</u>	<u>458,704.87</u>	<u>.2</u>
<u>EXPENDITURES</u>				
EXPENDITURES	1,304.16	12,400.00	11,095.84	10.5
NON-ADMINISTRATIVE EXPENSES	25,413.70	307,400.00	281,986.30	8.3
CAPITAL PROJECTS	108,522.13	140,000.00	31,477.87	77.5
	<u>135,239.99</u>	<u>459,800.00</u>	<u>324,560.01</u>	<u>29.4</u>
	<u>(134,144.86)</u>	<u>.00</u>	<u>134,144.86</u>	<u>.0</u>

FARMINGTON CITY CORPORATION
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2016

FARMINGTON STATION PARK RDA

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
TAXES	.00	3,800,000.00	3,800,000.00	.0
INTEREST	4,021.85	9,000.00	4,978.15	44.7
	<u>4,021.85</u>	<u>3,809,000.00</u>	<u>3,804,978.15</u>	<u>.1</u>
 <u>EXPENDITURES</u>				
CAPITAL PROJECTS	2,317,228.80	2,400,000.00	82,771.20	96.6
FUND BALANCE INCREASE	.00	1,409,000.00	1,409,000.00	.0
	<u>2,317,228.80</u>	<u>3,809,000.00</u>	<u>1,491,771.20</u>	<u>60.8</u>
	<u>(2,313,206.95)</u>	<u>.00</u>	<u>2,313,206.95</u>	<u>.0</u>

FARMINGTON CITY CORPORATION
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2016

RAP TAX BOND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
TAXES	39,987.39	342,200.00	302,212.61	11.7
INTEREST	36.09	300.00	263.91	12.0
CONTRIBUTIONS & TRANSFERS	.00	50,000.00	50,000.00	.0
	<u>40,023.48</u>	<u>392,500.00</u>	<u>352,476.52</u>	<u>10.2</u>
<u>EXPENDITURES</u>				
EXPENDITURES	.00	392,500.00	392,500.00	.0
	<u>.00</u>	<u>392,500.00</u>	<u>392,500.00</u>	<u>.0</u>
	<u>40,023.48</u>	<u>.00</u>	<u>(40,023.48)</u>	<u>.0</u>

FARMINGTON CITY CORPORATION
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2016

POLICE SALES TAX BOND 2009

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
INTEREST	290.77	500.00	209.23	58.2
CONTRIBUTIONS & TRANSFERS	.00	100,000.00	100,000.00	.0
	<u>290.77</u>	<u>100,500.00</u>	<u>100,209.23</u>	<u>.3</u>
<u>EXPENDITURES</u>				
EXPENDITURES	.00	76,500.00	76,500.00	.0
FUND BALANCE INCREASE	.00	24,000.00	24,000.00	.0
	<u>.00</u>	<u>100,500.00</u>	<u>100,500.00</u>	<u>.0</u>
	<u>290.77</u>	<u>.00</u>	<u>(290.77)</u>	<u>.0</u>

FARMINGTON CITY CORPORATION
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2016

2007, 2009 BLDGS G.O. BOND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
TAXES	5,557.67	434,000.00	428,442.33	1.3
INTEREST	63.70	500.00	436.30	12.7
	<u>5,621.37</u>	<u>434,500.00</u>	<u>428,878.63</u>	<u>1.3</u>
<u>EXPENDITURES</u>				
EXPENDITURES	37,113.85	431,000.00	393,886.15	8.6
FUND BALANCE INCREASE	.00	3,500.00	3,500.00	.0
	<u>37,113.85</u>	<u>434,500.00</u>	<u>397,386.15</u>	<u>8.5</u>
	<u>(31,492.48)</u>	<u>.00</u>	<u>31,492.48</u>	<u>.0</u>

FARMINGTON CITY CORPORATION
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2016

2015 G.O. PARK BOND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
TAXES	5,360.34	408,000.00	402,639.66	1.3
INTEREST	(36.05)	100.00	136.05	(36.1)
	<u>5,324.29</u>	<u>408,100.00</u>	<u>402,775.71</u>	<u>1.3</u>
<u>EXPENDITURES</u>				
EXPENDITURES	<u>75,693.75</u>	<u>408,100.00</u>	<u>332,406.25</u>	<u>18.6</u>
	<u>75,693.75</u>	<u>408,100.00</u>	<u>332,406.25</u>	<u>18.6</u>
	<u>(70,369.46)</u>	<u>.00</u>	<u>70,369.46</u>	<u>.0</u>

FARMINGTON CITY CORPORATION
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2016

GOVT BUILDINGS IMPROV/OTHER

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
IMPACT FEES	97,429.94	55,000.00	(42,429.94)	177.2
INTEREST	476.52	900.00	423.48	53.0
CONTRIBUTIONS & TRANSFERS	534.84	400.00	(134.84)	133.7
FUND BALANCE APPROPRIATION	.00	43,700.00	43,700.00	.0
	<u>98,441.30</u>	<u>100,000.00</u>	<u>1,558.70</u>	<u>98.4</u>
<u>EXPENDITURES</u>				
EXPENDITURES	.00	100,000.00	100,000.00	.0
CITY COMPLEX	196,975.32	.00	(196,975.32)	.0
HISTORIC PRESERVATION COSTS	1,000.00	.00	(1,000.00)	.0
	<u>197,975.32</u>	<u>100,000.00</u>	<u>(97,975.32)</u>	<u>198.0</u>
	<u>(99,534.02)</u>	<u>.00</u>	<u>99,534.02</u>	<u>.0</u>

FARMINGTON CITY CORPORATION
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2016

CAPITAL STREET IMPROVEMENTS

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
IMPACT FEES	1,035,115.00	480,000.00	(555,115.00)	215.7
INTEREST	7,050.56	12,000.00	4,949.44	58.8
CONTRIBUTIONS & TRANSFERS	(23,147.04)	830,500.00	853,647.04	(2.8)
	<u>1,019,018.52</u>	<u>1,322,500.00</u>	<u>303,481.48</u>	<u>77.1</u>
<u>EXPENDITURES</u>				
EXPENDITURES	56,141.09	255,500.00	199,358.91	22.0
MAJOR PROJECTS	253,853.73	.00	(253,853.73)	.0
RESTRICTED - CLASS C S.I.D.	356,880.29	700,000.00	343,119.71	51.0
IMPACT FEE PROJECTS	2,862.00	.00	(2,862.00)	.0
FUND BALANCE INCREASE	107,364.00	20,000.00	(87,364.00)	536.8
	<u>.00</u>	<u>347,000.00</u>	<u>347,000.00</u>	<u>.0</u>
	<u>777,101.11</u>	<u>1,322,500.00</u>	<u>545,398.89</u>	<u>58.8</u>
	<u>241,917.41</u>	<u>.00</u>	<u>(241,917.41)</u>	<u>.0</u>

FARMINGTON CITY CORPORATION
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2016

CAPITAL EQUIPMENT FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
INTEREST	90.51	100.00	9.49	90.5
MISCELLANEOUS REVENUE	.00	11,700.00	11,700.00	.0
CONTRIBUTIONS & TRANSFERS	.00	196,600.00	196,600.00	.0
	<u>90.51</u>	<u>208,400.00</u>	<u>208,309.49</u>	<u>.0</u>
<u>EXPENDITURES</u>				
POLICE EXPENDITURES	23,436.49	68,500.00	45,063.51	34.2
PUBLIC WORKS EXPENDITURES	70,159.37	139,800.00	69,640.63	50.2
FUND BALANCE INCREASE	.00	100.00	100.00	.0
	<u>93,595.86</u>	<u>208,400.00</u>	<u>114,804.14</u>	<u>44.9</u>
	<u>(93,505.35)</u>	<u>.00</u>	<u>93,505.35</u>	<u>.0</u>

FARMINGTON CITY CORPORATION
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2016

PARK IMPROVEMENT FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
IMPACT FEES	128,392.00	800,000.00	671,608.00	16.1
INTEREST	5,837.48	10,000.00	4,162.52	58.4
MISCELLANEOUS REVENUE	4,250.00	8,000.00	3,750.00	53.1
CONTRIBUTIONS & TRANSFERS	.00	58,300.00	58,300.00	.0
FUND BALANCE APPROPRIATION	.00	905,216.00	905,216.00	.0
	<u>138,479.48</u>	<u>1,781,516.00</u>	<u>1,643,036.52</u>	<u>7.8</u>
<u>EXPENDITURES</u>				
EXPENDITURES	.00	6,000.00	6,000.00	.0
LOANS & TRANSFERS	94,607.72	189,216.00	94,608.28	50.0
FESTIVAL BOARD ENHANCEMENTS	482.88	2,000.00	1,517.12	24.1
CHERRY HILL NEIGHBORHOOD PARK	9,113.05	2,000.00	(7,113.05)	455.7
CEMETERY	.00	25,000.00	25,000.00	.0
MISCELLANEOUS TRAILS	.00	35,000.00	35,000.00	.0
FARM. PRESERVE NGHBRHD PARK	.00	2,300.00	2,300.00	.0
650 WEST PARK	1,059,050.79	1,520,000.00	460,949.21	69.7
1100 W GLOVERS PARK	3,000.00	.00	(3,000.00)	.0
	<u>1,166,254.44</u>	<u>1,781,516.00</u>	<u>615,261.56</u>	<u>65.5</u>
	<u>(1,027,774.96)</u>	<u>.00</u>	<u>1,027,774.96</u>	<u>.0</u>

FARMINGTON CITY CORPORATION
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2016

CAPITAL FIRE FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
IMPACT FEES	181,994.77	47,000.00	(134,994.77)	387.2
INTEREST	1,374.46	2,000.00	625.54	68.7
FUND BALANCE APPROPRIATION	.00	8,400.00	8,400.00	.0
	<u>183,369.23</u>	<u>57,400.00</u>	<u>(125,969.23)</u>	<u>319.5</u>
<u>EXPENDITURES</u>				
EXPENDITURES	<u>28,694.05</u>	<u>57,400.00</u>	<u>28,705.95</u>	<u>50.0</u>
	<u>28,694.05</u>	<u>57,400.00</u>	<u>28,705.95</u>	<u>50.0</u>
	<u>154,675.18</u>	<u>.00</u>	<u>(154,675.18)</u>	<u>.0</u>

FARMINGTON CITY CORPORATION
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2016

CEMETERY PERPETUAL FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
REVENUE	500.00	8,000.00	7,500.00	6.3
INTEREST	482.91	1,000.00	517.09	48.3
FUND BALANCE APPROPRIATION	.00	17,000.00	17,000.00	.0
	<u>982.91</u>	<u>26,000.00</u>	<u>25,017.09</u>	<u>3.8</u>
<u>EXPENDITURES</u>				
EXPENDITURES	.00	26,000.00	26,000.00	.0
	<u>.00</u>	<u>26,000.00</u>	<u>26,000.00</u>	<u>.0</u>
	<u>982.91</u>	<u>.00</u>	<u>(982.91)</u>	<u>.0</u>

FARMINGTON CITY CORPORATION
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2016

WATER FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
IMPACT FEES	182,004.00	160,000.00	(22,004.00)	113.8
INTEREST	6,753.64	10,000.00	3,246.36	67.5
MISCELLANEOUS REVENUE	7,006.13	10,000.00	2,993.87	70.1
ENTERPRISE REVENUE	678,986.38	1,932,500.00	1,253,513.62	35.1
	<u>874,750.15</u>	<u>2,112,500.00</u>	<u>1,237,749.85</u>	<u>41.4</u>
<u>EXPENDITURES</u>				
EXPENDITURES	507,835.16	2,109,825.00	1,601,989.84	24.1
NON-OPERATING EXPENDITURES	36,518.40	117,000.00	80,481.60	31.2
MISC. OPERATION CAPITAL PROJ.	10,140.00	30,000.00	19,860.00	33.8
MISC. IMPACT FEE PROJECTS	.00	15,000.00	15,000.00	.0
WELL IMPROVEMENTS	410,437.85	1,000,000.00	589,562.15	41.0
RESERVOIRS	1,375.50	700,000.00	698,624.50	.2
	<u>966,306.91</u>	<u>3,971,825.00</u>	<u>3,005,518.09</u>	<u>24.3</u>
	<u>(91,556.76)</u>	<u>(1,859,325.00)</u>	<u>(1,767,768.24)</u>	<u>(4.9)</u>

FARMINGTON CITY CORPORATION
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2016

SEWER FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
C.D.S.D. FEES	82,256.00	.00	(82,256.00)	.0
INTEREST	2,188.71	2,000.00	(188.71)	109.4
ENTERPRISE REVENUE	582,173.15	1,710,000.00	1,127,826.85	34.1
	<u>666,617.86</u>	<u>1,712,000.00</u>	<u>1,045,382.14</u>	<u>38.9</u>
<u>EXPENDITURES</u>				
EXPENDITURES	426,688.08	1,708,692.00	1,282,003.92	25.0
NON-OPERATING EXPENDITURES	.00	25,000.00	25,000.00	.0
	<u>426,688.08</u>	<u>1,733,692.00</u>	<u>1,307,003.92</u>	<u>24.6</u>
	<u>239,929.78</u>	<u>(21,692.00)</u>	<u>(261,621.78)</u>	<u>1106.1</u>

FARMINGTON CITY CORPORATION
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2016

GARBAGE FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
INTEREST	1,475.40	2,500.00	1,024.60	59.0
ENTERPRISE REVENUE	423,614.18	1,245,000.00	821,385.82	34.0
	<u>425,089.58</u>	<u>1,247,500.00</u>	<u>822,410.42</u>	<u>34.1</u>
<u>EXPENDITURES</u>				
EXPENDITURES	290,842.02	1,215,908.00	925,065.98	23.9
NON-OPERATING EXPENDITURES	30,515.00	65,500.00	34,985.00	46.6
	<u>321,357.02</u>	<u>1,281,408.00</u>	<u>960,050.98</u>	<u>25.1</u>
	<u>103,732.56</u>	<u>(33,908.00)</u>	<u>(137,640.56)</u>	<u>305.9</u>

FARMINGTON CITY CORPORATION
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2016

STORM WATER UTILITY FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
IMPACT FEES	521,571.38	52,000.00	(469,571.38)	1003.0
INTEREST	5,724.22	12,000.00	6,275.78	47.7
MISCELLANEOUS REVENUE	170.00	1,000.00	830.00	17.0
ENTERPRISE REVENUE	253,736.12	755,000.00	501,263.88	33.6
	<u>781,201.72</u>	<u>820,000.00</u>	<u>38,798.28</u>	<u>95.3</u>
<u>EXPENDITURES</u>				
EXPENDITURES	149,681.50	824,346.00	674,664.50	18.2
NON-OPERATING EXPENDITURES	108,974.31	197,000.00	88,025.69	55.3
LOANS & TRANSFERS	55,675.55	72,000.00	16,324.45	77.3
FLOOD MITIGATION PROJECTS	.00	50,000.00	50,000.00	.0
IMPACT FEE PROJECTS	600.00	455,000.00	454,400.00	.1
	<u>314,931.36</u>	<u>1,598,346.00</u>	<u>1,283,414.64</u>	<u>19.7</u>
	<u>466,270.36</u>	<u>(778,346.00)</u>	<u>(1,244,616.36)</u>	<u>59.9</u>

FARMINGTON CITY CORPORATION
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2016

AMBULANCE SERVICE

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
GRANTS	.00	4,500.00	4,500.00	.0
INTEREST	541.96	2,000.00	1,458.04	27.1
MISCELLANEOUS REVENUE	20,002.51	100.00	(19,902.51)	20002.
ENTERPRISE REVENUE	179,028.05	557,000.00	377,971.95	32.1
MISCELLANEOUS REVENUE	(53,127.72)	(218,000.00)	(164,872.28)	(24.4)
	146,444.80	345,600.00	199,155.20	42.4
EXPENDITURES				
EXPENDITURES	61,499.97	339,701.00	278,201.03	18.1
NON-OPERATING EXPENDITURES	.00	18,267.00	18,267.00	.0
	61,499.97	357,968.00	296,468.03	17.2
	84,944.83	(12,368.00)	(97,312.83)	686.8

FARMINGTON CITY CORPORATION
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2016

RECREATION FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
GENERAL ADMINISTRATION REVENUE	140,847.85	520,255.00	379,407.15	27.1
SOCCER REVENUE	21,668.00	78,500.00	56,832.00	27.6
YOUTH SOFTBALL REVENUE	166.00	10,900.00	10,734.00	1.5
LITTLE LEAGUE FOOTBALL REVENUE	32,679.46	35,200.00	2,520.54	92.8
YOUTH BASKETBALL REVENUE	47,196.00	65,000.00	17,804.00	72.6
MISCELLANEOUS PROGRAMS REVE	36,252.33	74,200.00	37,947.67	48.9
TENNIS REVENUE	3,250.00	16,500.00	13,250.00	19.7
BASEBALL REVENUE	9,456.00	54,500.00	45,044.00	17.4
GYMNASIUM REVENUE	11,326.50	203,000.00	191,673.50	5.6
SWIMMING POOL REVENUE	73,811.66	222,500.00	148,688.34	33.2
	<u>376,653.80</u>	<u>1,280,555.00</u>	<u>903,901.20</u>	<u>29.4</u>
<u>EXPENDITURES</u>				
GENERAL ADMIN. EXPENDITURES	145,301.53	535,255.00	389,953.47	27.2
SOCCER EXPENDITURES	24,014.81	74,800.00	50,785.19	32.1
BASEBALL EXPENDITURES	5,544.32	45,900.00	40,355.68	12.1
YOUTH SOFTBALL EXPENDITURES	52.00	13,200.00	13,148.00	.4
FOOTBALL EXPENDITURES	36,273.06	34,000.00	(2,273.06)	106.7
YOUTH BASKETBALL EXPENDITURES	710.14	52,200.00	51,489.86	1.4
MISC. PROGRAMS EXPENDITURES	15,586.00	66,150.00	50,564.00	23.6
TENNIS EXPENDITURES	5,439.51	14,300.00	8,860.49	38.0
GYMNASIUM EXPENDITURES	43,990.37	202,400.00	158,409.63	21.7
SWIMMING POOL EXPENDITURES	128,214.27	244,400.00	116,185.73	52.5
	<u>405,126.01</u>	<u>1,282,605.00</u>	<u>877,478.99</u>	<u>31.6</u>
	<u>(28,472.21)</u>	<u>(2,050.00)</u>	<u>26,422.21</u>	<u>(1388.</u>

FARMINGTON CITY CORPORATION
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2016

SPECIAL EVENTS FUND

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE				
INTEREST	287.76	500.00	212.24	57.6
FESTIVAL DAYS REVENUES	19,166.45	46,800.00	27,633.55	41.0
SCHOLARSHIP PAGEANT REVENUES	1,106.44	11,900.00	10,793.56	9.3
PERFORMING ARTS REVENUES	18,236.25	33,800.00	15,563.75	54.0
	<u>38,796.90</u>	<u>93,000.00</u>	<u>54,203.10</u>	<u>41.7</u>
EXPENDITURES				
FESTIVAL DAYS EXPENDITURES	29,743.94	47,200.00	17,456.06	63.0
SCHOLARSHIP PAGEANT EXPEND.	6,602.91	13,150.00	6,547.09	50.2
PERFORMING ARTS EXPENDITURES	10,476.42	35,900.00	25,423.58	29.2
	<u>46,823.27</u>	<u>96,250.00</u>	<u>49,426.73</u>	<u>48.7</u>
	<u>(8,026.37)</u>	<u>(3,250.00)</u>	<u>4,776.37</u>	<u>(247.0)</u>

FARMINGTON CITY CORPORATION
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2016

SPECIAL IMPROVE DIST 2003-1

	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>				
INTEREST	28.35	.00	(28.35)	.0
SID REVENUE	739.40	.00	(739.40)	.0
	<u>767.75</u>	<u>.00</u>	<u>(767.75)</u>	<u>.0</u>
<u>EXPENDITURES</u>				
	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.0</u>
	<u>767.75</u>	<u>.00</u>	<u>(767.75)</u>	<u>.0</u>

FARMINGTON CITY FIRE DEPARTMENT

82 North 100 East
P.O. Box 160
Farmington, Utah 84025
Tel. (801) 451-2842
Fax (801) 451-7865



THE DESIRE TO SERVE THE COURAGE TO ACT THE ABILITY TO PERFORM

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Guido Smith, Fire Chief
Date: November 25, 2016
Subject: STAFFING REQUEST / ENSURE STAFFING FOR 1ST DUE AMBULANCE

RECOMMENDATION

Direct staff to proceed with one of the staffing options listed within this report.

BACKGROUND

This report correlates with past proposals, department 5-year business plan and previous budget requests. Although this report is aimed at addressing immediate staffing needs; we must emphasize some of our successes. Over the past five years, we have achieved limited staffing improvements, proper apparatus investments, additional facility placement, and professional credentialing achievements for FFD personnel to include: Officer Development, Advanced Extrication, Ice Rescue, Technical Rescue, Wildland Protection, Formal Inspection and Public Education Programs, Ladder Truck Operations, Hazardous Materials Operations, Active Shooter Rescue Task Force, and advancements in treating the sick and injured. None of these achievements would have come to fruition without the hard work and support of our dedicated staff, city government officials and community members alike. With the above stated, the residents of Farmington have one of the most highly trained Fire and EMS services within Davis County. Our staffing challenges come as a direct result of continued rapid growth, service demands and many unique hazard potentials within Farmington to include (no special order):

1. Utah's Largest Amusement Park
2. Utah's 2nd Largest Freeway Interchange
3. Significant Urban / Wildland Interface Hazards to include Fires and Mudslides
4. Farmington Canyon and Upper Valley to include Medical Transport and Rescue Operations
5. Multi-Story Commercial Developments to include large box stores
6. Multi-Story / Dense Population / Residential Occupancies
7. Multi-Story Care of Aged Facilities
8. Multi-Story Medical Facilities
9. Multi-Story Government Buildings / County Seat
10. Davis County Fairgrounds
11. Davis County Correctional Facilities / Adult & Youth
12. Davis County Courts
13. Multiple School Facilities and Centralized Special Needs School
14. Commuter Rail & Heavy Rail (to include station)
15. Multiple Confined Space Hazards

16. Commercial & Private Aircraft Flight Corridors
17. High Hazardous Material / Incident Potential (transportation volume and local uses)
18. High Pressure / High Volume Petroleum Pipeline Networks
19. Severe Weather Hazards
20. 140+ Mile Trail System (to include rough terrain, creeks, and ponds)
21. Highest Mass Casualty Incident (MCI) Potential within Davis County
22. Highest Population Surge Variables in Davis County / "Casino Town Affect"

We continue to respond and mitigate incidents with 1/3 of the fulltime staffing support of comparable cities that share only a portion of our hazard potentials. As outlined within monthly activity reports, our department continues to fall short on adequately staffing approximately 10% of our calls received within our service area.

Comparable Single Station Communities with Similar Fixed Population Census and Call Volumes:

City FD	Population Census 2015 Estimate*	# Full-Time (FT) Support and Shift Staffing 24/7	Comparable Hazard Potentials
1. Clinton City FD	21,399	11 FT / 4 Handed Staffing	9 of 22
2. Syracuse City FD	25,118	12 FT / 4 Handed Staffing	10 of 22
3. Kaysville City FD	27,395	4 FT / 4 Handed Staffing	13 of 22
4. Farmington City FD	22,566	4 FT / 3 Handed Staffing	22 of 22

* U.S. Decennial Census Data

Full-Time Staffing Breakdown:

1. Clinton FD - 3 FT Shift Captains, 6 FT Firefighters/ Engineers and 2 FT Chiefs
2. Syracuse FD - 3 FT Shift Captains, 6 FT Firefighters / Engineers, 2 FT Chiefs and 1 FT Secretary
3. Kaysville FD - 3 FT Shift Captains, 1 FT Chief – Working on additional FT staffing
4. Farmington FD - 3 FT Shift Captains and 1 FT Chief

As a department head, I am very proud of our combined accomplishments and efficiencies; however, as with any community experiencing rapid growth, we need to address the Fire Department staffing needs in the same fashion we addressed other department growth within our city. Currently, our department has 4 full-time personnel while providing 24/7 service (1 FT person per day and the Fire Chief). *Note: All other positions are filled with part-time personnel. With our existing staffing model, we are unable to guarantee staffing our 1st-out Ambulance.* Also, I am the only department head who continually responds to call's 24/7 to help with staffing and can no longer support these operations (on my own time) as the last five years have taken a personal toll on my health and family life. Although we have multiple hazard potentials within our community, we must ensure our 1st-due Ambulance is always staffed for 911 response. This can only be guaranteed by having two full-time personnel on duty 24/7.

Immediate Staffing Options / Solutions:

General Fund Fire Budget \$ 1,032,237

Current Shift Staffing Model 24/7 (3-Handed)

1FT Shift Captain and 2 PT Fire / EMS Personnel 24/7.

Proposed Shift Staffing Model 24/7 (4-Handed Staffing Goal)

1 FT Captain, 1 FT Driver Operator (Engineer) and 2 PT Firefighters / EMS Personnel 24/7.

Recommendations / Options:

Option #1 (Greatest / Immediate Service Impact)

Fill three (3) additional full-time Driver Operator / Engineer positions (one per shift), starting with one position January 1st, 2017 and two more July 1st 2017 (Start of FY 2018).

Impact to existing "General Fund Operating" FD budget:

FY2017 +\$29,025 (Wages) plus Benefits @ \$16,500 = \$44,525 (New Expense)
FY2018 +\$146,100 (Wages) plus Benefits @\$86,000 = \$232,100 (New Expense)

Option #2 (Delayed Service Impact – 3-Year Period)

Fill three (3) additional full-time Driver Operator / Engineer positions (one per shift) over a three-year period starting with one position July 1, 2017, second position July 1, 2018 and the third position July 1, 2019. In the meantime add additional part-time staffing hours in an attempt to achieve 4-handed staffing with a gradual reduction of part-time staffing hours as the full-time positions become filled.

Note: Part-time position to be filled April 1, 2017.

Impact to existing "General Fund Operating" FD Budget:

FY2018 +\$58,050 (Wages) plus Benefits @ \$33,000 = \$91,050
FY2019 +\$58,050 (Wages) plus Benefits @\$33,500 x2 = \$183,100
FY2020 +\$58,050 (Wages) plus Benefits @ \$34,000 x3 = \$276,150

Option #3 (Unknown Qualification Variables with SAFER Grant)

Add one full time position FY 2017. Give permission for FFD to apply for a Federal grant "Staffing for Adequate Fire & Emergency Response (SAFER) in the spring of 2017* for remaining two positions If awarded, this grant will offset the initial salaries of new hires over a four (4) year period. The Federal government essentially pays a high percentage of the wages which is then reduced over a four year period. If awarded, Farmington must continue to support these positions for a set amount of time after the grant completion period. The hiring process of these positions will also be required to meet strict federal standards. The SAFER grant helps fire departments established staffing level today, while delaying the full financial impact.

*Note: Providing the SAFER grant is sponsored by the Feds next year.

Impact to existing "General Fund Operating" FD Budget:

FY2017 +\$29,025 (Wages) plus Benefits @ \$16,500 = \$44,525

Note: City paid position will cost \$91,050 ongoing

FY2018 Federal Portion \$145,680	City Portion \$36,420
FY2019 Federal Portion \$91,550	City Portion \$91,550
FY2020 Federal Portion \$36,820	City Portion \$147,280
FY2021 Federal Portion \$18,510	City Portion \$166,590
FY2012 Federal Portion \$0	City Portion \$185,100

Potential Cost Reductions with 2 FT & 2 PT (4-Handed Shift Staffing)

Reduction of Three (3) Part-Time Driver Operator / Engineer Positions as these three positions would be occupied by full-time personnel.

Savings Potential: \$68,000+ based on three PT positions working 1508 hours @ \$15.50 per hour each.

Only Two (2) Department Drills per Month are needed as 4-handed staffing enables personnel to meet a majority of practical training requirements.

Savings Potential \$17,000+ based on a reduction of %50 drill hours @ \$15.00 per person average.

Up to 60% reduction in call-back expense for initial EMS calls as part-time personnel will not be required to staff the station on initial medical calls. Part-time personnel will still be required to back-fill the station on all other calls.

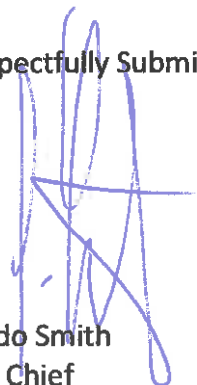
Savings Potential: \$13,000 based on an approximate 864 man-hours (150 man-hours per month) @ \$15.00 per hour average.

Station yardwork and snow removal – to be performed by on-duty personnel.

Potential 15% increase in Ambulance collection revenues as a result of capturing hospital transports otherwise passed onto other Ambulance services.

As we continue to grow as a city, so does the demand for services. Our goal is to continue our role as "Ambassadors" of life safety within our community, all the while ensuring our customers receive the most efficient and cost-effective delivery of services available. Year twenty seventeen also marks the 110th anniversary as a Fire Department - the oldest in Davis County!

Respectfully Submitted,



Guido Smith
Fire Chief

Reviewed & Concur



Dave Millheim
City Manager

Farmington City Fire Department
Proud Protectors of Your Life and Property

— Since 1907



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: December 6, 2016

SUBJECT: **MULTI-FAMILY HOUSING (DISCUSSION ITEM ONLY)**

BACKGROUND

The attached table demonstrates that over the last three decades the number of single-family dwellings as a percentage of total dwelling units in Farmington has remained constant at approximately 90% of total housing inventory. However, if one includes recent housing activity in the City's mixed use areas north of Clark Lane, west of I-15, east of the UTA tracks and south of Shepard Lane as part of the most recent total---the single-family percentage of all Farmington housing stock drops to 85.5%. Nevertheless, the City's land use plans show that for land outside the mixed use areas (which includes a strong majority and mass of the community), the percentage of single family dwellings will remain the same or will likely increase (not decrease).

Thus far it appears that the much heralded Station Park development is unlike any other in the state regarding suburban communities. It appears that this is due to it's mix of land use types (commercial, office, entertainment, hospitality, and some housing), pedestrian friendly environment, close proximity to I-15, transit, etc. Many consultants, and others, have encouraged the City that in order to maintain another, or similar, unique environment north of Station Park, which is also in close proximity to the freeway, that a mix of use types, including residential, is very desirable.

DISCUSSION POINTS

- ▶ What future land use patterns regarding residential development should occur in areas of the City outside the mixed use zones? Should these areas be mostly single-family dwellings with some multi-family uses consistent with development patterns of the last 50 years and consistent with the current recommendations of the City's General Plan?

- ▶ An office park is planned north of Station Park. Will a mix of residential uses in this area make the office park better (and maybe some retail), and a more desirable place to work (and shop) or less so?
- ▶ If residential uses do occur north of Station Park along side and mixed within areas planed for office (and maybe some retail), is such a scenario better if the residential use is single family or multi-family development?
- ▶ If it is determined that multi-family development is more desirable than single family development in mixed use areas, is this okay for Farmington so long as all other areas of the City keep the same mostly single family pattern of development? How will this impact the identity of the community?
- ▶ In other words, the mixed use areas (500 acres) comprise only 7% of the total 10 square miles of the community, yet a much larger percentage of the VMT (vehicles miles traveled) will occur next to these areas. This is what most people will see—is the City Council alright with this?

Respectively Submitted



David Petersen
Community Development Director

Review and Concur



Dave Millheim
City Manager

Farmington City
Dwelling Units Finalized for Occupancy (by selected year)
 (Prepared: November 28, 2016)

Year	1970	1980	1990	2000	2010	2016 (July 1)	
						Without Mixed Use Area	With Mixed Use Area
Population	2,526	4,691	9,028	12,081	18,275	21,212	22,214

Total Housing Units	706	1,218	2,243	3,274	5,339	6,229	6,553	
Multiple-Family	112	158	182	287	534	627	951	14.5%
Single-Family	594	1,060	2,061	2,987	4,805	5,602	5,602	85.5%

Source: US Census and Farmington City Building Department

