

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, May 5th, 2026** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 5:00 pm in Conference Room 3 followed by the regular session at 7:00 pm in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so to dcarlile@farmington.utah.gov

WORK SESSION - 5:00 p.m.

- Budget presentations and deliberation
- Discussion of regular session items upon request
- Councilmember comments

REGULAR SESSION - 7:00 p.m.

CALL TO ORDER:

- Invocation - Brigham Mellor, City Manager
- Pledge of Allegiance - Melissa Layton, Councilmember

PRESENTATIONS:

- Recognition of Sara Ward as Student of the Month

BUDGET ITEMS:

- The Budget Officer intends to state that the tentative budget includes a proposed property tax rate increase. [Page 6](#)
- Presentation of the Property Tax Impact Schedule - 5% Increase
- Consideration of Resolution Adopting FY 2027 Tentative Municipal Budget and accepting the property tax impact schedule.
- The City intends to make a statement that the City is considering levying a tax rate that exceeds its certified tax rate, the approximate dollar amount of and purpose for additional ad valorem tax revenue that would be generated by the proposed tax rate increase, the approximate percentage increase in ad valorem tax revenue for the City/Town based on the proposed tax increase, and that if the City proceeds with the proposed tax rate increase the City will provide notice of and conduct a public hearing at which members of the public will have an opportunity to provide comments on the proposed tax rate increase. [Page 36](#)
- Consideration of Resolution of the Farmington City Council providing a statement pursuant to section 59-2-919(4)(b)(i) of the Utah Code

BUSINESS:

- Davis School District MOU (Memorandum of Understanding) with Davis School District [Page 39](#)
- Zone Text Amendment - Accessory Building Height Allowance [Page 55](#)

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

Minute motion to reconvene the City Council Meeting

SUMMARY ACTION: [Page 65](#)

1. Approval of Minutes 04.21.26
2. Surplus of Police Department Vehicle

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

ADJOURN

CLOSED SESSION - Minute motion adjourning to closed session, for reasons permitted by law.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact DeAnn Carlile, City recorder at 801-939-9206 at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on May 1, 2026

CITY COUNCIL AGENDA



PRESENTATION

AGENDA TITLE: Recognition of Sara Ward as Student of the Month

MEETING DATE: May 5, 2026

Farmington City Student of the Month

Sara Ward

Sara is a top notch student. She is always prepared, willing to help others, and contributes to class discussions. Her math understanding is excellent. She often shares her solutions and understanding to math problems with the class. Seeing multiple ways to get a correct answer does wonders to her classmates.

Nominated by Polli Wakley

CITY COUNCIL AGENDA



BUDGET ITEMS

PRESENTED BY: Levi Ball, Finance Director

MEETING DATE: May 5, 2026

- The Budget Officer intends to state that the tentative budget includes a proposed property tax rate increase.
- Presentation of the Property Tax Impact Schedule - 5% Increase
- Consideration of Resolution Adopting FY 2027 Tentative Municipal Budget and accepting the property tax impact schedule.



City Council Staff Report

To: Honorable Mayor and City Council

From: Levi Ball, Finance Director

Date: April 30, 2026

SUBJECT: **FISCAL YEAR 2026-27 TENTATIVE MUNICIPAL BUDGET**

RECOMMENDED MOTION

Upon review the FY27 tentative municipal budget schedules in the packet, which include a proposed property tax increase and corresponding property tax impact schedule, I move that the City Council approve the resolution adopting the tentative FY27 municipal budget and establishing a date, time, and place for a public hearing.

UPCOMING BUDGET PUBLIC HEARINGS

- June 16, 2026 – Consideration of adoption of the FY27 interim budget with proposed property tax increase
- August 18, 2026 Truth in Taxation (*Tentative*) – Consideration of adoption of the FY27 final budget including a property tax increase

BACKGROUND

Please refer to the attached schedules:

- Property Tax Impact Schedule
- Highlights of major items in the FY27 recommended budget
- Fund listing with FY27 recommended tentative budgets
- Key Changes by Fund – FY27 Recommended Municipal Budget
- Key Changes by General Fund Departments
- Staffing document

Respectfully submitted,

Levi Ball
Finance Director

Review and concur,

Brigham Mellor
City Manager

Proposed Property Tax Impact Schedule

Farmington City will consider an increase to its property tax rate from .001537 to .001627 (estimated) to generate an additional \$300,000. The following information is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the proposed property tax increase is adopted.

Farmington City's Current Property Tax Rate	0.001537
Farmington City's Current Property Tax Revenue	\$5,132,638
Proposed Revenue with Tax Change	\$5,432,638
New Property Tax Revenue to Farmington City	\$300,000

Estimated Increase to Farmington City's Property Tax Revenue	5.84%
Estimated annual increase to a primary residence of \$650,000	\$32.12
Estimated annual increase to a business valued at \$650,000	\$58.39

<u>Affected Department</u>	<u>Proposed Budget</u>	<u>Budget without Tax</u> <u>Change</u>	<u>Budget Change</u>
Fire	\$3,524,581	\$3,224,581	\$300,000

Impact of Tax Increase - The Fire Department increased from 7 to 8 firefighters per shift in January 2026. This decision was discussed with the City Council and was deemed necessary based on the increase in call volume and response times below industry standards. As a result 3 additional full-time firefighters were hired. Additionally, the Fire Marshal position changed from part-time to full-time in large part to handle the workload required from recent state legislation around wildland fires. This property tax increase will help cover the ongoing personnel costs from these changes which are currently being paid for with reserves in the General Fund.

Total General Fund Change: **\$300,000**

HIGHLIGHT OF MAJOR ITEMS

FY27 Recommended Budget

Sales Tax

For years Farmington experienced rapid growth in sales tax thanks in large part to the success of Station Park and population growth. Between FY21 and FY22 sales tax increased nearly \$1m each year. However, in FY23-FY25 that growth slowed to \$283,000, \$182,000, and \$173,000 respectively. So far, the FY26 cumulative growth over FY25 has surpassed expectations with an increase of 4.2%. If the final four months of FY26 result in no growth, the projected total growth for FY26 would be roughly \$210,000 or 2.7%.

Budgeted sales tax revenue for FY27 increased \$625,000 over the budgeted amount for FY26 which conservatively anticipated a decline due to increased speculation in an economic downturn. Fortunately, sales tax growth remained steady and the budgeted decline did not occur. This greatly reduces the pressure for a higher property tax increase in FY27. Even with this increase, the FY27 budgeted amount (\$8,075,000) was determined based on a conservative estimated increase of 1% over the projected ending amount for FY26. Administration is taking this conservative approach to ensure that ongoing operations do not rely too heavily on the result of overestimated sales tax growth which can fluctuate and be unreliable in the event of an economic downturn.

There is a lot to be optimistic about for the future sales tax potential of Farmington City as the north station park area continues to develop and the Western Sports Park continues to hold events drawing more people into Station Park. It may take a few years for that growth to come to fruition.

Property Tax Increase

The FY27 Recommended Budget includes a property tax increase of **\$300,000** or an **estimated 5.8%** increase. Please refer to a separate document labeled "Proposed Property Tax Impact Schedule" which outlines the reasons for this tax increase.

Staffing and Pay

- A 5% combination of cost-of-living and merit increases to all full-time employees and elected officials (excluding PD officers)
- PD step and grade adjustments – Sworn police officers in most cases will receive a step increase equivalent to about 4%. Additionally, the entire PD step and grade scale will increase about 1%.
- Additional budget to address compression, market adjustments, and employee reclassifications

- Budget adjustments and allocations between funds have been updated to reflect current staffing and time spent in providing services to the city's various programs
- Total full-time employees increased from 113 to 119 with the addition of three full-time firefighters, parks maintenance worker I, facilities maintenance foreman, senior accountant, Lagoon patrol officer, and the fire marshal moving from part-time to full-time. Additionally, the deputy finance director and deputy community development director positions were removed.

Balancing the General Fund - Ongoing Revenues versus Ongoing Expenses

The slowing of sales tax growth has put pressure on the General Fund's ability to cover ongoing expenses with ongoing revenues. Property tax increases in past years are proving essential to the financial stability of the General Fund. Each year the City Council, Mayor, and staff brainstorm new ideas and ways to improve the financial stability of the General Fund in an attempt to reduce the need for a property tax increase. This FY27 recommended budget includes several key elements which were implemented in order to minimize the need for a larger property tax increase.

- 1) **RAP Tax** – Up until FY25 RAP tax was largely committed to pay debt service on a \$3,500,000 bond for a portion of the 650 West Gymnasium and Park construction costs. That debt was paid off in FY25 making these funds uncommitted. RAP tax generates an estimated \$740,000 annually. The FY27 budget includes an ongoing transfer of \$250,000 of RAP tax to the General Fund for ongoing parks and recreation operations including the new parks maintenance worker added in FY27. The remaining \$490,000 of budgeted revenue for FY27 will be used for one-time transfers to various funds for parks and recreation equipment and building improvements. These transfers reduce the pressure for the General Fund to support these expenditures. The General Fund heavily subsidizes the Recreation Fund (\$1.8m) and these RAP tax funds ease that burden.
- 2) **Building Permits** – Current projections for building permit revenue decreased \$344,000 compared to the budgeted amount for FY26. This had a negative impact on the General Fund creating additional pressure for resources. Building permits cannot be relied on as a sustainable ongoing revenue source. Even with this decrease the FY27 budget still includes anticipated revenue of \$691,000.
- 3) **Employee Benefits** – The decision was made to switch providers for life insurance, short-term medical leave, and long-term medical leave resulting in \$47,000 annual savings in the General Fund which can be used to offset medical insurance premium increases.
- 4) **Payroll Allocations** – Administration reviewed how employee wages were being allocated across funds and updated them to be more accurate based on work performed. These changes resulted in about \$115,000 of Fire and \$108,000 of administrative wages and benefits shifting out of the General Fund and into ambulance and other enterprise funds.
- 5) **Overhead Allocations** – It is appropriate to allocate costs incurred to General Fund departments which support the operations of utility enterprise funds. A portion of the costs in the City Manager, City Attorney, and Administrative Services Departments are all allocated outside the General Fund and into the Utility Enterprise Funds they help support. Staff reviewed and increased this allocation which now reduces expenditures in the General Fund by \$397,000 annually.

FY26 RECOMMENDED BUDGET BY FUND AND TRANSACTION TYPE

Revenues and sources are shown as negatives (credits)

	REVENUE	TRANSFERS IN	SALE OF CAPITAL ASSETS	EXPENSES	TRANSFERS OUT	FUND BAL INCREASE (USE)
GENERAL FUND						
#10 GENERAL FUND	(18,837,809)	(280,000)	-	16,820,879	2,402,000	(105,070)
SPECIAL REVENUE (RDA) FUNDS						
#20 FARMINGTON RDA FUND	(7,500)	-	-	37,000	-	(29,500)
#22 FARMINGTON STATION PARK RDA	(7,500)	-	-	3,000	-	4,500
DEBT SERVICE FUNDS						
#30 RAP TAX BOND	(740,000)	-	-	-	737,250	2,750
#31 POLICE SALES TAX BOND 2009	-	-	-	-	-	-
#35 2015 G.O. PARK BOND	(409,000)	-	-	409,000	-	-
CAPITAL IMPROVEMENT FUNDS						
#11 CLASS C ROAD FUND	(2,100,000)	-	-	1,673,229	-	426,771
#37 GOVT BUILDINGS IMPROV/OTHER	(653,006)	(22,500)	-	459,000	-	216,506
#38 CAPITAL STREET IMPROVEMENTS	(2,299,607)	(152,000)	-	253,000	600,000	1,598,607
#39 CAPITAL EQUIPMENT FUND	(26,500)	(796,700)	(63,500)	926,700	-	(40,000)
#40 REAL ESTATE PROP. ASSET FUND	(10,000)	-	-	-	-	10,000
#42 PARK IMPROVEMENT FUND	(3,402,152)	(634,000)	-	89,000	-	3,947,152
#43 CAPITAL FIRE FUND	(797,440)	-	-	459,228	-	338,212
PERMANENT FUND						
#48 CEMETERY PERPETUAL FUND	(29,200)	-	-	17,000	-	12,200
ENTERPRISE FUNDS						
#51 WATER FUND	(6,811,318)	-	(10,000)	3,746,575	-	3,074,743
#52 SEWER FUND	(4,068,500)	-	-	4,060,565	-	7,935
#53 GARBAGE FUND	(2,543,800)	-	-	2,372,495	-	171,305
#54 STORM WATER FUND	(2,621,880)	-	(10,000)	1,714,057	30,000	887,823
#55 AMBULANCE SERVICE	(845,600)	-	(10,000)	1,707,578	-	(851,978)
#56 TRANSPORTATION UTILITY FUND	(872,700)	-	-	883,200	-	(10,500)
#60,67 RECREATION FUNDS	(1,114,589)	(1,884,050)	-	3,205,757	-	(207,117)
Grand Total	(48,198,101)	(3,769,250)	(93,500)	38,837,262	3,769,250	9,454,339

KEY CHANGES BY FUND - FY27 COMPARED TO FY26

	FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 RECOMMENDED BUDGET	\$ Budget Change	% Budget Change
GENERAL FUND (Fund #10)						
Revenue						
Ongoing revenue:						
Sales Tax	7,792,130	7,995,000	7,450,000	8,075,000	625,000	8.4%
Property Taxes - Increase is due to estimated growth, not TNT	5,300,582	5,567,000	5,567,000	5,667,000	100,000	1.8%
Property Taxes - Truth in Taxation Property Tax Increase	-	-	-	300,000	300,000	5.8%
Energy Sales and Use Tax	1,582,341	1,640,000	1,640,000	1,640,000	-	0.0%
Building permits	583,316	870,000	1,035,000	691,000	(344,000)	-33.2%
Service contract with Fruit Heights for Fire/EMS response	330,760	347,287	347,287	364,651	17,364	5.0%
Registered vehicle fees	285,085	250,000	250,000	250,000	-	0.0%
RAP tax transfer to General Fund for parks and recreation operations	-	150,000	150,000	250,000	100,000	66.7%
Shared court revenues	216,164	215,000	220,000	220,000	-	0.0%
Franchise telecom tax	154,792	180,000	140,000	180,000	40,000	28.6%
Interest income	200,345	150,000	150,000	175,000	25,000	16.7%
Lagoon security reimbursements	16,418	22,000	-	150,000	150,000	
School district SRO contribution	75,920	75,920	75,920	116,000	40,080	52.8%
Transfer from Storm Water Fund for storm basin maintenance	30,000	30,000	30,000	30,000	-	0.0%
Various ongoing revenues	1,389,100	1,420,768	924,000	975,158	51,158	5.5%
Total ongoing revenue	17,956,952	18,912,975	17,979,207	19,083,809	1,104,602	6.1%
One-time revenue:						
School district SRO contribution - Partial year for Jr. High	-	-	-	29,000	29,000	
Transfer In from GO 2015 bond fund (excess cash)	-	40,000	40,000	-	(40,000)	-100.0%
Grants - Various for Police Department	-	15,342	15,342	5,000	(10,342)	-67.4%
RAP tax transfer to General Fund for recreation-related capital improvements	-	500,000	500,000	-	(500,000)	-100.0%
Total one-time revenue	-	555,342	555,342	34,000	(521,342)	-93.9%
Total Revenue	17,956,952	19,468,317	18,534,549	19,117,809	583,260	3.1%
Expenditures						
Payroll Base (wage and benefits for each item listed)	12,042,201	12,001,989	12,032,638	12,024,085	(8,553)	-0.1%
Remove one-time				-		
Payroll increases (COLA, merit, & market adj)				573,000		
New positions - Facilities Foreman, Accountant, Parks Maint, Lagoon Officer				375,000		
Fire increased allocation to Ambulance Fund				(115,000)		
Administrative services increased allocation to Enterprise Funds				(108,000)		
Other changes				87,556		
Total Payroll	12,042,201	12,001,989	12,032,638	12,836,641	804,003	6.7%

KEY CHANGES BY FUND - FY27 COMPARED TO FY26

FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 RECOMMENDED BUDGET	\$ Budget Change	% Budget Change
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GENERAL FUND (Fund #10) continued

Supplies and services

- Remove one-time from prior year
- Ongoing budget amendments approved during FY26
- Dispatch E-911 paid to Bountiful City
- IT support contract increase
- PD taser lease annual payment
- IT equipment - network/server/switch/hardware replacement
- Police patrol laptops (7)
- New ADA compliant website - annual maintenance
- Fire uniforms/PPE annual increase
- Police evidence room upgrades
- URMA 5 year repayment schedule increase
- Police rifle suppressors (17)
- Other various one-time budget requests
- Other various ongoing budget requests

3,538,674	3,803,971	3,725,627	3,725,627	-	0.0%
			(470,419)		
			165,700		
			89,229		
			45,000		
			35,000		
			30,000		
			28,000		
			27,846		
			24,500		
			20,000		
			16,250		
			12,750		
			141,635		
			32,120		
3,538,674	3,803,971	3,725,627	3,923,238	197,611	5.3%

Total Supplies and Services

Capital Outlay

- Remove one-time from prior year
- Ongoing budget amendments approved during FY26
- Fire hose replacement - 30 years old

198,587	23,500	133,905	133,905	-	0.0%
			(14,305)		
			(78,600)		
			20,000		
198,587	23,500	133,905	61,000	(72,905)	-54.4%

Total Capital Outlay

City Paid Grants and Contributions

- Davis County façade grant
- WFRC Project - South Davis Greenway Feasibility Study

42,093	-	-	-		
-	10,000	10,000	-	(10,000)	-100.0%
42,093	10,000	10,000	-	(10,000)	-100.0%

Total City Paid Grants and Contributions

Transfers Out

- Transfer to Recreation Fund (#60) - Ongoing
- Transfer to Recreation Fund (#60) - One-time
- Transfer to Capital Streets Fund (#38) - Ongoing
- Transfer to Capital Equipment Fund (#39) - Ongoing
- Transfer to Capital Park Improvement Fund (#42) - One-time

1,543,855	1,790,553	1,790,553	1,800,000	9,447	0.5%
-	42,000	42,000	-	(42,000)	-100.0%
152,000	152,000	152,000	152,000	-	0.0%
450,000	450,000	450,000	450,000	-	0.0%
-	1,000,000	-	-	-	
2,145,855	3,434,553	2,434,553	2,402,000	(32,553)	-1.3%

Total Transfers Out

Total Expenditures

17,967,409	19,274,013	18,336,723	19,222,879	886,156	4.8%
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Net change to fund balance

(10,457)	194,304	197,826	(105,070)	(302,896)	-153.1%
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KEY CHANGES BY FUND - FY27 COMPARED TO FY26

FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 RECOMMENDED BUDGET	\$ Budget Change	% Budget Change
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SPECIAL REVENUE - RDAs

#20 HIGHWAY 89 RDA FUND

Property taxes received - City portion (GF to receive FY26 and forward)	79,225	-	-	-	-	
Property taxes received - other entities (debt paid off)	113,150	-	-	-	-	
Interest income	13,054	3,600	3,600	7,500	3,900	108.3%
Total Revenue	205,429	3,600	3,600	7,500	3,900	108.3%
Debt service (last payment in FY25)	178,103	-	-	-	-	
Other expenditures	1,488	12,000	12,000	37,000	25,000	208.3%
Total Expenditures	179,591	12,000	12,000	37,000	25,000	208.3%
Net change to fund balance	25,838	(8,400)	(8,400)	(29,500)	(21,100)	251.2%

#22 STATION PARK RDA FUND

Property taxes received - City portion (GF to receive FY26 and forward)	457,420	-	-	-	-	
Interest income	37,919	22,100	22,100	7,500	(14,600)	-66.1%
Total Revenue	495,339	22,100	22,100	7,500	(14,600)	-66.1%
Administrative costs	28,238	3,000	3,000	3,000	-	0.0%
Contribution to Western Sports Park	611,800	-	-	-	-	
Transfer to Park Capital Improvement Fund for park construction	1,473,000	-	-	-	-	
Total Expenditures	2,113,038	3,000	3,000	3,000	-	0.0%
Net change to fund balance	(1,617,699)	19,100	19,100	4,500	(14,600)	-76.4%

KEY CHANGES BY FUND - FY27 COMPARED TO FY26

FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 RECOMMENDED BUDGET	\$ Budget Change	% Budget Change
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DEBT SERVICE FUNDS

#30 RAP TAX

RAP tax collections	717,761	740,000	650,000	740,000	90,000	13.8%
Interest income	6,917	1,700	1,700	-	(1,700)	-100.0%
Total Revenue	724,678	741,700	651,700	740,000	88,300	13.5%
Transfers Out for <u>Ongoing</u> Expenditures:						
General Fund #10	-	150,000	150,000	250,000	100,000	66.7%
Transfers Out for <u>One-time</u> Expenditures:						
General Fund #10	-	500,000	500,000	-	(500,000)	-100.0%
Capital Building Improvements Fund #37	-	-	-	22,500	22,500	
Capital Equipment Fund #39	-	-	-	346,700	346,700	
Capital Parks Improvements Fund #42	452,000	-	-	34,000	34,000	
Recreation Fund #60	-	-	-	84,050	84,050	
Bond payment and fees (through FY25), for 650 W. park and gym	385,046	-	-	-	-	
Total Expenditures	837,046	650,000	650,000	737,250	87,250	13.4%
Net change to fund balance	(112,368)	91,700	1,700	2,750	1,050	61.8%

#35 2015 G.O. PARK BOND (\$6M original bonding for Gym)

Property taxes	410,000	411,000	411,000	394,000	(17,000)	-4.1%
Registered vehicle fees	-	12,000	-	15,000		
Other revenue including interest	3,801	2,300	2,300	-	(2,300)	-100.0%
Total Revenue	413,801	425,300	413,300	409,000	(4,300)	-1.0%
Bond payment and fees (through FY35)						
GO bond annual EMMA filing fee	-	500	-	500	500	
Transfer excess cash in fund to General Fund	-	40,000	40,000	-	(40,000)	-100.0%
Total expenditures	406,296	450,838	451,000	409,000	(42,000)	-9.3%
Net change to fund balance	7,505	(25,538)	(37,700)	-	37,700	-100.0%

KEY CHANGES BY FUND - FY27 COMPARED TO FY26

FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 RECOMMENDED BUDGET	\$ Budget Change	% Budget Change
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CAPITAL IMPROVEMENT FUNDS

#11 Class C ROADS / LOCAL HWY (all restricted)

Class C funding from UDOT	1,276,812	1,259,683	1,290,000	1,310,000	20,000	1.6%
Local transportation sales tax	715,386	738,900	722,000	750,000	28,000	3.9%
Other revenue including interest	140,176	40,000	40,000	40,000	-	0.0%
Total Revenue	2,132,374	2,038,583	2,052,000	2,100,000	48,000	2.3%
Road improvements and surface maintenance	1,256,098	1,242,476	1,247,000	1,247,000	-	0.0%
Sidewalk repairs and replacements	206,094	239,652	200,000	200,000	-	-
Road materials storage shed (BA in FY27 when amount is known)	-	500,000	-	-	-	-
Capital equipment - snow plow and spreader truck upfitting	-	192,107	70,000	-	-	-
Payroll - New position for concrete projects and repairs	-	67,076	102,642	79,229	(23,413)	-22.8%
Supplies and Services	125,124	77,000	115,000	147,000	32,000	27.8%
Total Expenditures	1,587,316	2,318,311	1,734,642	1,673,229	(61,413)	-3.5%
Net change to fund balance	545,058	(279,728)	317,358	426,771	109,413	34.5%

#37 GOVT BUILDINGS IMPROV/OTHER

Unrestricted Funds

Other revenue including interest	112,197	3,800	3,800	50,000	46,200	1215.8%
Transfer in from real estate property fund #40 - portion of old farm sale	-	2,700,000	-	-	-	-
Transfer in from RAP tax fund #30 - one-time parks building improvements	-	-	-	22,500	22,500	-
Total Revenue - unrestricted	112,197	2,703,800	3,800	72,500	68,700	1807.9%
Capital - various one-time items	248,958	213,454	90,149	459,000	368,851	409.2%
Total Expenditures - unrestricted	248,958	213,454	90,149	459,000	368,851	409.2%
Net Change in Unrestricted Fund Balance	(136,761)	2,490,346	(86,349)	(386,500)	(300,151)	347.6%

Restricted Funds - Impact Fee Projects

Police impact fees	251,908	519,162	412,062	583,006	170,944	41.5%
Other revenue including interest	5,621	27,500	27,500	20,000	(7,500)	-27.3%
Total Revenue - restricted	257,529	546,662	439,562	603,006	163,444	37.2%

Expenses - New Fire Station (PD substation) Construction - BA in FY27

-	-	-	-	-	-	-
Net change to restricted fund balance	257,529	546,662	439,562	603,006	163,444	37.2%

Combined Restricted and Unrestricted

Total Revenue	369,726	3,250,462	443,362	675,506	232,144	52.4%
Total Expenses	248,958	213,454	90,149	459,000	368,851	409.2%
Net change to fund balance	120,768	3,037,008	353,213	216,506	(136,707)	-38.7%

KEY CHANGES BY FUND - FY27 COMPARED TO FY26

	FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 RECOMMENDED BUDGET	\$ Budget Change	% Budget Change
#38 CAPITAL STREET IMPROVEMENTS						
Unrestricted Funds						
Transfer In from the General Fund	152,000	152,000	152,000	152,000	-	0.0%
Other revenue including interest	385,361	94,200	94,200	94,200	-	0.0%
UDOT WDC betterment & reimbursements	514,739	-	350,000	350,000	-	0.0%
Miscellaneous revenue	19,333	14,150	14,000	14,000	-	0.0%
Total Revenue - unrestricted	1,071,433	260,350	610,200	610,200	-	0.0%
Capital projects	1,054,875	350,000	350,000	-	(350,000)	-100.0%
UDOT WDC betterment projects	-	100,000	350,000	-	(350,000)	-100.0%
Transfer to capital parks improvement fund #40	270,000	2,000,000	-	600,000	600,000	
Miscellaneous expenditures	68,354	166,326	173,000	183,000	10,000	5.8%
Debt service on street lights replacements in 2014 (through FY25)	13,345	-	-	-	-	
Total Expenditures - unrestricted	1,406,574	2,616,326	873,000	783,000	(90,000)	-10.3%
Net change to unrestricted fund balance	(335,141)	(2,355,976)	(262,800)	(172,800)	90,000	-34.2%
Restricted Funds - Impact Fee Projects						
Impact fee revenue	1,420,173	699,771	1,760,084	1,841,407	81,323	4.6%
Other revenue including interest	-	-	-	-	-	
Total Revenue - restricted	1,420,173	699,771	1,760,084	1,841,407	81,323	4.6%
Business park roadways - impact fee eligible portion	1,303,488	-	-	-	-	
Developer impact fee reimbursements	-	239,926	-	-	-	
Transportation impact fee analysis and facilities plan	-	-	70,000	70,000	-	0.0%
Total Expenditures - restricted	1,303,488	239,926	70,000	70,000	-	0.0%
Net change to restricted fund balance	116,685	459,845	1,690,084	1,771,407	81,323	4.8%
Combined Restricted and Unrestricted						
Total Revenue	2,491,606	960,121	2,370,284	2,451,607	81,323	3.4%
Total Expenses	2,710,062	2,856,252	943,000	853,000	(90,000)	-9.5%
Net change to fund balance	(218,456)	(1,896,131)	1,427,284	1,598,607	171,323	12.0%

KEY CHANGES BY FUND - FY27 COMPARED TO FY26

	FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 RECOMMENDED BUDGET	\$ Budget Change	% Budget Change
#39 CAPITAL EQUIPMENT FUND						
Transfer in from general fund #10	450,000	450,000	450,000	450,000	-	0.0%
Transfer in from RAP tax fund #30	-	-	-	346,700	346,700	
Sale of fixed assets	94,000	40,500	32,500	63,500	31,000	95.4%
Other revenue including interest	54,809	53,260	16,500	26,500	10,000	60.6%
Total Revenue	<u>598,809</u>	<u>543,760</u>	<u>499,000</u>	<u>886,700</u>	<u>387,700</u>	<u>77.7%</u>
Community Development/Admin vehicle replacements and outfitting	-	135,404	70,404	-	(70,404)	-100.0%
Parks and Rec equipment and vehicle purchases	140,909	64,566	65,000	406,700	341,700	525.7%
Fire equipment and vehicle purchases	380,643	600	-	-	-	
Police equipment and vehicle purchases	329,473	314,500	275,000	465,000	190,000	69.1%
Public Works equipment and vehicle purchases	20,098	-	-	55,000	55,000	
Total Expenditures	<u>871,123</u>	<u>515,070</u>	<u>410,404</u>	<u>926,700</u>	<u>516,296</u>	<u>125.8%</u>
Net change to fund balance	(272,314)	28,690	88,596	(40,000)	(128,596)	-145.1%
#40 REAL ESTATE PROP. ASSET FUND						
Sale of Real Estate - North Main parcel	-	10,000,000	10,000,000	-	(10,000,000)	-100.0%
Sale of Real Estate - UDOT substation	-	1,000,000	995,000	-	(995,000)	-100.0%
Sale of Real Estate - Other	225,640	-	-	-	-	
Other revenue including interest	18,541	1,400	1,400	10,000	8,600	614.3%
Total Revenue	<u>244,181</u>	<u>11,001,400</u>	<u>10,996,400</u>	<u>10,000</u>	<u>(10,986,400)</u>	<u>-99.9%</u>
Transfer to capital fire fund #43 - New fire station	-	7,300,000	-	-	-	
Transfer to capital building improvement fund #37 - New fire station PD portion	-	2,700,000	-	-	-	
Miscellaneous expenditures	8,041	-	-	-	-	
Total Expenditures	<u>8,041</u>	<u>10,000,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	
Net change to fund balance	<u>236,140</u>	<u>1,001,400</u>	<u>10,996,400</u>	<u>10,000</u>	<u>(10,986,400)</u>	<u>-99.9%</u>

KEY CHANGES BY FUND - FY27 COMPARED TO FY26

	FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 RECOMMENDED BUDGET	\$ Budget Change	% Budget Change
#42 PARK IMPROVEMENT FUND						
Unrestricted Funds						
Transfers in	2,195,000	4,000,000	-	634,000	634,000	
Transfer of Development Rights	39,500	350,000	350,000	-	(350,000)	-100.0%
Other revenue including interest	295,821	-	-	-	-	
Total Revenue - unrestricted	2,530,321	4,350,000	350,000	634,000	284,000	81.1%
Park improvement projects	202,671	218,830	219,930	89,000	(130,930)	-59.5%
All Wheels Parks design (budget amendment in FY27)	-	27,500	60,000	-	(60,000)	-100.0%
Total Expenditures - unrestricted	202,671	246,330	279,930	89,000	(190,930)	-68.2%
Net change in unrestricted funds	2,327,650	4,103,670	70,070	545,000	474,930	677.8%
Restricted Funds - Impact Fee Projects						
Impact fee revenue	943,271	1,122,856	1,334,720	3,402,152	2,067,432	154.9%
Interest earnings on impact fees	99,206	108,200	108,200	-	(108,200)	-100.0%
Total Revenue - restricted	1,042,477	1,231,056	1,442,920	3,402,152	1,959,232	135.8%
North Cottonwood Commons construction	5,124,864	10,470,000	-	-	-	
Debt service exp for 650 W. park (ends in FY26)	172,292	160,384	159,219	-	(159,219)	-100.0%
Developer impact fee reimbursements	264,640	33,080	33,080	-	(33,080)	-100.0%
Total Expenditures - restricted	5,561,796	10,663,464	192,299	-	(192,299)	-100.0%
Net change in restricted funds	(4,519,319)	(9,432,408)	1,250,621	3,402,152	2,151,531	172.0%
Combined Restricted and Unrestricted						
Total Revenue	3,572,798	5,581,056	1,792,920	4,036,152	2,243,232	125.1%
Total Expenses	5,764,467	10,909,794	472,229	89,000	(383,229)	-81.2%
Net change to fund balance	(2,191,669)	(5,328,738)	1,320,691	3,947,152	2,626,461	198.9%

KEY CHANGES BY FUND - FY27 COMPARED TO FY26

FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 RECOMMENDED BUDGET	\$ Budget Change	% Budget Change
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#43 CAPITAL FIRE FUND

Fire facility and fire equipment impact fees	327,335	708,768	542,173	772,440	230,267	42.5%
Interest on impact fees	10,622	-	-	25,000	25,000	
Bond proceeds - west fire station	-	6,000,000	-	-	-	
Transfer in from real estate property fund #40 for new fire station	-	7,300,000	-	-	-	
Total Revenue	<u>337,957</u>	<u>14,008,768</u>	<u>542,173</u>	<u>797,440</u>	255,267	47.1%
Design of west fire station	53,048	-	-	-	-	
Construction of new fire station (budget amendment in FY27)	15,268	6,650,000	-	-	-	
Debt service on ladder truck (through FY25)	28,567	-	-	-	-	
Debt service on west fire station (through FY46)	-	122,000	-	459,228	459,228	
Total Expenditures	<u>96,883</u>	<u>6,772,000</u>	<u>-</u>	<u>459,228</u>	459,228	
Net change to fund balance	<u>241,074</u>	<u>7,236,768</u>	<u>542,173</u>	<u>338,212</u>	(203,961)	-37.6%

#48 CEMETERY PERPETUAL CARE FUND

Sale of burial rights	16,635	18,000	7,500	17,500	10,000	133.3%
Marker fees	9,351	9,230	4,000	9,000	5,000	125.0%
Other revenue including interest	6,305	2,700	2,700	2,700	-	0.0%
Total Revenue	<u>32,291</u>	<u>29,930</u>	<u>14,200</u>	<u>29,200</u>	15,000	105.6%
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>17,000</u>	17,000	
Net change to fund balance	<u>32,291</u>	<u>29,930</u>	<u>14,200</u>	<u>12,200</u>	(2,000)	-14.1%

KEY CHANGES BY FUND - FY27 COMPARED TO FY26

FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 RECOMMENDED BUDGET	\$ Budget Change	% Budget Change
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BUSINESS-TYPE FUNDS

#51 WATER FUND

Unrestricted Funds

Customer billings	3,244,188	3,506,799	3,523,000	3,523,000	-	0.0%
Water connection fees	46,950	47,150	120,000	45,000	(75,000)	-62.5%
Miscellaneous revenue and interest income	255,603	285,324	101,500	101,500	-	0.0%
Sale of Fixed Assets	90,725	39,000	39,000	10,000	(29,000)	-74.4%
Total Revenue - unrestricted	3,637,466	3,878,273	3,783,500	3,679,500	(104,000)	-2.7%
Operating expenses						
Payroll base	1,025,457	1,068,075	1,346,698	1,325,225	(21,473)	-1.6%
Payroll increases (COLA, merit, & market adj)				62,994		
Payroll increases (promotions and certifications)				10,400		
Payroll adjusted wage allocation from GF				41,600		
Weber Basin water purchases	150,292	167,350	172,000	196,000		
Supplies and services	787,409	834,675	1,022,900	967,200	(55,700)	-5.4%
Total operating expenses	1,963,158	2,070,100	2,541,598	2,603,419	61,821	2.4%
Major construction projects - w/ bonding (budget amendment for FY27)	3,752,953	7,065,000	7,000,000	-	(7,000,000)	-100.0%
Water vehicles & equipment	359,284	385,318	570,000	292,000	(278,000)	-48.8%
Water meter replacement	189,790	244,860	245,000	245,000	-	0.0%
Miscellaneous capital projects ongoing	92,852	136,276	69,000	69,000	-	0.0%
Total capital outlay and projects	4,394,879	7,831,454	7,884,000	606,000	(7,278,000)	-92.3%
Total Expenses - unrestricted	6,358,037	9,901,554	10,425,598	3,209,419	(7,216,179)	-69.2%
Net budget of unrestricted funds	(2,720,571)	(6,023,281)	(6,642,098)	470,081	7,112,179	-107.1%

KEY CHANGES BY FUND - FY27 COMPARED TO FY26

FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 RECOMMENDED BUDGET	\$ Budget Change	% Budget Change
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#51 WATER FUND continued

Restricted Funds

Water impact fees	354,885	2,489,463	1,530,215	3,141,818	1,611,603	105.3%
Interest earnings on Impact fees	374,406	250,000	121,600	-	(121,600)	-100.0%
Total Revenues - restricted	<u>729,291</u>	<u>2,739,463</u>	<u>1,651,815</u>	<u>3,141,818</u>	1,490,003	90.2%

Debt service on \$7M water revenue bond for major projects	537,994	537,834	537,834	537,156	(678)	-0.1%
Other impact fee projects	3,710	-	-	-	-	
Total Expenses - restricted	<u>541,704</u>	<u>537,834</u>	<u>537,834</u>	<u>537,156</u>	(678)	-0.1%

Net budget of restricted funds	<u>187,587</u>	<u>2,201,629</u>	<u>1,113,981</u>	<u>2,604,662</u>	1,490,681	133.8%
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Combined Restricted and Unrestricted

Total Revenue	4,366,757	6,617,736	5,435,315	6,821,318	1,386,003	25.5%
Total Expenses	6,899,741	10,439,388	10,963,432	3,746,575	(7,216,857)	-65.8%
Net budget	<u>(2,532,984)</u>	<u>(3,821,652)</u>	<u>(5,528,117)</u>	<u>3,074,743</u>	8,602,860	-155.6%

KEY CHANGES BY FUND - FY27 COMPARED TO FY26

	FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 RECOMMENDED BUDGET	\$ Budget Change	% Budget Change
#52 SEWER FUND						
Sewer customer billings	3,652,816	4,000,770	3,966,000	4,016,000	50,000	1.3%
Central Davis Sewer District passthrough rate increase - \$3/month				282,000		
Miscellaneous revenue and interest income	12,472	700	700	7,500	6,800	971.4%
Total Revenue	<u>3,665,288</u>	<u>4,001,470</u>	<u>3,966,700</u>	<u>4,305,500</u>	338,800	8.5%
Billing collections submitted to Central Davis Sewer District (CSDS)	3,428,839	3,773,672	3,732,000	4,064,000	332,000	8.9%
Operating Expenses						
Payroll base	44,386	46,916	50,626	49,528	(1,098)	-2.2%
Payroll increases (COLA, merit, & market adj)				2,087		
Payroll adjusted wage allocation from GF				15,600		
Supplies and services	56,782	52,952	86,750	66,350	(20,400)	-23.5%
Sewer concrete collars	55,808	100,000	100,000	100,000	-	0.0%
Total Expenses	<u>3,585,815</u>	<u>3,973,540</u>	<u>3,969,376</u>	<u>4,297,565</u>	328,189	8.3%
Net budget	<u>79,473</u>	<u>27,930</u>	<u>(2,676)</u>	<u>7,935</u>	10,611	-396.5%
#53 GARBAGE FUND						
Customer billings for Garbage and Recycling Pickup Charges	2,310,831	2,529,029	2,493,800	2,530,300	36,500	1.5%
Increase in customer billings from rate increases (5% mid year)				124,800		
Customer billings for GREEN WASTE PROGRAM (budget amendment for FY27)			-	-	-	
Miscellaneous revenue and interest income	54,607	13,500	13,500	13,500	-	0.0%
Total Revenue	<u>2,365,438</u>	<u>2,542,529</u>	<u>2,507,300</u>	<u>2,668,600</u>	161,300	6.4%
Operating Expenses						
Payroll base	171,985	141,132	197,633	211,653	14,020	7.1%
Payroll increases (COLA, merit, & market adj)				8,936		
Payroll adjusted wage allocation from GF				16,700		
Supplies and services	104,257	136,942	162,300	148,300	(14,000)	-8.6%
Fees paid to waste collection hauler and WIWMD (dump)	1,516,603	1,627,401	1,762,156	1,762,156	-	0.0%
Capital Outlay - can purchases	75,716	74,076	79,750	79,750	-	0.0%
Capital Outlay - can purchases FOR GREEN WASTE PROGRAM	-	484,919	270,000	-	(270,000)	-100.0%
Capital Outlay - truck (plow and sander in FY27)	-	132,107	-	145,000	145,000	
Total Expenses	<u>1,868,561</u>	<u>2,596,577</u>	<u>2,471,839</u>	<u>2,372,495</u>	(99,344)	-4.0%
Net budget	<u>496,877</u>	<u>(54,048)</u>	<u>35,461</u>	<u>296,105</u>	260,644	735.0%

KEY CHANGES BY FUND - FY27 COMPARED TO FY26

	FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 RECOMMENDED BUDGET	\$ Budget Change	% Budget Change
#54 STORM WATER FUND						
Unrestricted Funds						
Customer billings	1,083,960	1,145,000	1,173,600	1,173,600	-	0.0%
Sale of fixed assets	-	-	35,000	10,000	(25,000)	-71.4%
Miscellaneous revenue and interest income	140,954	65,800	80,500	95,500	15,000	18.6%
Total Revenue - unrestricted	1,224,914	1,210,800	1,289,100	1,279,100	(10,000)	-0.8%
Operating Expenses						
Payroll base	703,028	613,715	847,357	843,381	(3,976)	-0.5%
Payroll increases (COLA, merit, & market adj)				41,538		
Payroll increases (promotions and certifications)				7,250		
Payroll adjusted wage allocation from GF				7,050		
Supplies and services	254,483	235,977	295,988	304,838	8,850	3.0%
Storm Water Master Plan - one-time (won't occur in FY26, BA for FY27)	-	-	155,000	-	(155,000)	-100.0%
Transfer to General Fund for storm basin maintenance	30,000	30,000	30,000	30,000	-	0.0%
Capital Outlay - Miscellaneous	99,379	578,750	750,000	275,000	(475,000)	-63.3%
Total Expenses - unrestricted	1,086,890	1,458,442	2,078,345	1,509,057	(569,288)	-27.4%
Net budget for unrestricted funds	138,024	(247,642)	(789,245)	(229,957)	559,288	-70.9%
Restricted Funds						
Impact fees	311,487	756,595	929,774	1,327,780	398,006	42.8%
Interest income on impact fees balance	111,923	-	-	25,000	25,000	
Total Revenue - restricted	423,410	756,595	929,774	1,352,780	423,006	45.5%
North Cottonwood Commons storm drain	1,221,743	750,000	750,000	-	(750,000)	-100.0%
Transfer to capital park improvement fund #42 for North Cottonwood Commons	-	1,000,000	-	-	-	
Storm Drain reimbursement for a development	-	317,000	250,000	-	(250,000)	-100.0%
Storm Water Impact Fee Analysis (IFA) / IFFP	-	-	70,000	75,000	5,000	7.1%
Davis County WSP Facility - 1100 West Storm Drain improvement	93,221	-	-	-	-	
Other impact fee projects	17,091	10,000	15,000	160,000	145,000	966.7%
Total Expenses - restricted	1,332,055	2,077,000	1,085,000	235,000	(850,000)	-78.3%
Net budget of restricted funds	(908,645)	(1,320,405)	(155,226)	1,117,780	1,273,006	-820.1%
Combined Restricted and Unrestricted						
Total Revenue	1,648,324	1,967,395	2,218,874	2,631,880	413,006	18.6%
Total Expenses	2,418,945	3,535,442	3,163,345	1,744,057	(1,419,288)	-44.9%
Net budget	(770,621)	(1,568,047)	(944,471)	887,823	1,832,294	-194.0%

KEY CHANGES BY FUND - FY27 COMPARED TO FY26

	FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 RECOMMENDED BUDGET	\$ Budget Change	% Budget Change
#55 AMBULANCE FUND						
Ambulance service charges	1,758,371	1,700,000	1,700,000	1,700,000	-	0.0%
Uncollectible accounts (offsets revenue)	(988,386)	(850,000)	(850,000)	(850,000)	-	0.0%
Medicaid QAZ Ambulance Assessment (offsets revenue)	(38,196)	(40,000)	(30,000)	(40,000)	(10,000)	33.3%
Miscellaneous revenue and interest income	97,512	35,900	35,600	45,600	10,000	28.1%
Total Revenue	829,301	845,900	855,600	855,600	-	0.0%
Operating Expenses						
Payroll base	455,645	788,057	768,794	860,171	91,377	11.9%
Payroll increases (COLA, merit, & market adj)				49,421		
Payroll adjusted wage allocation from GF				157,050		
Supplies and services	228,588	318,050	296,200	329,950	33,750	11.4%
Dispatch services with Bountiful City (40% of total)	26,060	50,000	50,000	50,000		
Dispatch E-911 (40% of total)	29,313	97,996	97,996	61,486	(36,510)	-37.3%
Capital outlay misc.	336,790	10,000	10,000	199,500	189,500	1895.0%
Total Expenses	1,076,396	1,264,103	1,222,990	1,707,578	484,588	39.6%
Net budget	(247,095)	(418,203)	(367,390)	(851,978)	(484,588)	131.9%
#56 TRANSPORTATION UTILITY FUND						
Transportation utility fee	798,306	862,892	862,000	862,000	-	0.0%
Miscellaneous revenue and interest income	35,319	138,200	10,700	10,700	-	0.0%
Total Revenue	833,625	1,001,092	872,700	872,700	-	0.0%
Street light maintenance	-	60,000	70,000	70,000	-	0.0%
Street light utilities	-	35,000	35,000	35,000	-	0.0%
Sidewalk repairs and improvements	8,533	30,000	30,000	37,200	7,200	24.0%
Road preventative maintenance and improvements	507,178	616,177	733,000	733,000	-	0.0%
Professional services	-	135,000	60,000	5,000	(55,000)	-91.7%
Small tools and equipment	297	3,000	3,000	3,000	-	0.0%
Total Expenses	516,008	879,177	931,000	883,200	(47,800)	-5.1%
Net budget	317,617	121,915	(58,300)	(10,500)	47,800	-82.0%

KEY CHANGES BY FUND - FY27 COMPARED TO FY26

	FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 RECOMMENDED BUDGET	\$ Budget Change	% Budget Change
#60, 67 RECREATION FUNDS						
Charges for services	1,079,650	1,068,283	1,010,289	1,064,289	54,000	5.3%
Donations, contributions, fundraisers	9,445	15,551	-	10,000	10,000	
Miscellaneous revenue and interest income	75,633	42,370	33,300	40,300	7,000	21.0%
Transfer from General Fund (#10) for ongoing base	1,543,855	1,790,553	1,790,553	1,800,000	9,447	0.5%
Transfer from General Fund (#10) for one-time items		42,000	42,000	-	(42,000)	-100.0%
Transfer from RAP tax fund (#30) for one-time items			-	84,050	84,050	
Total Revenue	2,708,583	2,958,757	2,876,142	2,998,639	122,497	4.3%
Operating Expenses						
Payroll base	1,708,684	1,810,814	1,813,900	1,828,107	14,207	0.8%
Payroll increases (COLA, merit, & market adj)				57,685		
Payroll adjusted wage allocation from GF				98,600		
Supplies and Services	919,521	1,020,318	1,019,315	1,144,915	125,600	12.3%
Capital outlay - various	45,731	31,257	30,900	76,450	45,550	147.4%
Total Expenses	2,673,936	2,862,389	2,864,115	3,205,757	341,642	11.9%
Net budget	34,647	96,368	12,027	(207,118)	(219,145)	-1822.1%

KEY CHANGES TO GENERAL FUND DEPARTMENT EXPENDITURE BUDGETS

Department Title	FY26 ADOPTED BUDGET (UNAMENDED)	CHANGES FY26 to FY27	FY27 RECOMMENDED TENTATIVE BUDGET	DEPARTMENT % CHANGE	FULL-TIME FTE AS ALLOCATED
ADMINISTRATIVE DEPARTMENT	1,326,898				4.09
Ongoing - Budget Amendments Approved During FY26		116,349			
Ongoing - Payroll					
Payroll base-to-base adjustment		(165,388)			(1.00)
Payroll increases (COLA, merit, market, other)		23,632			
New Senior Accountant position (GF portion of pay and benefits)		107,000			1.00
Increase payroll allocated to enterprise funds		(78,000)			(0.58)
Ongoing - Non-Payroll					
IT Contract Increase from 70 to 100 hrs/month (10-440-370)		45,000			
URMA Repayment Program - General Fund (65%) (10-440-419)		16,250			
Reallocate internet service to other departments (10-440-346)		(28,740)			
Insurance Deductible - Remove Ongoing (10-440-420)		(10,000)			
Adjustment to Admin Overhead Allocation (10-440-800)		(3,900)			
Other Ongoing Adjustments		6,320			
One-time					
Remove prior year one-time budget		(35,500)			
Paint Interior City Hall and Offices (10-440-265)		15,000			
IT Hardware - Computer Replacements (City Hall) (10-440-490)		14,000			
IT Hardware - Access Points (10-440-490)		8,500			
Elevator Room Mini Split HVAC at City Hall (10-440-265)		7,250			
West Air Handler Unit HVAC Motor at City Hall (10-440-265)		3,350			
Bathroom Exhaust Fan at City Hall (10-440-265)		2,650			
Other One-time Adjustments		3,575			
ADMINISTRATIVE DEPARTMENT Total		47,348	1,374,246	3.6%	3.51
CITY BUILDING MAINTENANCE DEPARTMENT	701,968				1.80
Ongoing - Budget Amendments Approved During FY26		(335,554)			
Ongoing - Payroll					
Payroll base-to-base adjustment (Dissolved and reallocated department)		(265,368)			(1.80)
One-time					
Remove prior year one-time budget		(101,046)			
CITY BUILDING MAINTENANCE DEPARTMENT Total		(701,968)	(0)	-100.0%	0.00

KEY CHANGES TO GENERAL FUND DEPARTMENT EXPENDITURE BUDGETS

Department Title	FY26 ADOPTED BUDGET (UNAMENDED)	CHANGES FY26 to FY27	FY27 RECOMMENDED TENTATIVE BUDGET	DEPARTMENT % CHANGE	FULL-TIME FTE AS ALLOCATED
CITY ATTORNEY DEPARTMENT	495,901				1.84
Ongoing - Budget Amendments Approved During FY26		30,500			
Ongoing - Payroll					
Payroll base-to-base adjustment		(18,505)			
Payroll increases (COLA, merit, market, other)		19,313			
Ongoing - Non-Payroll					
Website - New ADA Compliant Site - Annual Maintenance (10-490-382)		27,846			
Website - Decrease Ongoing Budget for Maintenance of Old Website (10-490-370)		(10,000)			
Specialized Printing - Decrease Ongoing Budget (10-490-240)		(8,000)			
Adjustment to City Attorney Overhead Allocation (10-490-800)		(4,400)			
Other Ongoing Adjustments		2,120			
One-time					
Remove prior year one-time budget		(2,000)			
CITY ATTORNEY DEPARTMENT Total		<u>36,874</u>	532,775	7.4%	<u>1.84</u>
CITY MANAGER AND ECONOMIC DEVELOPMENT DEPARTMENT	380,863				1.65
Ongoing - Budget Amendments Approved During FY26		14,200			
Ongoing - Payroll					
Payroll base-to-base adjustment		(6,577)			
Payroll increases (COLA, merit, market, other)		14,586			
CITY MANAGER AND ECONOMIC DEVELOPMENT DEPARTMENT Total		<u>22,209</u>	403,072	5.8%	<u>1.65</u>

KEY CHANGES TO GENERAL FUND DEPARTMENT EXPENDITURE BUDGETS

Department Title	FY26 ADOPTED BUDGET (UNAMENDED)	CHANGES FY26 to FY27	FY27 RECOMMENDED TENTATIVE BUDGET	DEPARTMENT % CHANGE	FULL-TIME FTE AS ALLOCATED
COMMUNITY DEVELOPMENT DEPARTMENT	1,473,704				7.10
BUILDING					
Ongoing - Payroll					
Payroll base-to-base adjustment		(60,288)			(0.05)
Payroll increases (COLA, merit, market, other)		17,672			
One-time					
2024 Full Set of ICC (Intl Code Council) Code Books (10-560-210)		4,735			
PLANNING AND ZONING					
Ongoing - Payroll					
Payroll base-to-base adjustment		(170,524)			(1.00)
Payroll increases (COLA, merit, market, other)		28,440			
Increase payroll allocated to enterprise funds (City Manager)		(29,808)			(0.05)
Ongoing - Non-Payroll					
Ongoing Historic Preservation Budget (10-500-245)		4,500			
Historic Preservation Commission Pay - Museum (10-500-245)		2,400			
One-time					
Remove prior year one-time budget		(6,000)			
Electric Scooters (10-500-490)		3,000			
COMMUNITY DEVELOPMENT DEPARTMENT Total		(205,873)	1,267,831	-14.0%	6.00
ENGINEERING DEPARTMENT	251,094				1.00
Ongoing - Payroll					
Payroll base-to-base adjustment		2,228			
Payroll increases (COLA, merit, market, other)		9,021			
New Facilities Maintenance Foreman position (GF portion of pay and benefits)		46,292			0.40
Ongoing - Non-Payroll					
Medical Deductible Reimbursement (Facilities Maintenance Foreman) (10-480-236)		500			
Wellness Reimbursement (Facilities Maintenance Foreman) (10-480-237)		1,000			
One-time					
Remove prior year one-time budget		(1,000)			
ENGINEERING DEPARTMENT Total		58,041	309,135	23.1%	1.40

KEY CHANGES TO GENERAL FUND DEPARTMENT EXPENDITURE BUDGETS

Department Title	FY26 ADOPTED BUDGET (UNAMENDED)	CHANGES FY26 to FY27	FY27 RECOMMENDED TENTATIVE BUDGET	DEPARTMENT % CHANGE	FULL-TIME FTE AS ALLOCATED
FIRE DEPARTMENT	2,925,022				15.60
Fire					
Ongoing - Budget Amendments Approved During FY26		42,685			
Ongoing - Payroll					
Payroll base-to-base adjustment		342,995			3.00
Payroll increases (COLA, merit, market, other)		148,907			
Increasing payroll percentage allocated to Ambulance Fund		(115,000)			(1.35)
Ongoing - Non-Payroll					
Uniforms/PPE - Replace More Consistently Prior to Expiration (10-530-202)		24,500			
Mental Wellness - Therapy (Fire) (10-530-370)		12,000			
Internet Services - All West Fiber (Fire Station) (10-530-346)		6,660			
Other Ongoing Adjustments		(100)			
One-time					
Remove prior year one-time budget		(60,498)			
Dispatch - E911 money paid to Bountiful - 20% Fire (10-530-400)		29,743			
Fire Hose Replacement - 30 Years Old (10-530-540)		20,000			
IT Hardware - Server Replacement (Fire) (10-530-490)		15,000			
KNOX Box/Re-Key Commerical Businesses (10-530-490)		12,000			
Mobile Radios for Fire / EMS apparatus (10-530-490)		10,000			
Other One-time Adjustments		5,025			
Fire Prevention (Fire Marshal)					
Ongoing - Payroll					
Payroll base-to-base adjustment		86,307			1.00
Payroll increases (COLA, merit, market, other)		9,835			
Ongoing - Non-Payroll					
Fire Marshal - Open House Event (10-540-300)		2,100			
Fire Marshal - Travel and Training (10-540-230)		2,000			
Fire Marshal - Uniform and PPE (10-540-202)		1,750			
Fire Marshal - Small Tools and Equipment (10-540-490)		1,000			
Other Ongoing Adjustments		800			
One-time					
Fire Marshal - Gym & Association Memberships (10-540-210)		1,850			
FIRE DEPARTMENT TOTAL		599,559	3,524,581	20.5%	18.25

KEY CHANGES TO GENERAL FUND DEPARTMENT EXPENDITURE BUDGETS

Department Title	FY26 ADOPTED BUDGET (UNAMENDED)	CHANGES FY26 to FY27	FY27 RECOMMENDED TENTATIVE BUDGET	DEPARTMENT % CHANGE	FULL-TIME FTE AS ALLOCATED
LEGISLATIVE DEPARTMENT	161,767				0.00
Ongoing - Payroll					
Payroll base-to-base adjustment		15			
Payroll increases (COLA, merit, market, other)		4,339			
Ongoing - Non-Payroll					
Utah League of Cities and Towns Annual Membership (10-410-210)		5,000			
Youth City Council Budget - Move to Recreation Fund (10-410-530)		(6,000)			
LEGISLATIVE DEPARTMENT Total		<u>3,354</u>	165,121	2.1%	<u>0.00</u>
PARKS & CEMETERY DEPARTMENT	1,661,894				8.10
Ongoing - Budget Amendments Approved During FY26		51,600			
Ongoing - Payroll					
Payroll base-to-base adjustment		(22,600)			
Payroll increases (COLA, merit, market, other)		42,462			
New Park Maintenance Worker position (GF portion of pay and benefits)		90,000			1.00
Ongoing - Non-Payroll					
Weber Basin Water Purchase - Parks Irrigation (10-640-405)		5,500			
Training & Travel - Additional Parks FTE (10-640-230)		2,000			
Cell Phone Service - Verizon Wireless (10-640-346)		2,000			
Other Ongoing Adjustments		2,450			
One-time					
Remove prior year one-time budget		(96,000)			
Museum Front Door Maintenance (10-640-265)		2,000			
Laptop for Assistant Parks Superintendent (10-640-490)		2,000			
IT Hardware - Computer Replacements (Parks) (10-640-490)		1,750			
IT Hardware - Monitor Replacements (Parks) (10-640-490)		1,350			
PARKS & CEMETERY DEPARTMENT Total		<u>84,512</u>	1,746,406	5.1%	<u>9.10</u>

KEY CHANGES TO GENERAL FUND DEPARTMENT EXPENDITURE BUDGETS

Department Title	FY26 ADOPTED BUDGET (UNAMENDED)	CHANGES FY26 to FY27	FY27 RECOMMENDED TENTATIVE BUDGET	DEPARTMENT % CHANGE	FULL-TIME FTE AS ALLOCATED
POLICE DEPARTMENT	5,693,707				31.00
Ongoing - Budget Amendments Approved During FY26		41,910			
Ongoing - Payroll					
Payroll base-to-base adjustment		31,668			
Payroll increases (COLA, market, other)		64,886			
New Lagoon Officer position (GF portion of pay and benefits)		132,000			1.00
K-9 Pay and Benefits		25,000			
Police Step and Grade Increases		157,828			
Mid-Year Grade Advancement Promotions		60,655			
Ongoing - Non-Payroll					
Book Subscriptions Memberships ongoing increase (10-520-210)		18,000			
Digital Evidence Processing - S.B. 19 Requirements (10-520-382)		5,000			
Mental Wellness - Therapy (Police) (10-520-370)		5,000			
Dispatch - DAPSS Server Consolidation - 40% Police (10-520-400)		2,000			
Wellness Reimbursement (Lagoon Sworn Officer) (10-520-237)		1,000			
Motorolla Spillman Dispatch Flex Hub Annual Increase (10-520-382)		1,000			
Other Ongoing Adjustments		5,360			
One-time					
Remove prior year one-time budget		(175,680)			
Dispatch - E911 money paid to Bountiful - 40% Police (10-520-400)		59,486			
IT Equipment - Network/Server/Switch/Hardware Replacement (10-520-490)		30,000			
Patrol Laptops (7) (10-520-490)		28,000			
Evidence Room Upgrades/Security Features/Secondary locks (10-520-265)		20,000			
Rifle Suppressors (17) (10-520-490)		12,750			
Assistant Chief/Lieutenant office desk/furniture (10-520-490)		10,000			
Bullet Proof Vests Replacements (5) (10-520-490)		10,000			
IT Hardware - Monitor Replacements (Police) (10-520-490)		4,200			
POLICE DEPARTMENT Total		550,063	6,243,770	9.7%	32.00

KEY CHANGES TO GENERAL FUND DEPARTMENT EXPENDITURE BUDGETS

Department Title	FY26 ADOPTED BUDGET (UNAMENDED)	CHANGES FY26 to FY27	FY27 RECOMMENDED TENTATIVE BUDGET	DEPARTMENT % CHANGE	FULL-TIME FTE AS ALLOCATED
PUBLIC WORKS DEPARTMENT - STREETS PROGRAM	763,351				3.96
Ongoing - Budget Amendments Approved During FY26		107,810			
Ongoing - Payroll					
Payroll base-to-base adjustment		237,484			1.60
Payroll increases (COLA, merit, market, other)		33,495			
Ongoing - Non-Payroll					
Shop Overhead Door Preventative Maintenance (7 doors) (10-600-250)		2,000			
Small Tools (10-600-490)		2,000			
Other Ongoing Adjustments		1,800			
One-time					
Remove prior year one-time budget		(7,000)			
IT Hardware - Monitor Replacements (PW) (10-600-490)		3,150			
IT Hardware - Computer Replacements (PW) (10-600-490)		1,250			
PUBLIC WORKS DEPARTMENT - STREETS PROGRAM Total		<u>381,989</u>	1,145,340	50.0%	<u>5.56</u>
GENERAL FUND DEBT SERVICE	56,000				0.00
Ongoing					
Budget Amendments Approved During FY26		17,600			
Police Taser 7 Year Lease (10-650-520)		35,000			
TRANSFERS FROM GENERAL FUND Total		<u>52,600</u>	108,600	93.9%	<u>0.00</u>
TRANSFERS FROM GENERAL FUND	2,444,553				0.00
Ongoing					
Transfer from General Fund to Recreation Fund (10-660-992)		9,447			
One-time					
Remove prior year one-time budget		(52,000)			
TRANSFERS FROM GENERAL FUND Total		<u>(42,553)</u>	2,402,000	-1.7%	<u>0.00</u>

FARMINGTON CITY CORPORATION

Full-time Employees By Function

Function	2026	2027	Change	
General Government				
Finance and Administrative Services	6	6	-	Removed Deputy Finance Director position and added Senior Accountant position
Office of the City Attorney	3	3	-	
Office of the City Manager	2	2	-	
Community Development				
Planning and Zoning	4	3	(1)	Removed Deputy Community Development Director position
Building Inspection	3	4	1	Added Facilities Maintenance Foreman position
Engineering	4	4	-	
Public Safety				
Police				
Officers	29	30	1	Added new officer for Lagoon agreement
Civilians	2	2	-	
Fire				
Firefighters & Paramedics	19	22	3	Added three additional full-time firefighters
Fire Marshal	-	1	1	Fire Marshal moved from part-time to full-time
Civilians	1	1	-	
Parks & Recreation	18	19	1	Added Parks Maintenance Worker I
Public Works				
Administration	2	2	-	
Fleet Maintenance	2	2	-	
Streets	11	11	-	
Water	7	7	-	
Total Employees	<u>113</u>	<u>119</u>	<u>6</u>	

RESOLUTION NO. ____

A RESOLUTION ADOPTING THE TENTATIVE MUNICIPAL BUDGET FOR FISCAL YEAR ENDING 6-30-27

WHEREAS, pursuant to State law, a tentative budget has been delivered to the Farmington City Council for consideration; and

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

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

Section 1. Fiscal Year 2026-27 Tentative Municipal Budget. The tentative budget for fiscal year 2026-27 prepared and presented by the Budget Officer pursuant to Section 10-6-111 of the Utah Code incorporated herein, is hereby adopted subject to further review and consideration by the Council.

Section 2. Setting a Public Hearing for final adoption. The Farmington City Council hereby directs staff to provide notice as required by law of a public hearing on the tentative budget prior to adoption of the final budget for fiscal year 2026-27 subject to the requirements of Sections 59-2-919 and 59-2-924 of the Utah Code. The public hearing will be held at Farmington City Hall council chambers on June 16, 2026 at 7pm.

Section 3. Public Inspection of Tentative Budget. The Farmington City Council hereby directs staff make the tentative budget available for public inspection in the office of the City/Town Recorder and on the City's/Town's website for at least 10 days prior to adoption of the final budget.

Section 4. Miscellaneous Provisions.

- a. **Severability.** If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all provisions, clauses, and words of this Resolution shall be severable.
- b. **Titles and Headings.** The titles and headings of this Resolution form no part of the Resolution itself, have no binding or interpretative effect, and shall not alter the legal effect of any part of the Resolution for any reason.
- c. **Effective Date.** This Resolution shall be effective immediately upon posting.
- d. **Non-codification.** This Resolution shall be effective without codification.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 5TH DAY OF MAY 2026.

ATTEST:

FARMINGTON CITY

DeAnn Carlile, City Recorder

Brett Anderson, Mayor

CITY COUNCIL AGENDA



BUDGET ITEMS:

PRESENTED BY: Levi Ball, Finance Director

MEETING DATE: May 5, 2026

- The City intends to make a statement that the City is considering levying a tax rate that exceeds its certified tax rate, the approximate dollar amount of and purpose for additional ad valorem tax revenue that would be generated by the proposed tax rate increase, the approximate percentage increase in ad valorem tax revenue for the City/Town based on the proposed tax increase, and that if the City proceeds with the proposed tax rate increase the City will provide notice of and conduct a public hearing at which members of the public will have an opportunity to provide comments on the proposed tax rate increase.
- Consideration of Resolution of the Farmington City Council providing a statement pursuant to section 59-2-919(4)(b)(i) of the Utah Code



City Council Staff Report

To: Honorable Mayor and City Council
From: Levi Ball, Finance Director
Date: April 30, 2026
SUBJECT: **INTENT TO INCREASE FY27 PROPERTY TAX REVENUE**

RECOMMENDED MOTION

Upon review the Proposed Property Tax Impact Schedule in the packet, I move that the City Council approve the resolution of intent to increase property tax revenue and setting a hearing date for the August truth in taxation hearing.

UPCOMING BUDGET PUBLIC HEARINGS

- June 16, 2026 – Consideration of adoption of the FY27 interim budget with proposed property tax increase
- August 18, 2026 Truth in Taxation (*Tentative*) – Consideration of adoption of the FY27 final budget including a property tax increase

BACKGROUND

This resolution includes the statement of the approximate dollar amount of the increase, percentage of the increase, and purpose of the increase as required by statute. The resolution states that City will provide notice and conduct a public hearing on August, and that members of the public will have an opportunity to comment. The resolution directs the Budget Officer to send notice to the County Auditor and Tax Commission by June 1 as required by statute.

Respectfully submitted,

Levi Ball
Finance Director

Review and concur,

Brigham Mellor
City Manager

RESOLUTION NO: _____

A RESOLUTION OF THE FARMINGTON CITY COUNCIL STATING ITS INTENTION TO CONSIDER LEVYING A TAX RATE THAT EXCEEDS THE CITY'S CERTIFIED TAX RATE

WHEREAS, the City Council has accepted for review the Fiscal Year 2027 tentative budget for review and study; and

WHEREAS, the tentative budget includes a proposed tax increase, which will require the city to levy a tax rate that exceeds its certified tax rate; and

WHEREAS, Utah law requires the City Council to formally state its intention to consider levying the taxes contemplated in the tentative budget it has accepted; and

WHEREAS, the City Council finds that it is prudent to consider that increased levy for the betterment of our community,

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

Section 1: Statement. The City Council states the following:

- (A) Farmington City is considering levying a tax rate that exceeds the City's certified tax rate;
- (B) The approximate dollar amount of the ad valorem tax revenue that would be generated by the proposed tax rate increase is \$300,000, and shall be used for the purpose of public safety wages and benefits;
- (C) The approximate percentage increase in ad valorem tax revenue for FY27 based upon the proposed tax rate increase is 5.84%;
- (D) If the City Council proceeds with the proposed tax rate increase, the Council will provide notice of and conduct a public hearing, during which members of the public will have an opportunity to provide comments on the proposed tax rate increase.

Section 2: Effective Date This Resolution is effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 5TH DAY OF MAY 2026.

ATTEST:

FARMINGTON CITY

DeAnn Carlile, City Recorder

Brett Anderson, Mayor

CITY COUNCIL AGENDA



BUSINESS

AGENDA TITLE: Davis School District MOU (Memorandum of Understanding) approval

PRESENTED BY: Austin Anderson, Police Chief

MEETING DATE: May 5, 2026



286 South 200 East
FARMINGTON, UT 84025
FARMINGTON.UTAH.GOV
801-451-5453

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Chief Austin Anderson
Date: May 5, 2026
Subject: Davis School District MOU Approval

RECOMMENDATION(S):

I recommend you approve the Police Department's updated MOU with the Davis School District regarding School Resource Officers.

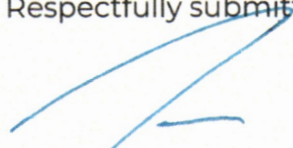
BACKGROUND:

Over the past several months, City Administration has worked closely with the Davis School District to enhance school safety resources by establishing a full-time School Resource Officer (SRO) position at Farmington Junior High.

Under this proposed arrangement, a dedicated police officer would be assigned to Farmington Junior High Monday through Friday, from 7:30 a.m. to 3:30 p.m. during the school year. This represents a significant increase in service compared to the current allocation of 12 hours per week.

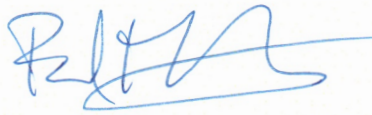
To support this initiative, the Davis School District has committed to increasing its financial contribution proportionate to the transition from a part-time to a full-time position. The new full-time assignment is proposed to take effect beginning in the 2026–2027 school year, coinciding with the start of classes in August 2026. For the initial implementation period, August through December 2026, the School District will provide a prorated funding contribution. Beginning in January 2027, the School District will transition to full funding support for both Farmington High School and Farmington Junior High School SRO positions.

Respectfully submitted,



Austin Anderson
Chief of Police

Contract Reviewed



Paul Roberts
City Attorney

Review and concur,



Brigham Mellor
City Manager

INTERLOCAL AGREEMENT
for
SCHOOL RESOURCE OFFICERS
in
FARMINGTON CITY

THIS AGREEMENT is made and entered into this 16th day of April, 2026, by and between the BOARD OF EDUCATION OF DAVIS SCHOOL DISTRICT, of Farmington City, Davis County, State of Utah, (hereinafter referred to as the “District”), and FARMINGTON CITY CORPORATION, located in Farmington, Davis County, State of Utah, (hereinafter referred to as the “City”), as follows:

RECITALS

- I. The District is a School District organized and existing pursuant to and in accordance with the Constitution and statutory laws of the State of Utah.
- II. The City is a Municipal Corporation organized and existing pursuant to and in accordance with the Constitution and statutory laws of the State of Utah.
- III. The District owns educational facilities and provides educational services to children residing within the boundaries of Davis County.
- IV. The City employs trained law enforcement officers qualified to act as School Resource Officers (SROs).
- V. The District has need for SROs to perform law enforcement related services in connection with its facilities and programs.
- VI. The City and the District are desirous of entering into an Interlocal Cooperation Agreement for their mutual benefit and for the further purpose of more efficiently and effectively providing SROs on District property and in connection with District programs.

AGREEMENT

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

1. DURATION OF AGREEMENT

This Agreement shall continue and remain in full force and effect for a period of five (5) years, unless terminated by the mutual consent of both parties or terminated in accordance with the termination provisions contained herein.

2. ANNUAL REVIEW, COSTS AND SERVICES

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

In the event that the parties are unable to agree upon the continued applicability of the provision of services and the reimbursements associated therewith during the Annual Review, this Agreement may be terminated by either party as outlined in Section 17 below.

3. NO SEPARATE ENTITY

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

4. PURPOSE

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

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

B. To provide for and maintain a safe, healthy, and productive learning environment in a school; act as a positive role model to students; work to create a cooperative, proactive, and problem-solving partnership between law enforcement and the District; emphasize the use of restorative approaches to address negative behavior; and at the request of the District, teach a vocational law enforcement class;

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

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

E. To increase cooperation between the City and the District for the shared purposes of maintaining safe schools; improving school climate; and supporting educational opportunities for students.

5. DESIGNATION OF SCHOOL RESOURCE OFFICERS

A. The City shall designate and/or assign two (2) of its law enforcement officers to act as and provide SRO's services during the term of this Agreement as follows:

Farmington Junior High School - One full-time SRO.

Farmington High School – One full-time SRO.

B. Both Parties agree to, jointly discuss SRO applicants. SROs shall at all times remain employees of the City and shall be subject to the administration, supervision and control of the City, except as outlined in this Agreement;

C. The City will at least annually seek out and accept feedback from the District about an SRO's performance. The City, in its sole discretion, shall have the power and authority to hire, discharge and discipline SRO's. The City shall hold the District harmless and indemnified from and against any and all claims, suits or causes of action, or employment practices brought by SROs;

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

E. Special circumstances occur from time to time beyond the control of the City. Special circumstances may temporarily remove the SROs from the schools as listed herein without replacing the officers for the duration of the special circumstances. In such instances, the City will respond to emergency situations or criminal acts in a reasonable manner.

6. BASIC QUALIFICATIONS OF SCHOOL RESOURCE OFFICERS

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

- A. Shall be a sworn law enforcement and should have at least two years of law enforcement experience;
- B. Shall possess a sufficient knowledge of the applicable federal and state laws, City and County ordinances, and Board of Education policies and regulations as applicable to SROs;
- C. Shall be capable of conducting in-depth criminal investigations;
- D. Shall possess even temperament and set a good example for students; and
- E. Shall possess communication skills which would enable the officer to function effectively within the school environment.

7. DUTIES OF SCHOOL RESOURCE OFFICERS

SROs are intended to provide the following services pursuant to the terms of this Agreement.

- A. To protect lives and property for the citizens and public school students of the District;
- B. To enforce federal, state, and local criminal laws and ordinances within their jurisdiction;
- C. Shall not enforce school administrative regulations. Infractions of school rules should be handled at the school level. SROs should be available to the school for advice, assistance, and consultation. School administrators should handle issues that are the exclusive concern of school officials and do not constitute a violation of the law;
- D. To investigate criminal activity committed on or adjacent to school property;

E. To counsel public school students in special situations, such as students suspected of engaging in criminal misconduct, when requested by the principal or the principal's designee or by the parents of a student;

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

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

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

I. To provide traffic control and enforcement at schools when deemed necessary for the safety and protection of students and the general public;

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

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

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

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

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

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

8. CHAIN OF COMMAND

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

9. TRAINING

Both the SRO and the Principal or his/her designee will jointly complete the SRO training described in UCA 53G-8-702.

Training of SROs for the purpose of maintaining their law enforcement certification shall be at the direction of the City.

The District may also provide training in Board of Education Policies, regulations, and procedures.

10. DRESS CODE

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

11. SUPPLIES AND EQUIPMENT

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

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

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

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

D. Communication. The City agrees to provide SROs with the necessary communication equipment; and

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

12. DUTY HOURS

Specific SRO duty hours at a particular school shall be set by mutual agreement between

the City and the principal or the principal's designee of the school to which the SRO is assigned.

13. INVESTIGATION, INTERROGATION, SEARCH AND ARREST PROCEDURES

A. The protections afforded an individual suspected of wrongdoing are different for law enforcement officials than for school administrators. It is the responsibility of the SRO to assure that his/her actions regarding involvement in investigations and searches complies with the applicable standards to assure any evidence obtained is admissible in a court of law;

B. When investigating an allegation that a student may have committed an offense that is a class C misdemeanor, an infraction, a status offense on school property, the SRO may refer the student to a prosecuting attorney or a court of law only if the minor allegedly committed the same offense on school property on two previous occasions; and the minor was referred to an evidence-based alternative intervention, or early intervention youth services, as described in UCA 53G-8-211(3).

C. Notwithstanding section 13B, when investigating an alleged traffic offense that is an infraction, the SRO may refer the minor to a law enforcement officer or agency, a prosecuting attorney, or a court for the traffic offense without referral to evidence-based alternative interventions, or early intervention youth services.

D. An SRO shall notify the school principal or the principal's designee before removing a student from campus who has been placed into temporary custody.

E. Students are entitled to the rights regarding searches, questioning, arrests, and information privacy as described in District Policy 5S-100, and as otherwise outlined in State and Federal law.

14. ACCESS TO EDUCATION RECORDS

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

B. Records or files which the SRO creates and maintains for a law enforcement

purposes rather than school disciplinary purposes are not student education records and are not protected by FERPA. These law enforcement unit records may be disclosed to third parties without parental consent in accordance with applicable provisions of law;

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

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

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

15. ACCESS TO SECURITY FEED

A. To provide faster response times to emergencies in our communities, the District shall provide limited, cost free, live access to its closed caption security cameras (hereinafter "Security Feed") to the City's Police Department employees. The District will maintain all software related to the transmission of this Security Feed to the City and will provide password-protected accounts to City employees by which they can access the Security Feed;

B. The City may not allow its employees to view Security Feeds of schools located outside their City's jurisdiction. The City may not allow employees to use another employee's account. The City must report to the District any security concern as soon as possible; and

C. The District reserves the right to suspend or cancel the City's access to the Security Feed unilaterally for cause or not for cause.

16. LIABILITY AND INDEMNIFICATION

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

17. TERMINATION PROVISIONS

This Agreement may be terminated at any time by either party giving written notice to the other party of its intent to terminate this Agreement, which notice shall be given not less than ninety (90) days prior to termination.

18. ASSIGNMENT

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

19. BINDING

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

20. AMENDMENTS

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

21. NO WAIVER OF IMMUNITY

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

22. NO THIRD PARTY BENEFICIARIES

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

23. SEVERABILITY

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

24. APPROVAL BY GOVERNING BODY

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

25. ENTIRE AGREEMENT

The parties hereto agree that this document contains the entire agreement and

understanding between the parties and constitutes their entire agreement and supersedes any and all oral representations and agreements made by either party prior to the date hereof and is binding upon the successors of the respective parties.

26. APPROVAL OF AGREEMENT BY AUTHORIZED ATTORNEY

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

27. DISPUTE RESOLUTION

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

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

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

BOARD OF EDUCATION OF
DAVIS SCHOOL DISTRICT


FARMINGTON CITY



BRIGIT GERRARD
President

BRETT ANDERSON
Mayor

ATTEST:



TIM LEFFEL
Business Manager

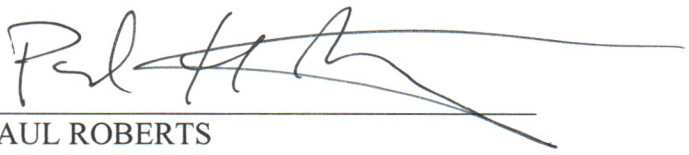
BRIGHAM MELLOR
City Manager

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

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



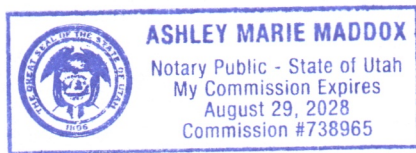
BENJAMIN ONOFRIO
General Counsel



PAUL ROBERTS
City Attorney

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

On the 16th day of April, 2026, personally appeared before me BRIGIT GERRARD and TIM LEFFEL, who being by me duly sworn did say, each for himself, that she, Brigit Gerrard, is the President of the Board of Education of Davis School District, and he, Tim Leffel, is the Business Administrator of the Board, and that the foregoing instrument was signed on behalf of the Board by authority of the Board and Brigit Gerrard and Tim Leffel each duly acknowledged to me that the Board executed the same and that the seal affixed is the seal of the Board.



Ashley Maddox
NOTARY PUBLIC
Residing at: Davis County
My Commission Expires: August 29, 2028

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

On the _____ day of _____, 2026, personally appeared before me, BRETT ANDERSON and BRIGHAM MELLOR, who being by me duly sworn did say, each for himself, that he, Brett Anderson, is the Mayor, and that he, Brigham Mellor, is the City Manager, and that the foregoing instrument was signed on behalf of Farmington City and each did duly acknowledge that Farmington City executed the same and that the seal affixed is the seal of Farmington City Corporation.

NOTARY PUBLIC
Residing at:
My Commission Expires:

CITY COUNCIL AGENDA



BUSINESS

AGENDA TITLE: Zone Text Amendment - Accessory Building Height Allowance

PRESENTED BY: Lyle Gibson, Community Development Director

MEETING DATE: May 5, 2026

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Lyle Gibson – Community Development Director
Date: May 5, 2026
Subject: Zone Text Amendment – Accessory Building Height Allowance

RECOMMENDED MOTION

Move that the City Council approve the zone text amendment as included with this report.

Findings:

1. The proposed text amendment offers additional opportunity for flexibility for a limited number of properties under the purview of the Planning Commission.
2. As drafted, the text amendment further solidifies the city's ability to require specific design standards in the OTR district consistent with state statute.
3. The suggested amendments provide additional clarity and ease of use to the code.

BACKGROUND

The Planning Commission discussed the city's regulations related to accessory building height in a recent work session then held a public hearing to consider updates to the city's ordinance as it relates to the height allowed on accessory structures.

Cities throughout the Wasatch front vary in how tall they allow accessory buildings to be, and even within Farmington City there is a significant difference in what is allowed in the east part of the city vs the west part of the city being that one side of town is developed under residential zoning district while the other has been developed under agricultural zoning.

The proposed zone text change is something that the Planning Commission is recommending as it narrowly address circumstances where additional height may make sense. In brief, the draft text amendment would give properties which border non-residential uses some additional flexibility while reducing impacts to residential properties and maintaining the character of neighborhoods.

Respectfully submitted,



Lyle Gibson
Community Development Director

Review and concur,



Brigham Mellor
City Manager

Supplemental Information

1. **Enabling Ordinance with proposed zone text language**

FARMINGTON CITY, UTAH

ORDINANCE NO. 2026 -

AN ORDINANCE AMENDING MULTIPLE SECTIONS OF TITLE 11, PLANNING AND ZONING RELATED TO ACCESSORY BUILDING HEIGHT REGULATIONS. (26-11)

WHEREAS, the Planning Commission held a public hearing in which the text changes proposed to the Zoning Ordinance were thoroughly reviewed and recommended that this ordinance be approved by the City Council; and

WHEREAS, the Farmington City Council has also reviewed the proposed change to the text of the City's ordinances and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

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

Section 1. Amendment. The specific sections identified in Exhibit A attached hereto are amended as identified.

Section 4. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 5. Effective Date. This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 5th day of May, 2026.

FARMINGTON CITY

Brett Anderson, Mayor

ATTEST:

DeAnn Carlile, City Recorder

Exhibit A:

11-3-045: SPECIAL EXCEPTIONS:

A. A special exception is:

1. An activity or use incidental to or in addition to a principal use permitted in a zoning district;
2. An adjustment to a fixed dimension standard permitted as an exception to the requirements of this title;
3. A transfer of development right (TDR), or rights, established because of blight which results in an additional lot, or lots, or a dwelling unit, or units;
4. An adaptive reuse of a building or structure eligible, or that may be eligible, for the National Register of Historic Places so long as the adaptive reuse does not compromise such eligibility; or

A special exception requires careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site. This section sets forth procedures for considering and approving special exceptions to the provisions of this title.

B. Authority: When expressly provided for under the provisions of this title, the Planning Commission is authorized to approve special exceptions to the provisions of this title in accordance with the terms and provisions set forth in this section.

- i. When pertaining to an adjustment to the height of a building, the Planning Commission may authorize an adjustment of up to twenty percent (20%) of the prescribed requirement.
 - a. Exception: The Planning Commission may approve any adjustment in height to an accessory building on a residential property which is located adjacent to a non-residential zone or use so long as the accessory building remains subordinate in height to the main dwelling and where the accessory building is located a minimum of 30 feet from any other property with an existing dwelling.

11-17-010: PURPOSE:

The purpose of this zone is to conserve and protect the beauty and historic character of the original townsite residential area of Farmington City which was substantially developed before calendar year 1950 through conservation of neighborhoods which reflect distinctive features of the original townsite, to promote the public welfare by keeping the original townsite area a desirable and attractive place in which to live, and to assure compatibility of design of new residential units, additions, remodels and accessory structures. In order to assure compatibility with the purpose of this zone, these provisions shall also extend to existing or proposed

conforming or nonconforming land uses, such as commercial, public and industrial land uses that are situated within the boundaries of the Original Townsite Residential (OTR) Zone.

11-17-050: ACCESSORY BUILDINGS AND STRUCTURES (INCLUDING ATTACHED OR DETACHED GARAGES):

A. Location: Accessory buildings, except for those listed in subsection C of this section, may be located within one foot (1') of the side or rear property line, provided they are locate in a rear yard or side yard, but not a required side yard. are at least six feet (6') to the rear of the dwelling, do not encroach on any recorded easements, occupy not more than twenty five percent (25%) of the rear yard. An accessory building which contains an ADU shall be located a minimum of five feet (5') from a side or rear property line unless a special exception is approved by the Planning Commission to reduce these setbacks in accordance with section 11-3-045. Buildings shall not be built over utility easements unless an exception is provided from the zoning administrator with the consent of the City's Development Review Committee and other applicable utility providers in writing.

1. An accessory building may be located in a side corner yard or front yard of a lot; providing, that the building is of the same general design or style as and comparable in excellence of quality and construction to the main building, and in no event shall the accessory building encroach into the required front yard or required side corner yard beyond the nearest corner of the main building.

B. Footprint and Height:

- i. Accessory buildings or structures shall not exceed fifteen feet (15') in height unless an increased height is approved by the planning commission after review of a special exception application filed by the property owner per section 11-3-045.
- ii. All accessory buildings shall, without exception, be subordinate in height to the main building, unless the main building is less than fifteen feet (15') in height;
- ~~iii.~~ Any single accessory buildings shall be subordinate in footprint to the main building; and the combined footprint of all accessory buildings shall occupy not more than twenty five percent (25%) of the rear yard

C. Animal Shelters And Similar Buildings: Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not closer than ten feet (10') from any side or rear property line and eighty feet (80') from any public street or from any dwelling on an adjacent property (exceptions to these setback requirements may be reviewed by the planning commission as a special exception).

D. Double Frontage Lots: On double frontage lots, accessory buildings shall be located not less than twenty five feet (25') from each street upon which the lot has frontage.

E. Garages: All garages and any similarly related accessory buildings, whether attached or detached, shall be considered for approval as follows:

1. Notwithstanding subsection A, a garage shall not encroach into the front yard or side corner yard, except side yards and the rear yard, of the building lot, with the exception that if a garage currently does not exist on the property and one could not fit within the side or rear yard, then a garage may encroach into the side corner yard, but not the required side corner yard, provided that it is designed so as to be an architectural and integral part of the main dwelling.

2. Attached garages constructed even with the front setback line, or that are set back (or recessed) from the front setback less than a distance equal to half the depth of the main building shall comprise no more than thirty three percent (33%) of the front plane of the home on lots greater than eighty five feet (85') in width, and up to forty percent (40%) on lots less than eighty five feet (85') in width if for every percentage point over thirty three percent (33%) the garage is set back (or recessed) an additional one foot (1') behind the front plane of the home. Side loaded garages where windows, openings and fenestration of the front facade thereof are consistent with such features of the main building and where the garage door does not face the street are an exception to this standard.

3. All garages, unless otherwise provided herein, shall be considered as a permitted use.

4. Garages must be compatible and consistent with existing garages in the area. The placement of garages in the general vicinity and on adjoining properties with respect to setbacks and the position of existing garages in relation to the main buildings will be a consideration in determining site plan approval for new garages. Property owners may be asked to provide information regarding such during the building permit application review process.

11-17-070: NEW CONSTRUCTION DESIGN GUIDELINES:

E. Building Height:

1. New main building height should be similar to those found historically in the vicinity, and shall not exceed twenty seven feet (27') in height, unless the Planning Commission approves an increased height after review of a special exception application filed by the property owner per section [11-3-045](#);

2. No dwelling structure shall contain less than one story;

3. Except as otherwise provided herein, the height of a new addition shall be equal to or less than that of the original building;

~~4. Accessory buildings or structures shall be subordinate in height to the main building and shall not exceed fifteen feet (15') in height unless approved by the planning commission after a review of a special exception application filed by the property owner.~~

FARMINGTON CITY, UTAH

ORDINANCE NO. 2026 -

AN ORDINANCE AMENDING MULTIPLE SECTIONS OF TITLE 11, PLANNING AND ZONING RELATED TO ACCESSORY BUILDING HEIGHT REGULATIONS. (26-11)

WHEREAS, the Planning Commission held a public hearing in which the text changes proposed to the Zoning Ordinance were thoroughly reviewed and recommended that this ordinance be approved by the City Council; and

WHEREAS, the Farmington City Council has also reviewed the proposed change to the text of the City’s ordinances and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

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

Section 1. Amendment. The specific sections identified in Exhibit A attached hereto are amended as identified.

Section 4. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 5. Effective Date. This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 5th day of May, 2026.

FARMINGTON CITY

Brett Anderson, Mayor

ATTEST:

DeAnn Carlile, City Recorder

Exhibit A:

11-3-045: SPECIAL EXCEPTIONS:

A. A special exception is:

1. An activity or use incidental to or in addition to a principal use permitted in a zoning district;
2. An adjustment to a fixed dimension standard permitted as an exception to the requirements of this title;
3. A transfer of development right (TDR), or rights, established because of blight which results in an additional lot, or lots, or a dwelling unit, or units;
4. An adaptive reuse of a building or structure eligible, or that may be eligible, for the National Register of Historic Places so long as the adaptive reuse does not compromise such eligibility; or

A special exception requires careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site. This section sets forth procedures for considering and approving special exceptions to the provisions of this title.

B. Authority: When expressly provided for under the provisions of this title, the Planning Commission is authorized to approve special exceptions to the provisions of this title in accordance with the terms and provisions set forth in this section.

- i. When pertaining to an adjustment to the height of a building, the Planning Commission may authorize an adjustment of up to twenty percent (20%) of the prescribed requirement.
 - a. Exception: The Planning Commission may approve any adjustment in height to an accessory building on a residential property which is located adjacent to a non-residential zone or use so long as the accessory building remains subordinate in height to the main dwelling and where the accessory building is located a minimum of 30 feet from any other property with an existing dwelling.

11-17-010: PURPOSE:

The purpose of this zone is to conserve and protect the beauty and historic character of the original townsite residential area of Farmington City which was substantially developed before calendar year 1950 through conservation of neighborhoods which reflect distinctive features of the original townsite, to promote the public welfare by keeping the original townsite area a desirable and attractive place in which to live, and to assure compatibility of design of new residential units, additions, remodels and accessory structures. In order to assure compatibility with the purpose of this zone, these provisions shall also extend to existing or proposed

conforming or nonconforming land uses, such as commercial, public and industrial land uses that are situated within the boundaries of the Original Townsite Residential (OTR) Zone.

11-17-050: ACCESSORY BUILDINGS AND STRUCTURES (INCLUDING ATTACHED OR DETACHED GARAGES):

A. Location: Accessory buildings, except for those listed in subsection C of this section, may be located within one foot (1') of the side or rear property line, provided they are locate in a rear yard or side yard, but not a required side yard. are at least six feet (6') to the rear of the dwelling, do not encroach on any recorded easements, occupy not more than twenty five percent (25%) of the rear yard. An accessory building which contains an ADU shall be located a minimum of five feet (5') from a side or rear property line unless a special exception is approved by the Planning Commission to reduce these setbacks in accordance with section 11-3-045. Buildings shall not be built over utility easements unless an exception is provided from the zoning administrator with the consent of the City's Development Review Committee and other applicable utility providers in writing.

1. An accessory building may be located in a side corner yard or front yard of a lot; providing, that the building is of the same general design or style as and comparable in excellence of quality and construction to the main building, and in no event shall the accessory building encroach into the required front yard or required side corner yard beyond the nearest corner of the main building.

B. Footprint and Height:

- i. Accessory buildings or structures shall not exceed fifteen feet (15') in height unless an increased height is approved by the planning commission after review of a special exception application filed by the property owner per section 11-3-045.
- ii. All accessory buildings shall, without exception, be subordinate in height to the main building, unless the main building is less than fifteen feet (15') in height;
- ~~iii.~~ Any single accessory buildings shall be subordinate in footprint to the main building; and the combined footprint of all accessory buildings shall occupy not more than twenty five percent (25%) of the rear yard

C. Animal Shelters And Similar Buildings: Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not closer than ten feet (10') from any side or rear property line and eighty feet (80') from any public street or from any dwelling on an adjacent property (exceptions to these setback requirements may be reviewed by the planning commission as a special exception).

D. Double Frontage Lots: On double frontage lots, accessory buildings shall be located not less than twenty five feet (25') from each street upon which the lot has frontage.

E. Garages: All garages and any similarly related accessory buildings, whether attached or detached, shall be considered for approval as follows:

1. Notwithstanding subsection A, a garage shall not encroach into the front yard or side corner yard, except side yards and the rear yard, of the building lot, with the exception that if a garage currently does not exist on the property and one could not fit within the side or rear yard, then a garage may encroach into the side corner yard, but not the required side corner yard, provided that it is designed so as to be an architectural and integral part of the main dwelling.

2. Attached garages constructed even with the front setback line, or that are set back (or recessed) from the front setback less than a distance equal to half the depth of the main building shall comprise no more than thirty three percent (33%) of the front plane of the home on lots greater than eighty five feet (85') in width, and up to forty percent (40%) on lots less than eighty five feet (85') in width if for every percentage point over thirty three percent (33%) the garage is set back (or recessed) an additional one foot (1') behind the front plane of the home. Side loaded garages where windows, openings and fenestration of the front facade thereof are consistent with such features of the main building and where the garage door does not face the street are an exception to this standard.

3. All garages, unless otherwise provided herein, shall be considered as a permitted use.

4. Garages must be compatible and consistent with existing garages in the area. The placement of garages in the general vicinity and on adjoining properties with respect to setbacks and the position of existing garages in relation to the main buildings will be a consideration in determining site plan approval for new garages. Property owners may be asked to provide information regarding such during the building permit application review process.

11-17-070: NEW CONSTRUCTION DESIGN GUIDELINES:

E. Building Height:

1. New main building height should be similar to those found historically in the vicinity, and shall not exceed twenty seven feet (27') in height, unless the Planning Commission approves an increased height after review of a special exception application filed by the property owner per section [11-3-045](#);

2. No dwelling structure shall contain less than one story;

3. Except as otherwise provided herein, the height of a new addition shall be equal to or less than that of the original building;

~~4. Accessory buildings or structures shall be subordinate in height to the main building and shall not exceed fifteen feet (15') in height unless approved by the planning commission after a review of a special exception application filed by the property owner.~~

CITY COUNCIL AGENDA



SUMMARY ACTION

1. Approval of Minutes 04.21.26
2. Surplus of Police Department Vehicle

DRAFT FARMINGTON CITY – CITY COUNCIL

MINUTES April 21, 2026

WORK SESSION

Present:

*Mayor Brett Anderson,
Councilmember Roger Child,
Councilmember Scott Isaacson,
Councilmember Melissa Layton,
Councilmember Kristen Sherlock,
City Attorney Paul Roberts,*

*City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,
City Planner/GIS Specialist Shannon
Hansell,
YCC Advisor Emme Kovacs, and
Project Engineer Russell Coons.*

Mayor **Brett Anderson** called the work session to order at 6:03 p.m.

DISCUSSION WITH YOUTH CITY COUNCIL REGARDING USE OF INSTAGRAM

Youth City Council Mayor **Max Johnson**, Secretary **Bryndee Bradshaw**, and Member **Kaitlin Sherlock** addressed the Council to ask permission to start and maintain a Farmington Youth City Council (YCC) Instagram page. They believe it would be a good connection between Farmington High School and the community, as 50% of teens check Instagram once a day or more. It would increase youth engagement and involvement with the City. Farmington could see increased attendance at community events if there was a teen Instagram account. It would help show the community that Farmington cares about its youth. According to a poll of YCC members, most of them heard about the opportunity to serve on the Council through friends and family. Only 3.8% heard about it from social media. This is evidence that Farmington is not reaching a diverse student audience.

The youth presented examples of other youth Instagram accounts such as Bountiful’s YCC, Farmington High School, FHS performing arts, FHS dance company, and Farmington Junior High School. FHS’s performing arts Instagram page has produced so much engagement that they can no longer hold productions in the little theater anymore and have had to move to a larger venue.

Johnson said the proposed account would maintain a positive, friendly, and inclusive tone specifically targeting youth. He would like to see youth managing the account with oversight from Farmington Staff, and a new social media representative position on the YCC next year. Farmington’s youth would like to communicate why Farmington is the best place to grow up.

BURKE LANE CONDOMINIUM DISCUSSION

City Planner/GIS Specialist **Shannon Hansell** introduced **Chris McCandless**, who would like to get entitlements on the 0.89-acre lot he owns. He has been working with **Sheldon Killpack**, who is coordinating the Lagoon office building consolidation. He is planning 58 for-sale condos on top of three commercial retail or office spaces, all of which would have underground structured parking and storage. Each condo would have two stalls, which is more than code requires.

McCandless said he would like to keep the units small (with one and two bedrooms) and therefore affordable. He has done four iterations of financial modeling, and this is barely “do-

able.” Its proximity to the new park is a selling point. He would like the Council’s opinion on his project before he spends up to \$50,000 getting it to the Planning Commission. Three quarters of the parking spots will be covered. He envisions the three 1,000 square foot, for-sale or lease neighborhood commercial spots on Shepard Lane for uses such as real estate agents, hair stylists, and insurance agents. He would like to maximize the density of the corner with underground parking and five above-ground floors, which would feature both stairs and elevators.

Councilmember **Roger Child** said this would create a niche, as Farmington currently doesn’t have affordable, for-sale stackable units. This product would appeal to both young and old, and covered parking is particularly desirable. Stackable town homes only seem to appeal to the young demographic.

Councilmember **Scott Isaacson** asked the Council if they want a more commercial product on this corner. He is disappointed that all that has been coming out of the ground there is residential, even though it is an area slated for commercial development.

McCandless replied that office and retail are both dead. After 10 years of trying to fill a 83,000 square-foot office building in Cottonwood Heights, and only getting offers that ended up failing, he recently converted it to residential. Office and retail used to make money, but it is not so now. If he doesn’t sell these commercial units in three years’ time, he may ask to convert the space to residential instead.

Councilmember **Kristen Sherlock** pointed out that there is a commercial aspect on the ground floor. She personally likes the mixed-use project. She said one- and two-bedroom units would be a challenge to sell, as financing would be difficult. Investors may show more interest.

Child said any exclusively commercial project there would remain a single-floor use, and would likely not go vertical. The proposed project would give a bonus with having residential on top. He feels this is a good use at this location.

McCandless said he considered all two-bedroom units, but it didn’t pencil financially for this \$20 million project. He may not end up building this out himself, but it would sell better if the land had entitlements attached to it.

HISTORIC BARN DISCUSSION

Hansell brought up the historic barn on Lagoon property on State Street. Keeping the building standing or restoring it to its former glory would take more money than the City has. The public doesn’t currently have access to it, and efforts would have to be coordinated with Lagoon. There are still historic implements and tools inside the barn.

Isaacson suggested that Lagoon repurpose the barn and relocate it to Pioneer Village. **Hansell** suggested that the Historic Preservation Commission consider this project, as they have added new members lately.

COUNCILMEMBER COMMENTS

Councilmember **Melissa Layton** mentioned graffiti throughout the City that was recently brought to her attention. She would like youth to help remove it, which would lead to self-policing and a sense of ownership.

REGULAR SESSION

Present:

*Mayor Brett Anderson,
Mayor Pro Tempore/Councilmember Amy
Shumway (via Zoom),
Councilmember Roger Child,
Councilmember Scott Isaacson,
Councilmember Melissa Layton,*

*Councilmember Kristen Sherlock,
City Attorney Paul Roberts,
City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,
Communications Specialist Jody Peeters,
and Project Engineer Russell Coons.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:02 p.m. **Mayor Anderson** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Kristen Sherlock**.

PRESENTATION:

Musical Numbers by Sadie Farnsworth

Farnsworth has performed with Farmington High School choir, Battle of the bands, and Utah State Solo and Ensemble. Last year, she made it through all Zoom rounds while auditioning for American Idol, and was one of only 150 invited to audition for celebrity judges Lionel Richie, Carrie Underwood, and Luke Bryan.

BUSINESS:

Consider approval of Forge Industrial, LLC to construct the Farmington Compton waterline replacement project bid

Project Engineer **Russell Coons** presented this agenda item. The City received 10 bids for the Compton Waterline Replacement Project ranging from \$166,679.88 to \$436,379, and will begin construction in May. The project includes replacing an aged and undersized waterline, as well as water meters, curb, and gutter. It was important to get the water lines upsized, since a new subdivision is planned in the vicinity.

Councilmember **Scott Isaacson** pointed out Section 1.1 of the agreement included an incorrect project description.

Motion:

Isaacson moved that the City Council approve the contract and bid from Forge Industrial, LLC for the construction of waterline replacement improvements in the amount of \$166,679.88 to be paid from various street and water maintenance funds, with a caveat that the description of work be updated to include the correct project description as discussed.

Councilmember **Roger Child** seconded the motion. All Councilmembers voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Amy Shumway	X Aye	___	Nay
Councilmember Roger Child	X Aye	___	Nay
Councilmember Scott Isaacson	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay
Councilmember Kristen Sherlock	X Aye	___	Nay

Consider approval of Asphalt Construction and Excavating to construct the sidewalk improvements project

Coons presented this agenda item. The City received four bids for the Farmington CGS Project ranging from \$314,470.39 to \$659,540, and will begin construction in May. The project at four different locations includes asphalt extension agreements including the installation of asphalt, sidewalk, curb, and gutter. **Coons** said the affected residents will give the City the Right of Way and the City will install the improvements. The project will include removing 30 trees on 500 South east of the trail. These are pines and aspens on the fence line.

Isaacson asked why these four places were prioritized over other locations in the City. City Attorney **Paul Roberts** said it is to finish the patchwork on the west side of the trail. Due to the general direction of the City Council, this will not include a special assessment on residents.

Motion:

Child moved that the City Council approve the contract and bid from Asphalt Construction and Excavating for the construction of the Farmington CGS Project in the amount of \$314,470.39 to be paid from various street and storm drain maintenance funds, with the adoption of the proper description of the work reflected in the contract.

Councilmember **Melissa Layton** seconded the motion. All Councilmembers voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Amy Shumway	X Aye	___	Nay
Councilmember Roger Child	X Aye	___	Nay
Councilmember Scott Isaacson	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay
Councilmember Kristen Sherlock	X Aye	___	Nay

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including:

- Item 1: Approval of the City Council minutes for April 7, 2026
- Item 2: Seasonal Ban and Outdoor Burning Ordinance, as reviewed at the last City Council meeting
- Item 3: Franchise Agreement with Qwest Corporation (dba Centurylink QC)
- Item 4: Surplus Property Including a 2018 Ford 150 and a 2011 Ford 150
- Item 5: Monthly Financial Report

Motion:

Sherlock moved to approve the Summary Action list Items 1-5 as noted in the Staff Report.

Child seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Amy Shumway	X Aye	___	Nay
Councilmember Roger Child	X Aye	___	Nay
Councilmember Scott Isaacson	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay
Councilmember Kristen Sherlock	X Aye	___	Nay

GOVERNING BODY REPORTS:

Mayor Anderson and City Council Reports

Councilmembers noted that they will be attending the Utah League of Cities and Towns Conference in St. George that week.

Roberts said he will address the Instagram request from the Youth City Council in a written response. He was impressed with their presentation.

ADJOURNMENT

Motion:

Child made a motion to adjourn the meeting at 7:31 p.m.

Sherlock seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Amy Shumway	X Aye	___	Nay
Councilmember Roger Child	X Aye	___	Nay
Councilmember Scott Isaacson	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay
Councilmember Kristen Sherlock	X Aye	___	Nay

DeAnn Carlile, Recorder



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FARMINGTON, UT 84025
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801-451-5453

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Chief Austin Anderson
Date: May 5, 2026
Subject: Surplus of Police Department Vehicle

RECOMMENDATION(S):

I recommend you approve the Police Department's request to surplus one patrol vehicle to Young Commercial Fleet.

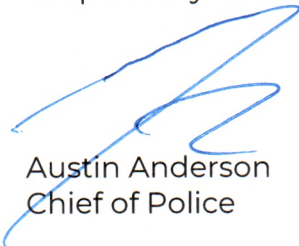
BACKGROUND:

We have identified a vehicle with significant issues that is prohibiting the vehicle from being in-service. This vehicle no longer meets our operational needs or efficiency standards for the department. Below is a summary of the vehicle we respectfully request approval to surplus:

VIN Number	Mileage	Year	Make / Model	Appraised Value
1C4RDJFG7KC771241	62,183	2019	Dodge Durango	\$10,000.00

Total Appraised Revenue: \$10,000.

Respectfully submitted



Austin Anderson
Chief of Police

Review and concur



Brigham Mellor
City Manager