

WORK SESSION: A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be a discussion regarding alternative mode of transportation and to answer any questions the City Council may have on agenda items. The public is welcome to attend.

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, October 2, 2018, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

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

The agenda for the meeting shall be as follows:

CALL TO ORDER:

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

PRESENTATIONS:

7:05 Recognition of Dave Quinley for 15 Years of Dedicated Service to the Police Department

7:15 Introduction of 2 New Police Officers and the Administration of Oath of Office

PUBLIC HEARINGS:

7:25 Rezone and Schematic Plan for Kirkham Subdivision located at 975 N Compton Road

7:35 Amendment to Hughes Farms Subdivision Conservation Easement

NEW BUSINESS:

7:45 Resolution Amending the Consolidated Fee Schedule related to Application Fees

7:50 Ordinance Amending City Code Regarding On-Street Parking

SUMMARY ACTION:

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

8:00 Minute Motion Approving Summary Action List

1. Approval of Minutes from September 18, 2018

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

Minute motion to reconvene the City Council Meeting.

GOVERNING BODY REPORTS:

8:15 City Manager Report

1. Fire Monthly Activity Report for August
2. Building Activity Report for August
3. City Manager Recruitment Update

8:30 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

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

DATED this 25th day of September, 2018.

FARMINGTON CITY CORPORATION

By: _____
Holly Gadd, City Recorder

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

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

Posted 09/25/2018

CITY COUNCIL AGENDA

For Council Meeting:
October 2, 2018

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

It is requested that City Manager Dave Millheim give the invocation to the meeting and it is requested that Mayor Jim Talbot lead the audience in the Pledge of Allegiance.

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

CITY COUNCIL AGENDA

For Council Meeting:
October 2, 2018

**S U B J E C T: Recognition of Dave Quinley for 15 Years of Dedicated Service to the
Police Department**

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

CITY COUNCIL AGENDA

For Council Meeting:
October 2, 2018

S U B J E C T: Introduction of 2 New Police Officers and Administration of Oath of Office

ACTION TO BE CONSIDERED:

None.

GENERAL INFORMATION:

Wayne Hansen, Police Chief will introduce new Police Officers.
Holly Gadd will perform the administration of the Oath of Office.

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

CITY COUNCIL AGENDA

For Council Meeting:
October 2, 2018

PUBLIC HEARING: Rezone and Schematic Plan for the Kirkham Subdivision located at 975 N. Compton Road

ACTION TO BE CONSIDERED:

1. Hold the Public Hearing.
2. See attached staff report for recommendation.

GENERAL INFORMATION:

See enclosed staff report prepared by the venerable Eric R. Anderson, City Planner.

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



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

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, City Planner

Date: October 2, 2018

SUBJECT: **KIRKHAM SUBDIVISION – SCHEMATIC PLAN AND REZONE**
Applicant: **Justin Atwater – Wright Development**

REZONE

RECOMMENDATION

Move that the City Council approve the enclosed enabling ordinance amending the zoning map from A-F to LR-F for approximately .31 acres of property located at 975 N. Compton Road as identified by parcel identification number 080520206, subject to all applicable Farmington City ordinances and development standards and the following condition: the approval is subject to an approved preliminary plat.

Findings for Approval:

1. The proposed rezone is consistent with General Plan designation of LDR.
2. The proposed rezone is consistent with surrounding neighborhoods, including the remaining 2 acres of the subject property.
3. Making the rezone contingent on the approval of a preliminary plat ensures that vesting does not occur without the approval of the subdivision, protecting the city in the event that the applicant does not move forward with the subdivision.

BACKGROUND

The applicant desires to develop 2.4 acres of property into 4 lots, but must obtain a rezone of approximately .31 acres on the northwest corner of the subject property from A-F to LR-F in order to move forward with the subdivision as proposed. The majority of this property has already been zoned LR-F, and in order to make the subdivision work, the applicant needs the remaining A-F zone amended to LR-F.

SCHEMATIC PLAN

RECOMMENDATION (if the rezone is approved by the City Council):

Move that the City Council approve the schematic plan for the Kirkham Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall provide the additional foothill overlay zone plans and development standards as set forth in Section 11-30-050 of the Zoning Ordinance prior to or concurrent with final plat;
2. The applicant shall amend the right-of-way to include park-strip and sidewalk on preliminary plat;
3. The applicant shall amend the alignment of the storm drain line on preliminary plat and subject to City Engineer approval;
4. All outstanding comments from the DRC for schematic plan shall be addressed on preliminary plat.

Findings for Approval:

1. The proposed plan meets the requirements of the subdivision and zoning ordinances of an LR-F zone, if the rezone does occur.
2. Schematic plan does not vest the property, and will be null-and-void if the rezone is not passed.
3. The proposed plan is for a conventional subdivision in the LR-F zone, and is an administrative act, if the rezone does occur.

BACKGROUND

The proposed schematic plan shows 4 lots on 2.4 acres of property, but is dependent on the rezone to achieve this density, as a denial of the rezone would render the schematic plan unrealizable. This notwithstanding, the staff report for the schematic plan will assume an LR-F zone designation for the property. The subdivision is proposing a cul-de-sac road servicing Lots 1-3, and Lot 4 has an existing home, which will remain and have frontage/access on Compton Road.

The provided schematic plan meets all of the standards and requirements for a conventional subdivision in the LR-F zone, including minimum lot area, lot width, and lot frontage. The issues raised by the DRC in their review of this property mostly involve storm-water management, because the cul-de-sac slopes down from Compton Road, and there is not enough depth in the existing storm-water lines to convey the water from all of the lots into the road. However, there is enough depth for Lots 1, 2, and 4 to convey their storm-water into Compton Road and into the City's storm drain system. Conversely, Lot 3 will need to find an alternative means of storm-water management; as a solution, the applicant is proposing a small storm-water retention basin (as opposed to a detention basin) on Lot 3, which will serve only that home.

Because the subject property sits in the foothill overlay zone, the applicant will need to go through some additional requirements as set forth in Section 11-30-050 of the Zoning Ordinance; however, as a matter of practice the City usually requires the developer to provide

the additional development standards at final plat, including but not limited to a drainage and erosion control plan, fault line study, revegetation plan, soils characteristics study, and fire protection study.

The Planning Commission reviewed this application at their **September 6, 2018** meeting and unanimously recommended approval of both the rezone and schematic plan with little discussion.

Supplemental Information

1. Vicinity Map
2. General Land Use Plan
3. Zoning Map
4. Enabling Ordinance
5. Kirkham Subdivision Schematic Plan
6. Section 11-30-050 of the Zoning Ordinance

Applicable Ordinances


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

Respectfully Submitted



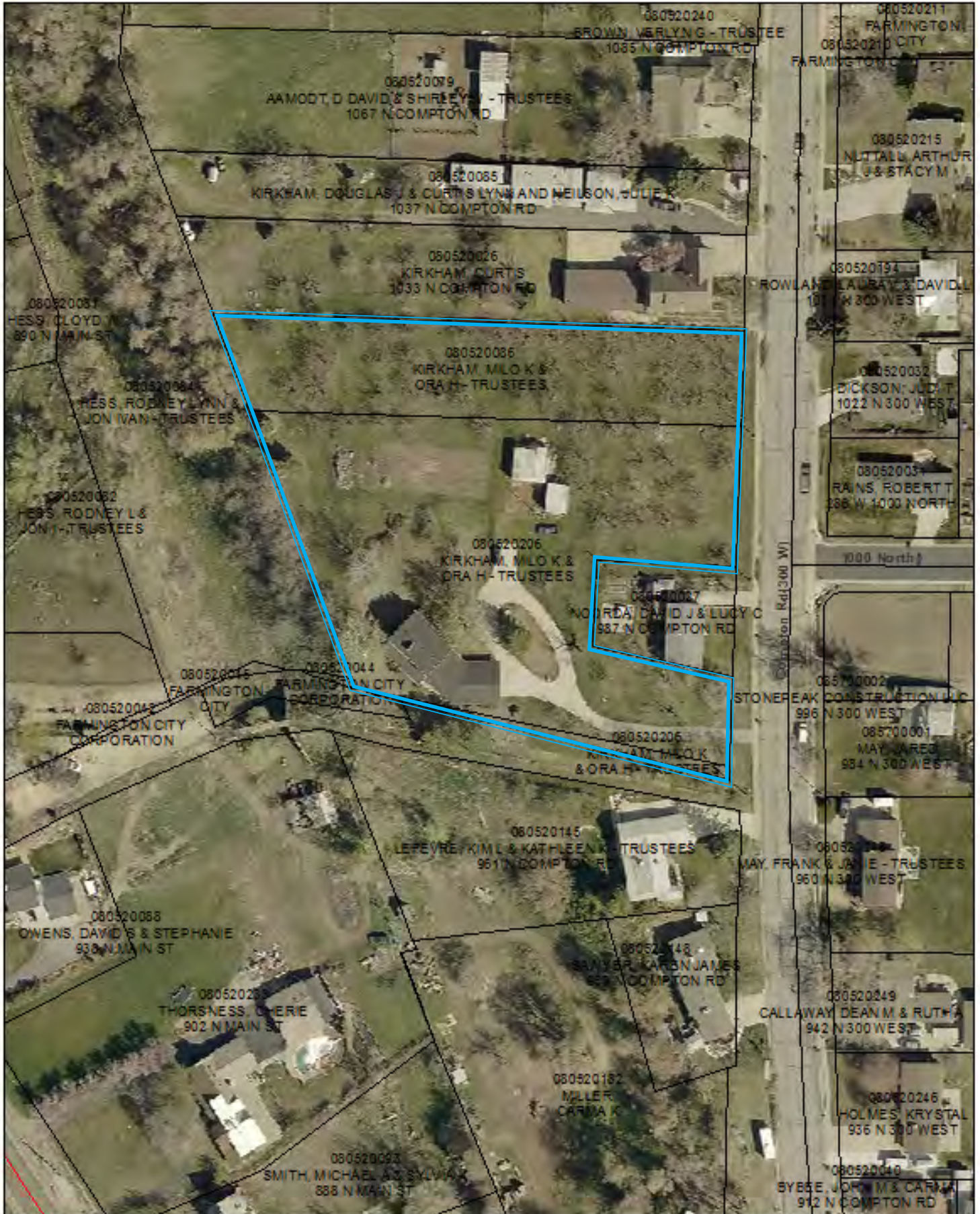
Eric Anderson
City Planner

Concur

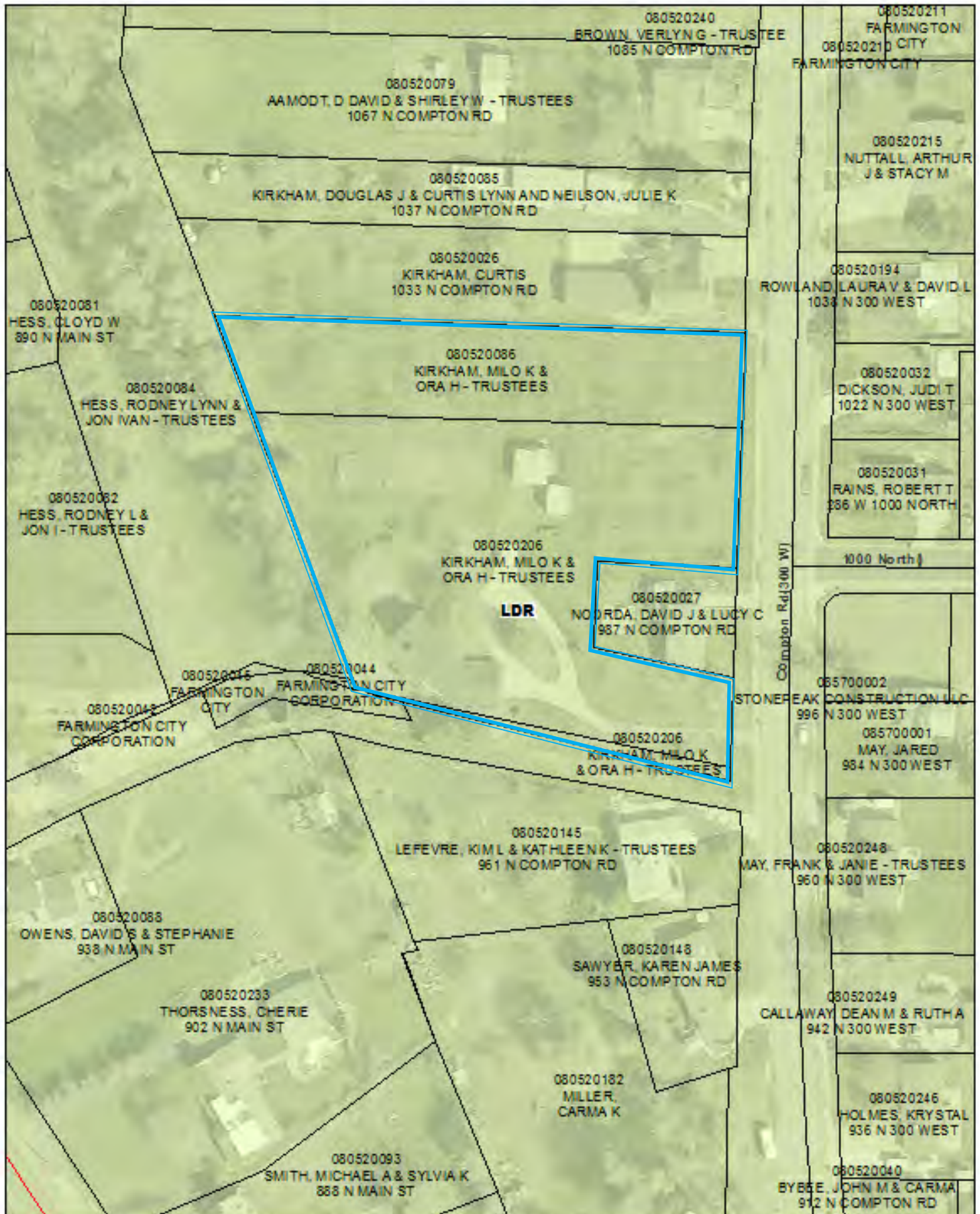


Keith Johnson
Assistant City Manager

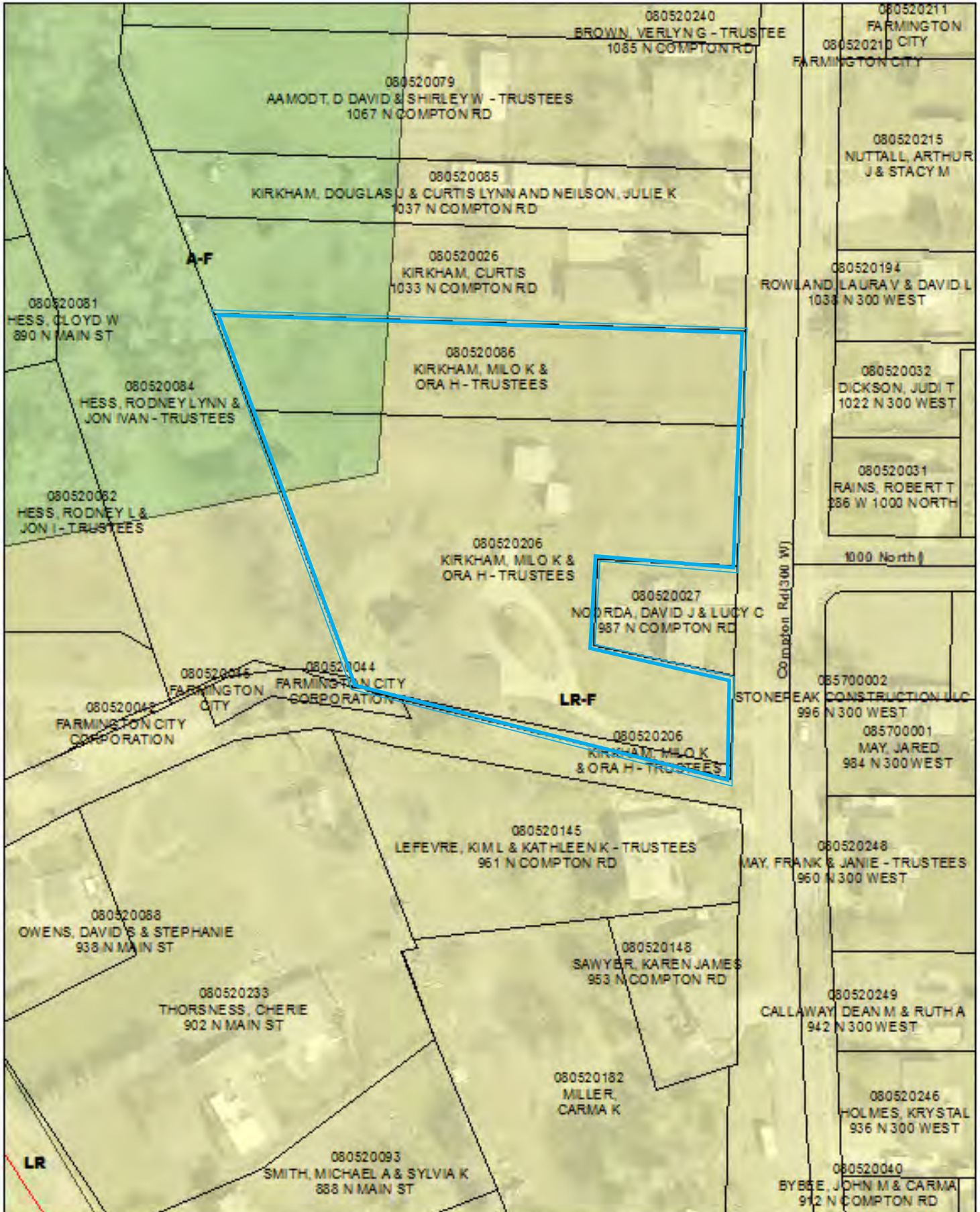
Farmington City



Farmington City



Farmington City



FARMINGTON, UTAH

ORDINANCE NO. 2018 -

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FROM A-F TO LR-F FOR APPROXIMATELY .31 ACRES OF PROPERTY LOCATED AT 975 N. COMPTON ROAD

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

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

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

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

Section 1. Zoning Change. A portion of the properties described in Exhibit A attached hereto and made a part hereof, and further described in Application # Z-8-18, filed with the City, located at 975 N. Compton Road, identified by parcel numbers: 080520086 and 080520260, and comprising approximately .31 acres of the subject properties.

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

Section 3. Effective Date. This ordinance shall take effect immediately.

DATED this 2nd day of October, 2018.

FARMINGTON CITY

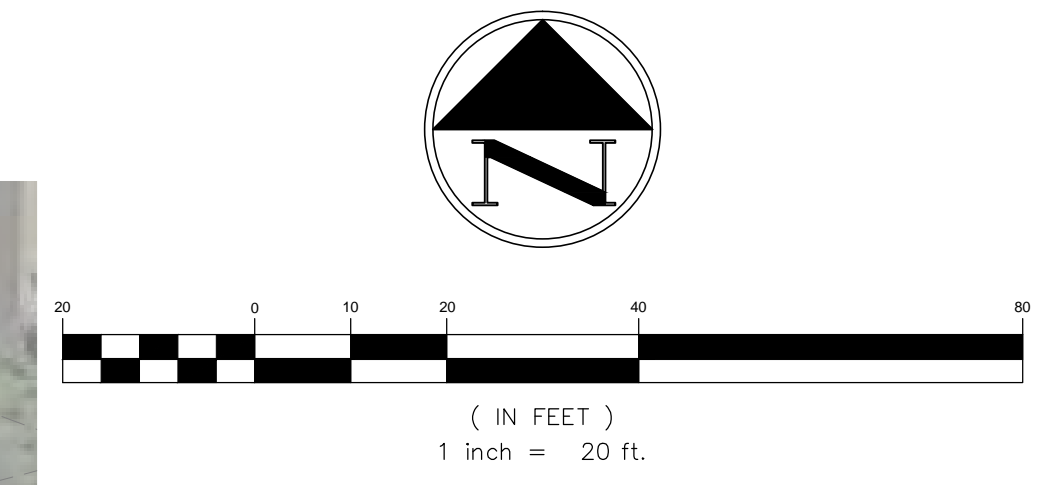
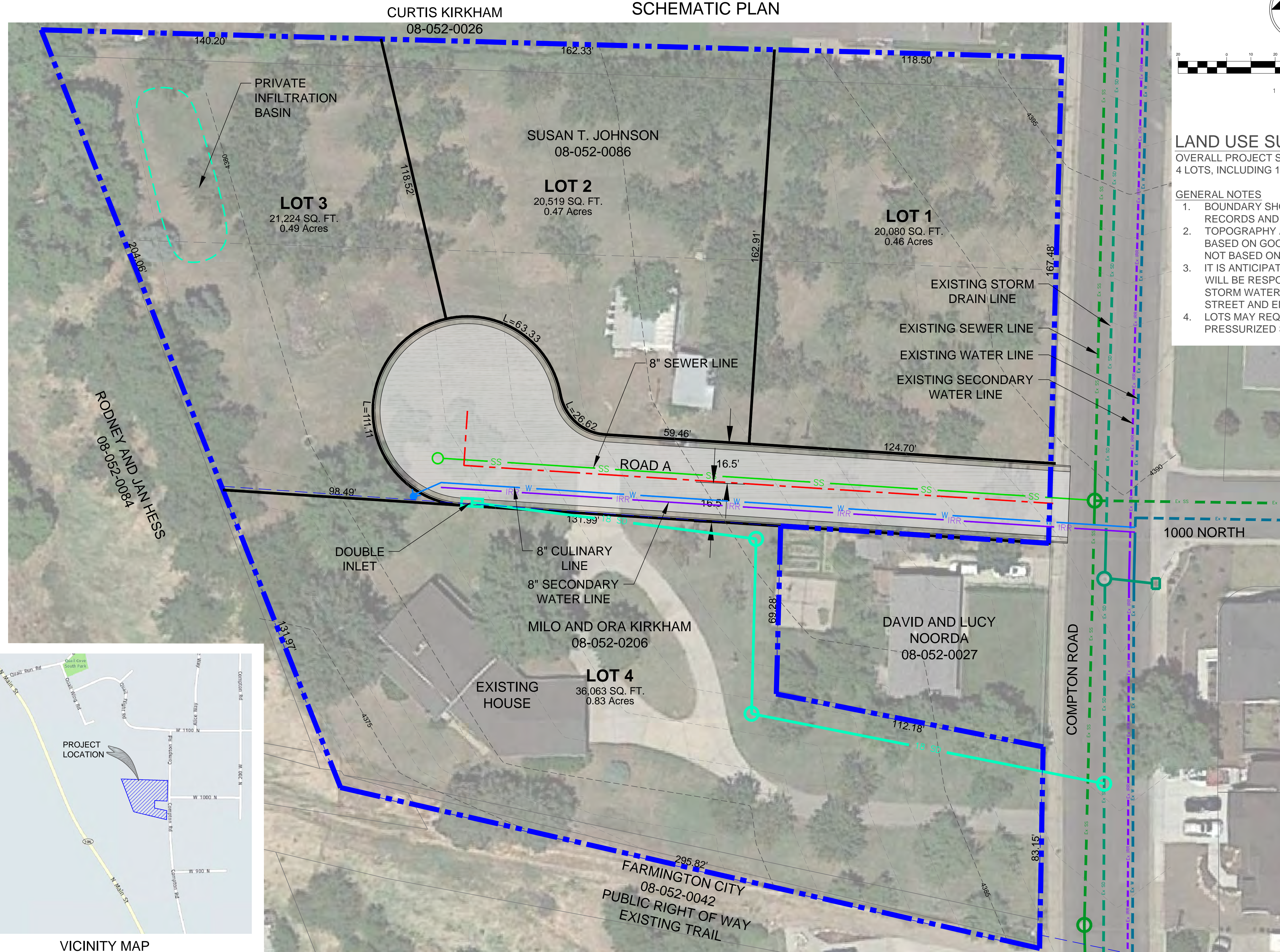
H. James Talbot
Mayor

ATTEST:

Holly Gadd
City Recorder

KIRKHAM SUBDIVISION

SCHEMATIC PLAN



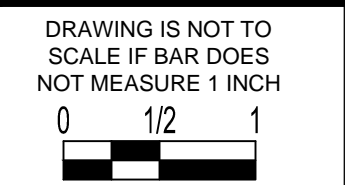
LAND USE SUMMARY

OVERALL PROJECT SIZE: 2.4 ACRES
4 LOTS, INCLUDING 1 EXISTING HOMES

GENERAL NOTES

1. BOUNDARY SHOWN BASED ON COUNTY RECORDS AND NOT BASED ON A SURVEY.
2. TOPOGRAPHY AND EXISTING UTILITIES BASED ON GOOGLE EARTH IMAGES AND NOT BASED ON A SURVEY.
3. IT IS ANTICIPATED THAT EACH LOT 3 AND 4 WILL BE RESPONSIBLE FOR THEIR OWN STORM WATER. LOT 1 AND 2 WILL FLOW TO STREET AND ENTER DRAINAGE SYSTEM.
4. LOTS MAY REQUIRE INDIVIDUAL PRESSURIZED SEWER LINES.

NO.	DATE	REVISION



SCHEMATIC PLAN
KIRKHAM SUBDIVISION
FARMINGTON CITY, DAVIS COUNTY, UTAH

Scott R. McFarland, PE
Project Manager
142 East 1275 South
Kaysville, Utah 84037
801.726.6797 (M)
srm@mea.com



PREPARED FOR
JUSTIN ATWATER
PEMBRIDGE HEATHROW
HOLDINGS
(801) 913-0258

DESIGN: SPM
DRAWN: SPM
CHECKED: SRM
DATE: 6-25-18

SHEET:
C1

L:\MEA\1706 - Kirkham Subdivision\00-Cadd\01-Concept\Kirkham Concept Plan.dwg Jul 18, 2018 - 2:05pm

11-30-050: REQUIRED PLANS AND DEVELOPMENT STANDARDS:

The planning commission shall require the following reports and plans to be provided by the applicant. All reports and plans submitted herein, shall be prepared by persons or firms licensed or certified to practice their specialty in the state of Utah, if the required expertise is in their field of practice: (Ord. 1993-17, 4-21-1993)

A. Drainage And Erosion Control Plan: A drainage and erosion control plan shall be prepared by a professional engineer licensed by the state of Utah. The plan shall be sufficient to determine the erosion control measures necessary to prevent soil loss during construction and after project completion. The plan shall include a stormwater management, erosion control and grading details describing the methods by which surface water, natural drainages, flooding, erosion and sedimentation loss will be controlled during and after construction. In addition, developments in which the total area is over one acre shall submit a plan for erosion and sediment control which is consistent with current federal NPDES regulations. In a phased development, the area of all phases shall be used to compute the total area and the NPDES plan shall be prepared and submitted with the first phase of development. The plan shall include the following information: (Ord. 2005-11, 4-6-2005)

1. The "rational method", or other stormwater computation method as approved by the city engineer, shall be used in computing runoff. The basic formula for the "rational method" is:

Q = CIA in which:	
Q = Runoff in cubic feet per second (cfs)	
C = Coefficient of runoff or the portion of stormwater that runs off a given area. The following are typical examples of land use ranges for C value. The actual C value used shall be approved by the city engineer:	
Industrial and commercial	.80 - .90
Residential	.30 - .40
Parks	.15 - .25
Agricultural	.10 - .20
I = Average rainfall intensity, based on Davis County data for the Farmington City area, during time of concentration for 10 year return period in inches per hour. The time of concentration shall be defined as the time required for water to flow from the highest to the lowest points of the drainage basin under consideration.	
A = Drainage area in acres.	

2. Lots shall be arranged so as to ensure adequate setbacks from drainage channels. The flow from a 100-year storm shall be the basis for calculating setbacks. No dwelling shall be allowed within the 100-year floodplain.
3. Erosion control measures on the development site shall be required to minimize the increased solids loading in runoff from such areas during and after construction. All erosion prevention

devices, detention ponds and stormwater facilities shall be constructed as part of the first facility improvements on the development site and according to the following standards:

- a. Such facilities shall be designed so as to detain safely and adequately the maximum expected stormwater runoff for a 10-year storm for a sufficient length of time so as to prevent flooding and erosion during stormwater runoff flow period.
 - b. Such facilities shall be so designed as to divert surface water away from cut faces or sloping surface of a fill.
 - c. The existing natural drainage system shall be utilized to the extent possible in its natural state.
 - d. Where drainage channels are required, wide shallow swales lined with appropriate vegetation shall be used instead of cutting narrow, deep drainage ditches.
 - e. Flow retarding devices, such as detention ponds, shall be used where practical to minimize increases in runoff volume and peak flow rate due to development.
4. Water from natural drainage channels shall be allowed to continue through the development site.

B. Grading Plan: A grading plan shall be prepared by qualified professionals licensed by the state of Utah and shall comply with the following standards:

1. The grading plan shall show present topography and proposed modifications to include elevations, lines and grades including the location and depth of all proposed cuts and fills of the finished earth surfaces. All cuts and fills shall be designed and constructed in such a way that they produce the minimum disturbance to the natural grade and character of the foothill area.
2. The plan shall show existing details and contours at two foot (2') contour intervals where terrain will not be modified and proposed details and contours at two foot (2') intervals where terrain modifications are proposed. The plan shall be drawn at a scale of one inch equals twenty feet (1" = 20').
3. The proposed area to be graded shall be clearly delineated on the plan and the area amount stated in square feet.
4. Grading plans shall include slope district maps for the development site. Two (2) maps shall be prepared. The first shall represent the predevelopment slope districts and the second shall represent postdevelopment slope districts.
5. Topsoil stockpile areas shall be designated.
6. The developer is responsible for interim stabilization of all disturbed areas during the period of construction to prevent off site erosion effects, and for final stabilization once construction is completed. Lot owners or homeowners' associations are responsible for stabilization of building sites and lots upon taking possession of such.
7. All permanent fills shall be constructed to prevent settlement, sliding or erosion damage to streets, curbs, gutters, sidewalks or buildings. (Ord. 1993-17, 4-21-1993)
8. All cuts and fills shall comply with standards of the international building code. (Ord. 1993-17, 4-21-1993; amd. 2016 Code)

9. The top and bottom edges of slopes caused by an excavation or fill up to ten (10) vertical feet shall be at least five (5) horizontal feet from property lines or public right of way lines.
10. Grading of the lot or parcel which is related to creation of the primary building site or construction of the structure shall not extend more than thirty feet (30'), horizontally, in front, to the rear, or to the side of the proposed structure, unless a greater distance is approved by the planning commission upon a showing by the developer that a greater distance will not be contrary to the purposes of this chapter.
11. Excess cut material resulting from road construction or utility installation shall be removed from the site. Access or haul road location, treatment and maintenance requirements shall be designated on the grading plan. Where permanent roads or roadbeds are to be used during construction and stormwater inlets have already been installed, they shall be protected to prevent sediment from entering the stormwater system. If temporary haul roads are proposed, the plan shall include a description of the method for controlling erosion and dust during the period of the road's operation and restoration of the area once hauling is completed.
12. Analysis of the environmental effects of such operations, including effects on slope stability, soil erosion, water quality, fish and wildlife, and fire hazard.
13. All repair measures for disturbed areas shall be made not later than thirty (30) days after the disturbance is made, except revegetation which shall take place at the earliest planting season thereafter.

C. Revegetation Plan: The revegetation plan shall include a slope stabilization and revegetation report which shall include:

1. Location and identification of existing vegetation;
2. The vegetation to be removed and the method of disposal. All areas of the development site cleared of natural vegetation in the course of construction shall be replanted with vegetation possessing erosion control characteristics at least equal to the natural vegetation which was removed;
3. The vegetation to be planted. New plantings shall be protected with mulch material and fertilized in conjunction with a planting and watering schedule. Persons or firms having expertise in the practice of revegetation (i.e., licensed landscape architects or nurserymen) shall supervise the planning and installation of revegetation cover for the total development site;
4. Slope stabilization measures to be installed while new vegetation is being established; and
5. All revegetation of disturbed areas shall be made not later than thirty (30) days after the disturbance is made or at the earliest planting season thereafter.

D. Geology Report: A geology report shall be prepared by a geotechnical engineer licensed by the state of Utah. A geologic map shall accompany the report. Mapping shall reflect careful attention to the rock composition, structural elements and surface and subsurface distribution of the earth materials exposed or inferred within both bedrock and surficial deposits. A clear distinction shall be made between observed and inferred features and/or relationships. The geology report shall include the following information:

1. Definition of any zones of deformation with respect to active faults and other mass movements of soil and rock. No structures or off site improvements shall be built on any identified major or minor secondary faults.
2. Identification of anomalies of the terrain or characteristics of the geological materials which would have any potential impact upon the use of the site.
3. No structures or off site improvements shall be allowed on any active landslide area.
4. Problems associated with development on or near perched groundwater and shallow groundwater must be mitigated.
5. No structures shall be allowed in any rockfall zone. Off site improvements may be allowed through special approval by the planning commission, if the danger is mitigated.
6. Location of the depth to bedrock if bedrock is within ten feet (10') of the surface.
7. Written recommendations for construction of proposed structures or public improvements to minimize or avoid impacts of potential geologic hazards.
8. Flood erosion and/or deposition potential if floodways exist on the property.

E. Soil Characteristics Report: The soil report shall be prepared by a civil engineer specializing in soil mechanics and licensed by the state of Utah and shall be based upon adequate test borings and excavations. This report shall contain data regarding the nature, distribution and strength of soils within the project area to a depth of ten feet (10'). The soil report shall include:

1. Unified classification of all soils encountered on the site with an estimate of their susceptibility to erosion, liquid limit, shrink-swell potential and general suitability for development.
2. A statement as to whether or not groundwater was encountered in any of the test borings and at what elevation it was encountered and an estimate of the normal highest elevation of the season high groundwater table.
3. Flood history and potential proximity to known floodplains and drainage channels.
4. The soil investigation shall recommend corrective actions intended to prevent damage to proposed structures and/or public improvements.

F. Fire Protection:

1. All developed areas shall have an approved water supply which meets minimum firefighting requirements. (Ord. 1993-17, 4-21-1993)
2. Each development site proposal and building permit for private lots, flag lots, and where the front setback is greater than fifty feet (50'), shall be reviewed by the Farmington City fire department to determine whether it complies with the international fire code in reference to required vertical driveway clearance. Developments which do not, will be disapproved. (Ord. 1993-17, 4-21-1993; amd. 2016 Code)

G. Streets And Ways:

1. The street standards and specifications of Farmington City shall apply to all developments, except where conditions related to proper development of foothill areas necessitate altering these standards as described below and elsewhere in this chapter.
2. Streets, roadways and private accessways shall follow as nearly as possible the natural terrain. Roads and other vehicular routes shall not cross property having a slope greater than thirty percent (30%) unless, after review by the planning commission, it is determined that:
 - a. Appropriate engineering measures, consistent with the purpose of this chapter, can be taken to minimize the impact of cuts and fills; and
 - b. The environment and aesthetics of the area will not be significantly affected.
3. The following table lists standard improvements with established standards. The exceptions listed may be specifically approved by the city council only after careful review of each individual application and after receiving a recommendation from the planning commission:

Improvement	Established Standard	Maximum Exception
Collector road width	60 foot right of way	50 foot right of way
Cul-de-sac right of way	50 foot radius	46 foot radius
Horizontal curve	250 foot minimum radius for 30 miles per hour design speed	125 foot minimum radius for 25 miles per hour design speed
Minor road width	50 foot right of way	42 foot right of way
Road grade	10% on collector streets 12% on local streets	12% on collector streets 14% on local streets (maximum length of street segments at increased grades shall be specifically approved by the city council)

4. The developer shall dedicate to the city a slope easement for any cut or fill slope created by construction of a street in the foothill overlay zone which is not contained within the public right of way.
5. Points of access shall be provided to all developed and nondeveloped areas for emergency firefighting equipment. Driveways shall not exceed a slope of fourteen percent (14%) and shall have direct access to a public street.
6. Development sites which are located near canyon trails will provide reasonable access to those trails. Parking areas may be required by the planning commission at trailheads.

7. The impervious surface for streets and ways within the gross development site shall not exceed twenty percent (20%).
 8. Variations of the street design standards developed to solve special foothill visual and functional problems may be presented to the planning commission for consideration. Examples of such variations may be the use of split roadways or one-way streets for short sections in steeply sloped areas without intersections to avoid deep cuts, also, modifications of surface drainage for curb, gutter and sidewalk design and other innovative designs may be considered in foothill developments.
- H. On Site Development: The developer, or in the case of single-family and two-family dwellings, the owner, shall be fully responsible for making all improvements in accordance with the approved plans. The property owner shall be responsible for maintaining all improvements made in accordance with the site development approval. (Ord. 1993-17, 4-21-1993)

CITY COUNCIL AGENDA

For Council Meeting:
October 2, 2018

PUBLIC HEARING: Amendment to Hughes Farms Subdivision Conservation Easement

ACTION TO BE CONSIDERED:

1. Hold the Public Hearing.
2. See attached staff report for recommendation.

GENERAL INFORMATION:

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

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



City Council Staff Report

To: Honorable Mayor and City Council
From: David E. Petersen, Community Development Director
Date: October 2, 2018
SUBJECT: **HUGHES FARM CONSERVATION EASEMENT AMENDMENT
REQUEST**

RECOMMENDATION

1. Hold a public hearing.
2. Move that the City Council approve the petition by the owners of Lots 7, 8, 9, 10, 11, 15, and 16 of the Hughes Farm Subdivision to modify the conservation easement as set forth in the enclosed "Conservation Easement Amendment No. 1", and direct staff to provide a clean copy (without red-lines) of the amendment for signatures.

Findings:

The amendments to the Conservation Easement attached hereto are--

1. Minor or incidental changes which are not inconsistent with the conservation values or purposes of the Conservation Easement and/or provide clarification to aid in the interpretation of the document;
2. Consistent with the overall purpose of the Conservation Easement and will not be detrimental to or compromise the protection of the stated conservation values of the Property;
3. Substantially equivalent to or enhance the conservation values of the Property;
4. Consistent with the City's goals for conservation of land under the Farmington City Conservation Subdivision Ordinance and will not undermine the City's obligation to preserve and enforce other conservation easements it has accepted;
5. Minimum change necessary to achieve the desired and acceptable purpose;
6. Clearly warranted and in the best interest of the public and the subject Property; and

7. The granting of the amendments will not set an unfavorable precedent for future amendment requests; and
8. The amendments do not adversely affect the City's qualification as a holder of conservation easements or any claimed deduction for donation of the conservation easement; and
9. The amendments do not provide a private benefit for the landowner or any private party or parties no greater than found elsewhere in the Hughes Farm Subdivision.

BACKGROUND

The City Council approved a conservation easement, which was recorded on Lots 7, 8, 9, 10, 11, 15, and 16 of the Hughes Farm Subdivision plat (and illustrated on the same) in conjunction with the recordation of said plat on May 8, 2001. Portions of Davis Creek, and its flood way/plain are contained within these lots. The conservation easement was not recorded on a separate parcel, which was and is still customary, but was recorded on individual building lots, which the Zoning Ordinance at the time identified as "Conservancy Lots" whereby certain areas of these lots remained restricted and unbuildable in perpetuity. The City amended its ordinance a few years ago, after the Hughes Farms Subdivision and no longer allows the creation of conservancy lots.

Over the past several years the owners of these lots unknowingly constructed walls, backyard amenities, fences, etc. in violation of the easement. The owners hope that the City is willing to amend the easement to ensure that most of the existing improvements, now in violation, conform to the purposes of the existing conservation values of their properties. On January 22, 2008, the Council adopted a Conservation Easement Amendment Policy, with the help of our City Attorney, to enable the amendment of conservation easements under very narrowly defined parameters. Staff and property owners recommend to the Council that the enclosed amendments meet the criteria of this policy.

Please note, that the County Engineer inspected the properties, with City staff, and found that the southerly Davis Creek flood control berms, constructed in the 1930s, have not been compromised by the actions of the respective owners of the conservancy lots.

Standard of Review. Conservation easements exist in perpetuity and are intended to provide permanent protection and preservation of the encumbered property, and may be only amended under one or more of the following conditions set forth in Section 7 (see above referenced policy) as follows:

- a. The amendment represents a minor or incidental change which is not inconsistent with the conservation values or purposes delineated in the easement.
- b. The amendment corrects an error or oversight in the original conservation easement, including, but not limited to: correction of legal descriptions; inclusion

of standard language unintentionally omitted; clarification of ambiguous language; clarification of obsolete terms; or clarification to aid in interpretation of the document in the future.

c. The amendment addresses or responds to any condemnation or threat of condemnation of a portion or all of property encumbered by a conservation easement, and preserves, to the greatest extent possible, the conservation values and intent of the original easement.

Supplementary Information

1. Petition by Property Owners
2. Farmington City Conservation Easement Amendment Policy.
3. Aerial map illustrating approximate location of the existing Conservation Easement on the effected lots.
4. First Amendment to the Conservation Easement For Hughes Farm (redlined copy).

July 27, 2018

Attn: City Manager
Farmington City
130 N Main
Farmington, UT 84025

RE: Hughes Farms Conservation Easement

Hello,

Due to the current issues regarding the Conservation Easement, we would like to amend the Hughes Farm Conservation Easement (Conservancy Lots) that was dated the 24th of April, 2001, by Flatrock L.C., a Utah limited liability company.

We request to have the following items to be removed or amended:

Please remove: Page 3 Item 6. Permitted Uses.

(d) "exclusive of structures" (on Lots 7-11 only) and please include: "retaining walls, as approved by Farmington City and Davis County, fences, private sports and recreation facilities.

Please remove: Page 3 Item 8. Prohibited Uses.

(b) "including the prohibition against any residential use of such property except as otherwise provided herein regarding landscaping, lawns and gardens on Lots 7-11."

Please remove: (c) "fences" from the paragraph.

Please remove: Page 4

(o) "or other residential uses such as trampolines, patios, gazebos, sports courts, barbeques, etc."

Thank you for your consideration of these important matters. We feel that although it is important to maintain the Conservation Easement, it is also vital to enjoy our homes in the way that Farmington residences are accustomed to.

Sincerely,
Home Owners

211 East Lucky Star Way
Ethington




Signature

227 East Lucky Star Way
Walker


Signature

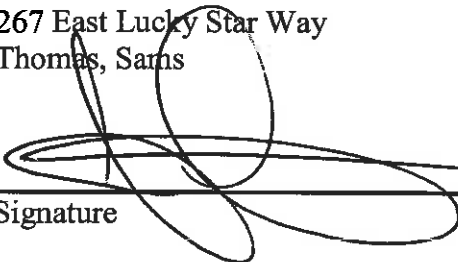
243 East Lucky Star Way
Thomas


Signature

257 East Lucky Star Way
Green


Signature

267 East Lucky Star Way
Thomas, Sams


Signature

1012 South Water Turn Dr.
Katsilas


Signature

1006 South Water Turn Dr.
McKenna


Signature

FARMINGTON CITY CONSERVATION EASEMENT AMENDMENT POLICY

1. Farmington City Conservation Easements.

Farmington City is a governmental entity and a tax exempt entity under Section 501(c) of the *Internal Revenue Code* qualified to acquire conservation easements under the terms of the Land Conservation Easement Act, as set forth in *Utah Code Ann.* §§ 57-18-1, *et seq.*, as amended. Farmington City has enacted Conservation Subdivision Ordinances, as more particularly set forth in Title 11, Chapter 12, of the Farmington City Municipal Code, providing for the development of subdivisions with incentives to preserve and provide for the conservation of open space and other sensitive and valued land within the City. Farmington City has acquired a number of conservation easements over and across various open space and conservation lands within the City and intends to acquire and provide for future conservation easements preserving and protecting open space and conservation lands within the City. Farmington City holds such conservation easements for the benefit of current and future generations and has the obligation to uphold such conservation easements in perpetuity for the purposes set forth therein.

2. Amending Conservation Easements in General.

Conservation easements are generally intended to provide for the permanent and perpetual protection and preservation of the encumbered property. By their terms, conservation easements are not generally permitted to be terminated or altered. It is very important to land conservation efforts to provide for and honor the permanence of conservation easement restrictions. If they are not treated as essentially unchangeable, landowners may be less willing to entrust the protection of their property to land trusts and/or to encumber their property with conservation easements. However, it has also been noted that it is unrealistic to expect that conservation easements must or should always preclude amendment. There are too many unknowns at the time of creation of a conservation easement, and it is often not possible to foresee and record for all time the best and sole use of property. As such, some jurisdictions have recognized that amendments to conservation easements may be necessary on occasion and under reasonable circumstances.

3. Farmington City Amendment Policy.

It is Farmington City's intent and desire to uphold the terms and conditions of conservation easements it holds and to preserve and protect the conservation values of all property so encumbered. Farmington City also recognizes the need to provide for amendments to such easements in limited circumstances as necessary. Any and all amendments to conservation easements held by Farmington City must be approached with great care and shall be approved only in limited circumstances in accordance with and subject to the amendment policies and procedures more particularly set forth herein.

4. Amendment Application.

Any person or entity that is the legal property owner of record of property encumbered by a conservation easement held by Farmington City desiring to amend the provisions of such conservation easement shall be required to file a written application for amendment with the City. All applications for amendment shall be signed by the property owner(s) of record, or his/her/its authorized agent, and filed with the Community Development Director. All applications for amendment shall include the following:

- a. A written description of the proposed conservation easement amendment, including suggested language for any text amendments;
- b. A statement of the grounds and reasons for the proposed amendments and sufficient evidence in support of the same, including discussion of the compliance of the amendment with the qualifications and criteria set forth in this Policy;
- c. All maps and/or documents applicable to the proposed amendment;
- d. The names and addresses of all property owner(s) of record for the subject property encumbered by the conservation easement; and
- e. The fee required for conservation easement amendments as set forth in the City's Consolidated Fee Schedule.

5. Application Fee and Costs.

Unless specifically waived by the City, the application fee for a conservation easement amendment application shall be as set forth in the City's Consolidated Fee Schedule. The applicant shall also pay any staff, legal, and engineering fees incurred by the City in response to an application request. A "Professional Services Deposit" in an amount as set forth in the City's Consolidated Fee Schedule shall be collected at the time of application to cover these costs. Any unused deposit will be refunded to the applicant, and applicant will be responsible for any costs incurred above the amount collected for the Professional Services Deposit. Such fees shall be paid whether the application is approved or not. In addition, the City may condition approval of the amendment upon payment to a Conservation Easement Enforcement and Monitoring Fund of an amount sufficient to offset any increased monitoring or enforcement obligations of the City.

6. Application Review and Approval.

a. **Community Development Director Recommendation.** The Community Development Director, or his or her designee, shall review any application for amendment to a conservation easement. Such review shall include, at a minimum, a site visit to the subject property and a review of the original records of approval for the easement, including the stated conservation values of the subject easement. The Community Development Director shall prepare a written report of recommendation

regarding the proposed conservation easement amendment to the City Council for their review and consideration in accordance with the procedures set forth herein. The Community Development Director may request any further information, data or evidence deemed necessary from the applicant. Upon completion of his or her review, the Community Development Director shall forward his or her report of recommendation to the City Council.

b. **Notice and Public Hearing.** The City Council shall provide at least fourteen (14) days advance notice of a public hearing to be held in consideration of the proposed conservation easement amendment. Such notice shall be provided by publishing in a daily newspaper of general circulation in the City. After proper notice, the City Council shall hold a public hearing on the proposed conservation easement amendment. In addition to the public hearing, the applicant shall be provided an opportunity to address the City Council regarding the amendment and to respond to any issues or comments made regarding the proposed amendment during public comment or raised by the City Council.

c. **City Council Review and Approval.** The City Council shall review the application and record provided for the proposed amendment and shall consider relevant public comment regarding the same. The City Council shall further review and determine whether the proposed amendment meets the qualification and criteria set forth in this Policy. The City Council may thereafter approve or deny, in whole or in part, the application for amendment.

d. **Executed Recording.** Most conservation easements, by their terms, require approval of the amendment by both the Grantor and the Grantee, or their authorized successors and assigns. Any amendments to a conservation easement permitted hereunder shall be in writing, signed by the required parties of interest, and recorded in the Davis County Recorder's Office.

e. **Easement Terms.** In the event the terms of the subject conservation easement provide for greater noticing or procedural requirements for any amendment, such noticing and procedural requirements shall govern. The procedures and noticing provisions set forth herein are intended to be a minimum.

7. Conditions for Qualification.

Any request for amendment to a conservation easement will be reviewed by the City Council according to the procedures set forth in this Policy and will be approved only under one or more of the following conditions:

a. The amendment represents a minor or incidental change which is not inconsistent with the conservation values or purposes delineated in the easement.

b. The amendment corrects an error or oversight in the original conservation easement, including, but not limited to: correction of legal descriptions; inclusion of standard language unintentionally omitted; clarification of ambiguous language; clarification of obsolete terms; or clarification to aid in interpretation of the document in the future.

c. The amendment addresses or responds to any condemnation or threat of condemnation of a portion or all of property encumbered by a conservation easement, and preserves, to the greatest extent possible, the conservation values and intent of the original easement.

8. Mandatory Criteria.

Any request for amendment to a conservation easement will be reviewed by the City Council according to the procedures set forth in this Policy and will be approved only if all of the following criteria can be met:

a. The amendment is consistent with the overall purposes of the conservation easement and will not be detrimental to or compromise the protection of the stated conservation values of the property.

b. The amendment is substantially equivalent to or enhances the conservation values of the property, adds adjacent land, or achieves greater conservation of the property.

c. The amendment is consistent with the City's goals for conservation of land under applicable City Ordinances and will not undermine the City's obligation to preserve and enforce conservation easements it has accepted.

d. The amendment is the minimum change necessary to achieve the desired and acceptable purpose.

e. The amendment is clearly warranted and in the best interest of public and subject property.

f. Granting of the amendment will not set an unfavorable precedent for future amendment requests.

g. The amendment does not adversely affect the City's qualification as holder of conservation easements.

h. The amendment does not provide a private benefit to the landowner or any private party.

HUGHES FARM

LOCATED WITHIN THE SOUTH 1/2 OF SECTION 30
TOWNSHIP 3 NORTH, RANGE 1 EAST, S.L.B.&M.
FARMINGTON CITY, DAVIS COUNTY, STATE OF UTAH

PREFIX
07-228

LAST #
0017



SCALE:
1" = 100'

DEVELOPMENT: HUGHES FARM
CITY: FARMINGTON LOTS: 1 THRU 16 & PCL A

S 1/2 SEC. 30, T.3N, R. 1E
S.L.M. DAVIS COUNTY, UTAH
R 5-08-01

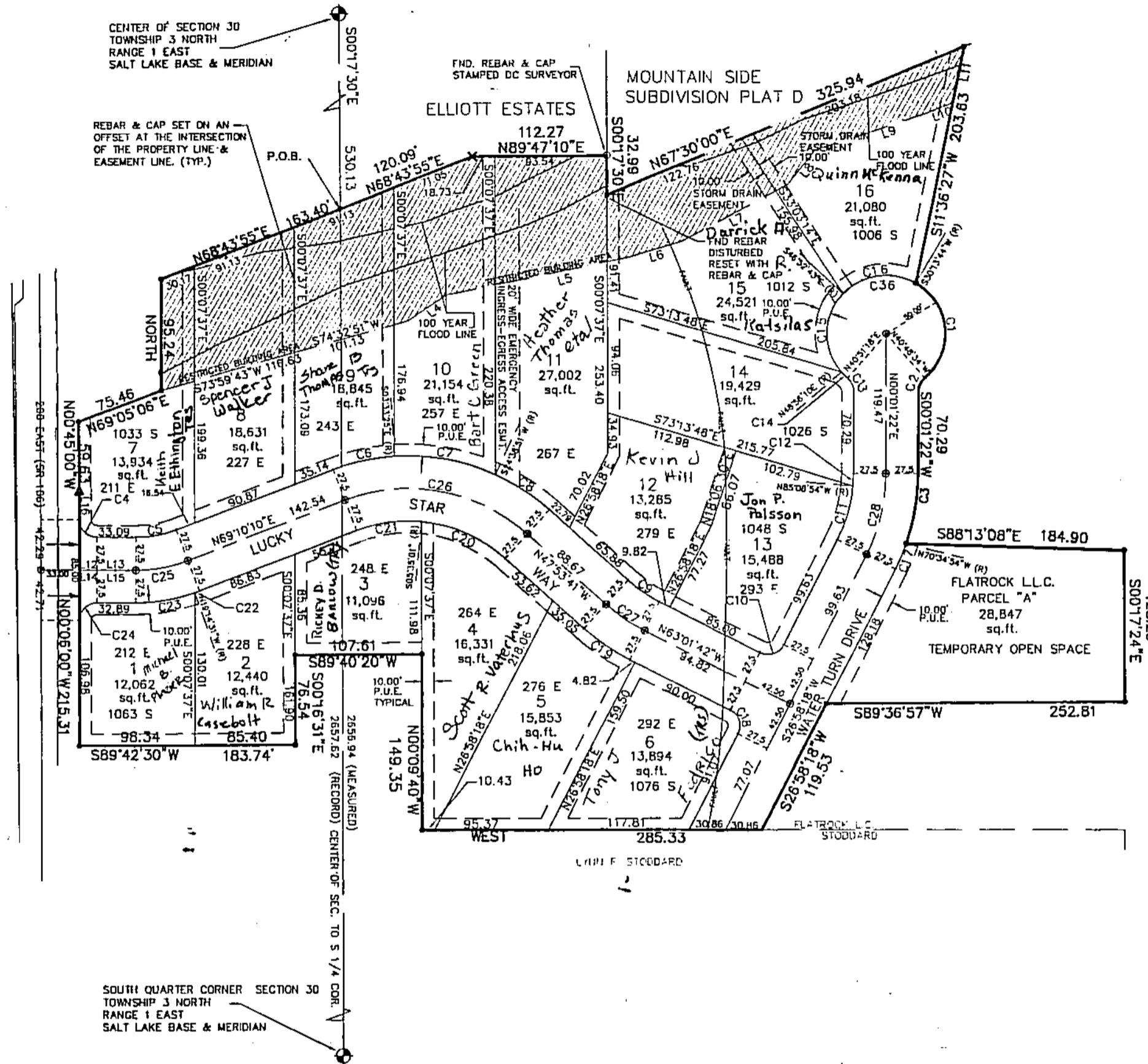
NOTES:

1. CONSTRAINED AREA SHOWN HEREON BY A HATCHED AREA.
2. A SOILS REPORT HAS BEEN PREPARED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. DATED SEPTEMBER 26, 2000 AND HAS BEEN SUBMITTED TO FARMINGTON CITY.
3. A FAULT RUPTURE STUDY HAS BEEN PREPARED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. DATED OCTOBER 4, 2000 AND HAS BEEN SUBMITTED TO FARMINGTON CITY. SEE REPORT FOR PARTICULARS CONCERNING FAULT SHOWN HEREON. (LOTS 6, 12, 13, 14, AND 15)
4. PARCEL "A" IS A TEMPORARY OPEN SPACE AREA THAT WILL BECOME BUILDABLE WHEN EXCHANGED FOR ANOTHER OPEN SPACE AREA OF THE SAME SIZE WITHIN THE OWNER'S LAND HOLDINGS. THIS TEMPORARY OPEN SPACE IS EQUAL TO 10% OF THE TOTAL AREA MINUS CONSTRAINED AREA.
5. THE 20' WIDE EMERGENCY INGRESS-EGRESS ACCESS EASEMENT SHOWN ON LOT 11 IS HEREBY GRANTED TO DAVIS COUNTY FOR THE EXPRESS PURPOSE TO GAIN ACCESS TO DAVIS CREEK CREEK IN THE EVENT OF A FLOOD CONTROL EMERGENCY, AND IS NOT INTENDED FOR ANY OTHER PURPOSE.
6. FARMINGTON CITY IS HEREBY GRANTED A 20' WIDE STORM DRAIN EASEMENT AS SHOWN ON LOTS 15 AND 16 FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF STORM DRAIN FACILITIES.
7. ALL REAR, SIDE, AND FRONT P.U.E. (PUBLIC UTILITY EASEMENT) ARE 10' WIDE UNLESS OTHERWISE NOTED.
8. LOTS 13 THRU 16 MAY HAVE LOW IRRIGATION WATER PRESSURE.

Flatrock LC owns all Lots not marked

CURVE	LENGTH	RADIUS	DELTA
C1	95.09	50.00	108°57'41"
C2	12.87	15.00	49°10'04"
C3	60.09	177.50	19°23'44"
C4	23.53	15.00	89°32'07"
C5	35.50	97.50	20°51'43"
C6	53.51	177.50	17°16'25"
C7	87.38	177.50	28°12'15"
C8	54.08	177.50	17°27'28"
C9	32.36	122.50	15°08'01"
C10	23.56	15.00	90°00'00"
C11	47.28	122.50	22°07'12"
C12	10.32	122.50	4°49'44"
C13	12.87	15.00	49°10'04"
C14	7.05	50.00	8°04'52"
C15	73.47	50.00	84°11'07"
C16	67.29	50.00	77°06'28"
C17	23.40	177.50	07°33'12"
C18	23.56	15.00	90°00'00"
C19	46.88	177.50	15°08'01"
C20	78.08	122.50	36°31'18"
C21	56.47	122.50	26°24'51"
C22	4.23	152.50	1°35'19"
C23	51.30	152.50	19°16'25"
C24	23.60	15.00	90°07'53"
C25	45.51	125.00	20°51'43"
C26	164.77	150.00	62°56'09"
C27	39.62	150.00	15°08'01"
C28	70.55	150.00	26°56'56"
C29	75.76	122.50	35°26'08"
C30	92.77	150.00	35°26'09"
C31	109.78	177.50	35°26'09"
C32	22.35	177.50	7°12'51"
C33	87.43	177.50	28°13'19"
C34	92.77	150.00	35°26'09"
C35	64.09	122.50	29°58'40"
C36	242.90	50.00	278°20'08"

LINE	LENGTH	BEARING
L1	12.71	NORTH
L2	16.62	S26°58'18"W
L3	2.63	S26°58'18"W
L4	38.78	S55°46'23"W
L5	157.21	S78°13'37"W
L6	44.23	S73°08'05"W
L7	103.29	S61°50'01"W
L8	36.47	S39°16'39"W
L9	97.34	S71°33'28"W
L10	25.44	S68°30'17"W
L11	48.28	N11°36'27"E
L12	14.90	N89°58'07"W
L13	33.09	N89°58'07"W
L14	15.10	N89°58'07"W
L15	32.89	N89°58'07"W
L16	23.33	N00°06'00"W



BASIS OF BEARINGS

BEARINGS ON THIS MAP ARE BASED ON FOUND MONUMENTS MARKING THE CENTER OF SECTION 30, AND THE SOUTH 1/4 COR. OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SHOWN HEREON AS S 00°17'30" E.

SEE AFFIDAVIT 3322-1695

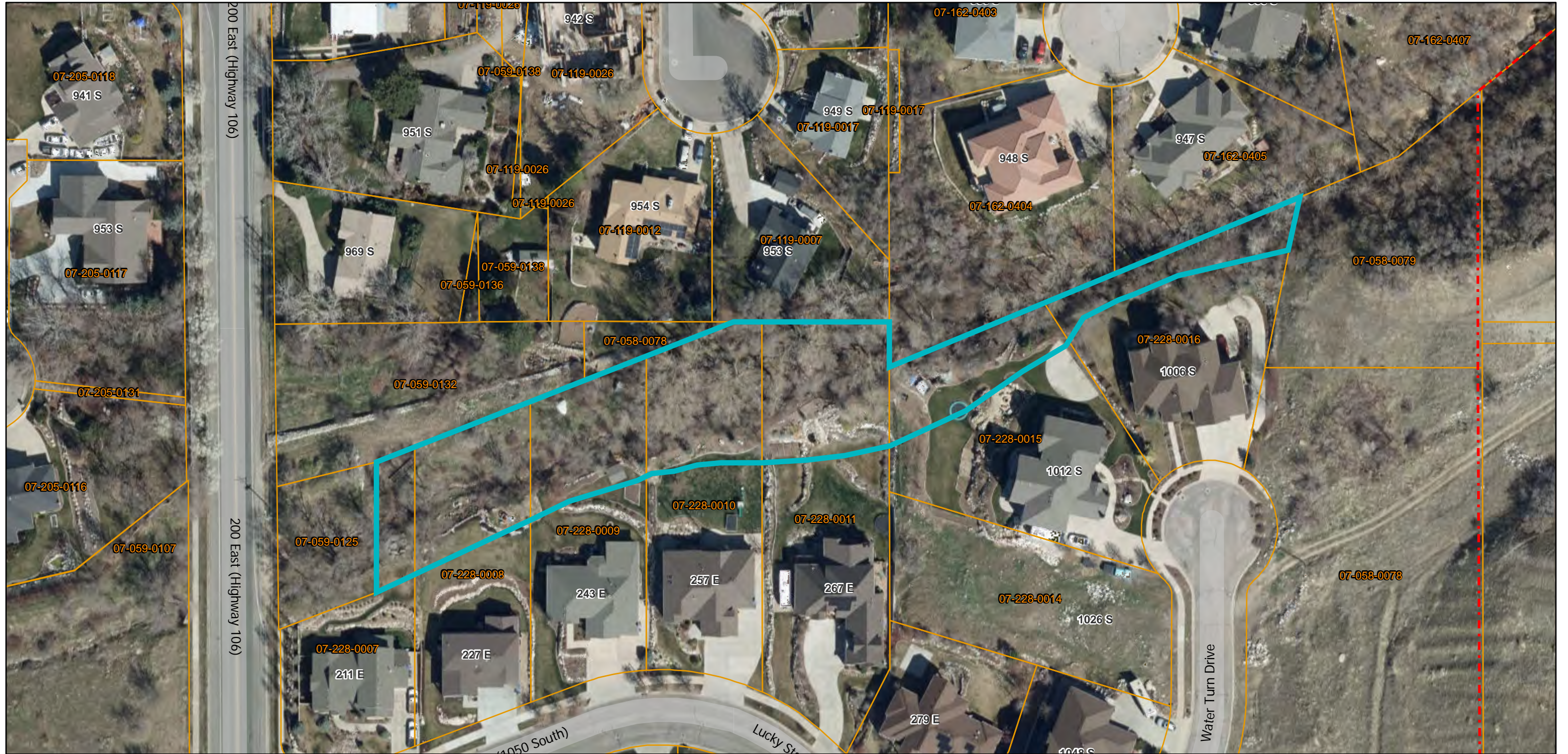
LEGEND

- PROPERTY CORNER R/C (TYP)
- FRONT PROPERTY CORNER
- STREET MONUMENT TO BE SET
- ▲ FOUND R/W MARKER
- ✕ SET CHISLED CROSS IN ROCK

2228

07

Farmington City Information

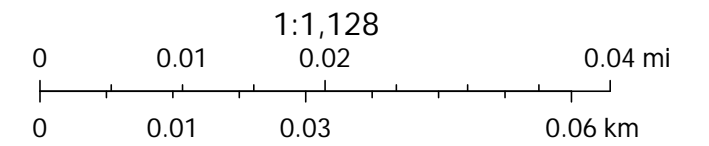


9/25/2018, 3:15:51 PM

 Farmington City Boundary

 Address Points

 Parcels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

WHEN RECORDED, MAIL TO:

Farmington City
Attn: City Manager
130 North Main
P.O. Box 160
Farmington, Utah 84025

Parcel Number(s): 07-228-0007, 07-228-0008, 07-228-0009, 07-228-0010, 07-228-0011,
07-228-0015, 07-228-0016

**FIRST AMENDMENT TO
CONSERVATION EASEMENT FOR HUGHES FARM**

THIS FIRST AMENDMENT TO THE CONSERVATION EASEMENT FOR THE HUGHES FARM SUBDIVISION (the "First Amendment") is made and entered into as of the _____ day of October 2, 2018, by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the "City," and the **OWNERS** of Lots 7, 8, 9, 10, 11, 15 and 16 of the Hughes Farm Subdivision, hereinafter referred to as "Owners."

RECITALS:

A. The City and Flatrock, L.C., a Utah limited liability company, as the original grantor, entered into that certain Conservation Easement dated April 24, 2001, and recorded at the Davis County Recorder's Office on May 8, 2001, as Entry No. 1659431, Book No. 2803, Pages 1107-1122 ("Conservation Easement"), preserving and protecting various building lots within the Hughes Farm Subdivision; and

B. The underlying property subject in part to the Conservation Easement includes Lots 7, 8, 9, 10, 11, 15 and 16 as more particularly described and illustrated on the Hughes Farm subdivision plat attached as **Exhibit 1** hereto, and incorporated herein by this reference ("Property"); and

C. The Owners desires to amend Section 6(d) of the Conservation Easement regarding permitted uses, and Sections 8(b), 8(c), and 8(o) regarding prohibited uses; and

D. The City has reviewed the proposed amendments to the Conservation Easement in accordance with the City's Conservation Easement Amendment Policy ("Amendment Policy") and has held a public hearing, including required notice of the same, in accordance with the Amendment Policy; and

E. The City has determined, in accordance with the Amendment Policy that the amendments are legally permissible, consistent with the purposes and intent of the Conservation Easement, and are warranted under the circumstances as more particularly set forth herein, and the City is willing to amend the Conservation Easement subject to and in accordance with the terms and conditions of this First Amendment.

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

1. **Purpose.** The stated purpose of the Conservation Easement is to assure that the Property will be retained in its open space condition and to prevent any use of the Property that will significantly impair or interfere with the conservation values of the Property. The stated conservation values of the Conservation Easement are: sensitive floodway and scenic areas with natural, scenic, sensitive, open space, floodplain and hillside values. Among other permitted and conditional uses of the Property, the following use may be allowed on the Property as a permitted use in accordance with applicable City ordinances: landscaping improvements and activities such as landscaping, lawns and gardens, exclusive of structures (on Lots 7-11 only).

2. **Amendment Policy and Procedures.** In compliance with the Amendment Policy, it is the City's intent and desire to uphold the terms and conditions of conservation easements it holds and to preserve and protect the conservation values of all property so encumbered. The City also recognizes the need to provide for amendments to such easements in limited circumstances as necessary. Pursuant to the terms and conditions of the Amendment Policy, the City Council held a public hearing on the proposed amendments providing the applicant, the public and any interested party the opportunity to comment on the proposed amendments. The City provided fourteen (14) days advance notice of such hearing by publishing notice thereof in the Salt Lake Tribune, a daily newspaper of general circulation within the City.

3. **Findings.** The amendments to the Conservation Easement provided for herein clarify that retaining walls (as approved by the City and Davis County), fences, private recreation facilities, etc. are included as a permitted use. Pursuant to provisions and requirements of the Amendment Policy, the City Council hereby finds that such amendments to the Conservation Easement are minor or incidental changes which are not inconsistent with the conservation values or purposes of the Conservation Easement and/or provide clarification to aid in the interpretation of the document. The City Council further finds that the amendments are consistent with the overall purpose of the Conservation Easement and will not be detrimental to or compromise the protection of the stated conservation values of the Property; the amendments are substantially equivalent to or enhance the conservation values of the Property; the

amendments are consistent with the City's goals for conservation of land under the Farmington City Conservation Subdivision Ordinance and will not undermine the City's obligation to preserve and enforce other conservation easements it has accepted; the amendments are the minimum change necessary to achieve the desired and acceptable purpose; the amendments are clearly warranted and in the best interest of the public and the subject Property; the granting of the amendments will not set an unfavorable precedent for future amendment requests; the amendments do not adversely affect the City's qualification as a holder of conservation easements or any claimed deduction for donation of the conservation easement; and the amendment does not provide a private benefit for the landowner or any private party or parties no greater than found elsewhere in the Hughes Farm Subdivision.

4. Amendment to Permitted Uses. Section 6(d) of the Conservation Easement regarding permitted uses is hereby amended to read in its entirety as follows clarifying that retaining walls, fences, and private recreation facilities are included as permitted uses:

(d) Landscaping improvements and activities such as landscaping, lawns, ~~retaining walls as approved by Farmington City and Davis County, fences, and gardens, private recreation facilities, etc.,~~ exclusive of ~~structures~~ **buildings** ~~(on Lots 9-13 only).~~

5. Amendment Prohibited Uses. Sections 8(b), 8(c), and 8(o) of the Conservation Easement are hereby amended to read in their entirety as follows:

(b) Except as otherwise provided herein, any residential, commercial or industrial activity. It is expressly acknowledged that all or a portion of the underlying fee of real property protected by this Easement is contained in individual private lot ownership in such areas designated as Conservancy Lots on the official plat of the Hughes Farm Subdivision as recorded in the office of the Davis County Recorder, State of Utah. While residential use may be made of the portions of the Conservancy Lots lying outside the Easement Property, the portions of such Conservancy Lots included within the Easement Property shall be subject to all the terms and conditions of this Easement, including the prohibition against any residential use of such property except as otherwise provided herein ~~regarding landscaping, lawns and gardens on Lots 9-13.~~

(c) Any development, construction or location of any man-made modification such as buildings, structures, ~~fences~~, roads, parking lots, or other improvement on the Property, except as expressly permitted in this Easement or as necessary as part of the County's flood control activities permitted herein.

(o) Any development, location or storage of any personal property, vehicles, recreational equipment ~~or other residential uses such as trampolines, patios, gazebos, sports courts, barbeques, etc.~~

6. **Full Force and Effect.** The terms of this First Amendment are hereby incorporated as part of the Conservation Easement. All other terms and conditions of the Conservation Easement not modified by this First Amendment shall remain the same and are hereby ratified and affirmed. To the extent the terms of this First Amendment modify or conflict with any provisions of the Conservation Easement, the terms of this First Amendment shall control.

7. **Binding Effect.** This First Amendment shall inure to the benefit of and be binding upon the parties hereto and their respective officers, employees, representatives, successors and assigns.

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

“CITY”

FARMINGTON CITY

ATTEST:

Holly Gadd, City Recorder

By: _____
Mayor H. James Talbot

“OWNERS”

By: _____
Kevin E. Ethington, Trustee
Owner Lot 7

By: _____
Debra A. Ethington, trustee
Owner Lot 7

By: _____
Spencer J. Walker
Owner Lot 8

By: _____
Brittany B. Walker
Owner Lot 8

By: _____
Shane P. Thomas - Trustee
Owner Lot 9

By: _____
Mindy H. Thomas - Trustee
Owner Lot 9

By: _____
Bart C. Green
Owner Lot 10

By: _____
Andrea C. Green
Owner Lot 10

By: _____
Heather Thomas
Owner Lot 11

By: _____
Anthony Sams
Owner Lot 11

By: _____
Darrick A. Katsilas
Owner Lot 15

By: _____
Julie S. Katsilas
Owner Lot 15

By: _____
Quinn McKenna
Owner Lot 16

By: _____
Lisa McKenna
Owner Lot 16

CITY ACKNOWLEDGMENT

STATE OF UTAH)
 :SS.
COUNTY OF DAVIS)

On the ____ day of _____, 2018, personally appeared before me **H. JAMES TALBOT**, who being duly sworn, did say that he is the Mayor of **FARMINGTON CITY**, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said H. James Talbot acknowledged to me that the City executed the same.

Notary Public

OWNER ACKNOWLEDGMENTS

STATE OF _____)
 :SS.
COUNTY OF _____)

On the ____ day of _____, 2018, personally appeared before me, Kevin E. Ethington and Debra A. Ethington, the undersigned notary public, the signer(s) of the foregoing instrument, who duly acknowledged to me that (s)he/they signed it freely and voluntarily and for the purposed therein mentioned as the trustee(s) of the Ethington Family Trust.

Notary Public

STATE OF _____)

:ss.

COUNTY OF _____)

On the _____ day of _____, 2018, personally appeared before me, Spencer J. Walker and Brittany B. Walker, the undersigned notary public, the signer(s) of the foregoing instrument, who duly acknowledged to me that (s)he/they signed it freely and voluntarily and for the purposed therein.

Notary Public

STATE OF _____)

:ss.

COUNTY OF _____)

On the _____ day of _____, 2018, personally appeared before me, Shane P. Thomas and Mindy H. Thomas, the undersigned notary public, the signer(s) of the foregoing instrument, who duly acknowledged to me that (s)he/they signed it freely and voluntarily and for the purposed therein mentioned as the trustee(s) of the Shane and Mindy Thomas Living Trust.

Notary Public

STATE OF _____)

:ss.

COUNTY OF _____)

On the _____ day of _____, 2018, personally appeared before me, Bart C. Green and Andrea C. Green, the undersigned notary public, the signer(s) of the foregoing instrument, who duly acknowledged to me that (s)he/they signed it freely and voluntarily and for the purposed therein.

Notary Public

STATE OF _____)

:ss.

COUNTY OF _____)

On the _____ day of _____, 2018, personally appeared before me, Heather Thomas and Anthony Sams, the undersigned notary public, the signer(s) of the foregoing instrument, who duly acknowledged to me that (s)he/they signed it freely and voluntarily and for the purposed therein.

Notary Public

STATE OF _____)

:ss.

COUNTY OF _____)

On the _____ day of _____, 2018, personally appeared before me, Darrick A. Katsilas and Julie S. Katsilas, the undersigned notary public, the signer(s) of the foregoing instrument, who duly acknowledged to me that (s)he/they signed it freely and voluntarily and for the purposed therein.

Notary Public

STATE OF _____)

:ss.

COUNTY OF _____)

On the _____ day of _____, 2018, personally appeared before me, Bart C. Green and Andrea C. Green, the undersigned notary public, the signer(s) of the foregoing instrument, who duly acknowledged to me that (s)he/they signed it freely and voluntarily and for the purposed therein.

Notary Public

EXHIBIT 1

Hughes Farms Subdivision Plat

HUGHES FARM

LOCATED WITHIN THE SOUTH 1/2 OF SECTION 30
TOWNSHIP 3 NORTH, RANGE 1 EAST, S.L.B.&M.
FARMINGTON CITY, DAVIS COUNTY, STATE OF UTAH

PREFIX
07-228

LAST #
0017



SCALE:
1" = 100'

DEVELOPMENT: HUGHES FARM
CITY: FARMINGTON LOTS: 1 THRU 16 & PCL A

S 1/2 SEC. 30, T.3N, R. 1E
S.L.M. DAVIS COUNTY, UTAH
R 5-08-01

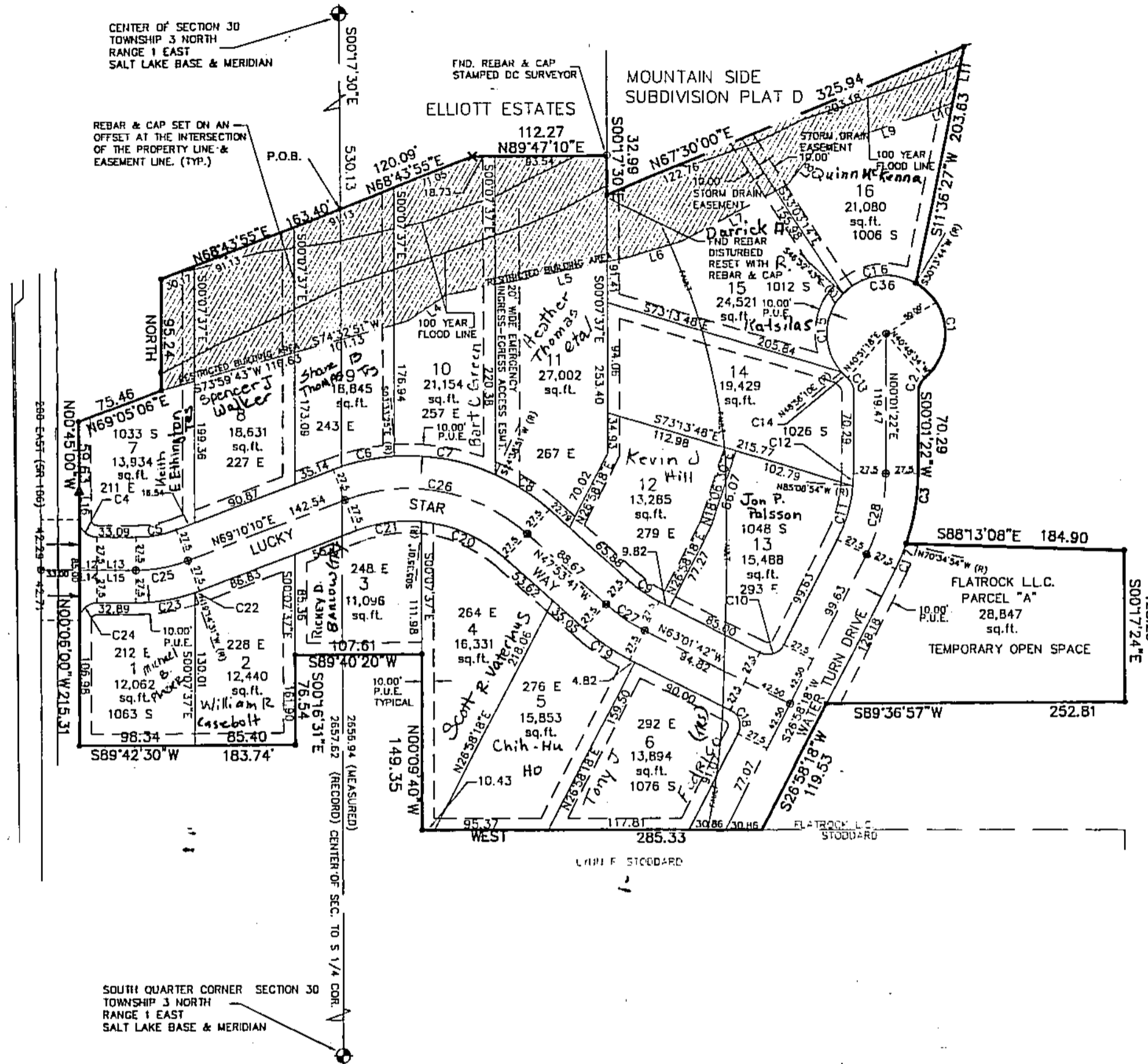
NOTES:

1. CONSTRAINED AREA SHOWN HEREON BY A HATCHED AREA.
2. A SOILS REPORT HAS BEEN PREPARED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. DATED SEPTEMBER 26, 2000 AND HAS BEEN SUBMITTED TO FARMINGTON CITY.
3. A FAULT RUPTURE STUDY HAS BEEN PREPARED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. DATED OCTOBER 4, 2000 AND HAS BEEN SUBMITTED TO FARMINGTON CITY. SEE REPORT FOR PARTICULARS CONCERNING FAULT SHOWN HEREON. (LOTS 6, 12, 13, 14, AND 15)
4. PARCEL "A" IS A TEMPORARY OPEN SPACE AREA THAT WILL BECOME BUILDABLE WHEN EXCHANGED FOR ANOTHER OPEN SPACE AREA OF THE SAME SIZE WITHIN THE OWNER'S LAND HOLDINGS. THIS TEMPORARY OPEN SPACE IS EQUAL TO 10% OF THE TOTAL AREA MINUS CONSTRAINED AREA.
5. THE 20' WIDE EMERGENCY INGRESS-EGRESS ACCESS EASEMENT SHOWN ON LOT 11 IS HEREBY GRANTED TO DAVIS COUNTY FOR THE EXPRESS PURPOSE TO GAIN ACCESS TO DAVIS CREEK CREEK IN THE EVENT OF A FLOOD CONTROL EMERGENCY, AND IS NOT INTENDED FOR ANY OTHER PURPOSE.
6. FARMINGTON CITY IS HEREBY GRANTED A 20' WIDE STORM DRAIN EASEMENT AS SHOWN ON LOTS 15 AND 16 FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF STORM DRAIN FACILITIES.
7. ALL REAR, SIDE, AND FRONT P.U.E. (PUBLIC UTILITY EASEMENT) ARE 10' WIDE UNLESS OTHERWISE NOTED.
8. LOTS 13 THRU 16 MAY HAVE LOW IRRIGATION WATER PRESSURE.

Flatrock LC owns all Lots not marked

CURVE	LENGTH	RADIUS	DELTA
C1	95.09	50.00	108°57'41"
C2	12.87	15.00	49°10'04"
C3	60.09	177.50	19°23'44"
C4	23.53	15.00	89°32'07"
C5	35.50	97.50	20°51'43"
C6	53.51	177.50	17°16'25"
C7	87.38	177.50	28°12'15"
C8	54.08	177.50	17°27'28"
C9	32.36	122.50	15°08'01"
C10	23.56	15.00	90°00'00"
C11	47.28	122.50	22°07'12"
C12	10.32	122.50	4°49'44"
C13	12.87	15.00	49°10'04"
C14	7.05	50.00	8°04'52"
C15	73.47	50.00	84°11'07"
C16	67.29	50.00	77°06'28"
C17	23.40	177.50	07°33'12"
C18	23.56	15.00	90°00'00"
C19	46.88	177.50	15°08'01"
C20	78.08	122.50	36°31'18"
C21	56.47	122.50	26°24'51"
C22	4.23	152.50	1°35'19"
C23	51.30	152.50	19°16'25"
C24	23.60	15.00	90°07'53"
C25	45.51	125.00	20°51'43"
C26	164.77	150.00	62°56'09"
C27	39.62	150.00	15°08'01"
C28	70.55	150.00	26°56'56"
C29	75.76	122.50	35°26'08"
C30	92.77	150.00	35°26'09"
C31	109.78	177.50	35°26'09"
C32	22.35	177.50	7°12'51"
C33	87.43	177.50	28°13'19"
C34	92.77	150.00	35°26'09"
C35	64.09	122.50	29°58'40"
C36	242.90	50.00	278°20'08"

LINE	LENGTH	BEARING
L1	12.71	NORTH
L2	16.62	S26°58'18"W
L3	2.63	S26°58'18"W
L4	38.78	S55°46'23"W
L5	157.21	S78°13'37"W
L6	44.23	S73°08'05"W
L7	103.29	S61°50'01"W
L8	36.47	S39°16'39"W
L9	97.34	S71°33'28"W
L10	25.44	S68°30'17"W
L11	48.28	N11°36'27"E
L12	14.90	N89°58'07"W
L13	33.09	N89°58'07"W
L14	15.10	N89°58'07"W
L15	32.89	N89°58'07"W
L16	23.33	N00°06'00"W



BASIS OF BEARINGS

BEARINGS ON THIS MAP ARE BASED ON FOUND MONUMENTS MARKING THE CENTER OF SECTION 30, AND THE SOUTH 1/4 COR. OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SHOWN HEREON AS S 00°17'30" E.

SEE AFFIDAVIT 3322-1695

LEGEND

- PROPERTY CORNER R/C (TYP)
- FRONT PROPERTY CORNER
- STREET MONUMENT TO BE SET
- ▲ FOUND R/W MARKER
- ✕ SET CHISLED CROSS IN ROCK

2228

07

CITY COUNCIL AGENDA

For Council Meeting:
October 2, 2018

SUBJECT: Resolution Amending the Consolidated Fee Schedule related to Application Fees

ACTION TO BE CONSIDERED:

See attached staff report for recommendation.

GENERAL INFORMATION:

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

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



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

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: October 2, 2018

SUBJECT: **CONSOLIDATED FEE SCHEDULE UPDATE RELATED TO DEVELOPMENT APPLICATIONS**

RECOMMENDATION

Approve the enclosed resolution which updates the consolidated fee schedule by: 1) eliminating the professional service deposit fee related to certain development applications, 2) increasing specified subdivision, site plan, and other application fees, 3) enacting another fee for development applications which make necessary multiple reviews, and 4) memorializing a fee for special exceptions.

BACKGROUND

Several years ago in an effort to manage increasing costs related to the then City Engineer—CRS (and other consultants), the City enacted a professional service deposit fee for subdivision, site plan, and other reviews as part of the development application process. The City hired an “in-house” engineer, Chad Boshell, in November of 2013, and since then, most of the professional service deposit is no longer needed. However, a small increase of \$15.00 a lot to the City’s base application fee is necessary because surveyors, attorneys, and other City consultants, must still be paid, and the City has not raised the base fee in approximately 20+ years.

It is further proposed that the Council require “re-review” fees, equal in amount to the original base fee, for applications which require 3 or more submittals. This hopefully will encourage private engineers working for applicants to do better work on the first and second submittals--and it should also result in more efficient use of staff time.

The special exception application fee of \$150.00 is set forth on the application form for the same, but is not on the City’s consolidated fee schedule. The attached resolution rectify’s this discrepancy.

RESOLUTION NO. 2012 -

**A RESOLUTION BY THE CITY COUNCIL OF FARMINGTON CITY
REVISING THE CONSOLIDATED FEE SCHEDULE OF FARMINGTON
CITY.**

WHEREAS, the City Council has reviewed the Consolidated Fee Schedule and has determined that the same should be amended as provided herein; and

WHEREAS, it is the City's policy that new development should pay its fair share of costs incurred by the City in development plan review.

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

Section 1. **Fee Schedule.** Sections A and B of the Consolidated Fee Schedule of Farmington City are hereby amended to read in their entirety as set forth in Exhibit A, attached hereto, and by this referenced made a part hereof.

Section 2. **Severability.** If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be effected thereby and shall remain in full force and effect.

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

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, this 2nd day of October, 2018.**

FARMINGTON CITY CORPORATION

By: _____
H. James Talbot, Mayor

ATTEST:

Holly Gadd, City Recorder

EXHIBIT A

FARMINGTON CITY CONSOLIDATED FEE SCHEDULE

A. LAND USE RELATED FEES

Time of Payment

Application fees shall be payable at the time the application is filed for review with Farmington City. Applications shall not be deemed complete until payment is made. Development Impact Fees or other required fees shall be payable prior to issuance of permits for developments or, in the case of subdivisions, prior to recordation of a subdivision plat.

[Note: the initial deposit for professional service/consultant fees set forth below is required at the time of application and each quarter thereafter up and until plat recordation, the issuance of building permit, the submittal of a site plan, application for preliminary, minor, or final subdivision plat, street dedication plat recordation, street vacation or street name change recordation, and/or until an easement or easement amendment is recorded--whatever the case may be--in anticipation of direct engineering/survey, City Attorney, and/or consultant review costs to be incurred by the City; fees are also required quarterly to pay any such cost incurred above the deposit amount—likewise, any deposit money not needed to off-set these costs will be refunded to the applicant].

A1.	Administrative Determination Application Fee	\$ 125.00
	*Minor Conditional Use Amendments	
	*Minor Variances	
	*Nonconforming Uses	
	*Temporary Use	
	*Uses Not Listed	
A2.	Annexation Application Fee	\$ 400.00
	Staff Processing (Administrative, Planning) plus cost of notice publication in Davis County Clipper, recording fees	
	PLUS:	
	Professional Service Fee, Initial and Quarterly Deposit	\$ 1,000.00
	(Direct engineering/survey and City Attorney review costs with adjustments made prior to plat recordation-see note above.	
A3.	Conditional Use Application	\$200.00 +
		\$25 per acre or portion thereof
	*Time Extension	\$ 100.00

A4. Site Plan Approval by Planning Commission

12/15/2009

***Concept Plan** \$ 400.00

PLUS:

~~Professional Services Fee, Initial & Quarterly Deposit \$ 500.00~~

~~(Engineering and legal fees are required with adjustment made prior to issuance of building permit according to direct professional service costs incurred - see note above)~~

***Site Plan Application**

(Commercial, Industrial, or Apartment Dwelling Group)

First acre or portion thereof	\$650.00	\$ 600.00	
Acres 2, 3 and 4 or any portion thereof	\$500.00	\$450.00/	Acre
Each acre or portion thereof over 4	\$350.00	\$300.00/	Acre

PLUS:

~~Professional Services Fee, Initial & Quarterly Deposit~~

~~First five (5) acres \$ 1,000.00~~

~~Each acre or portion thereof thereafter \$300.00/ Acre~~

~~(Adjustments made prior to issuance of building permit according to professional service costs incurred for engineering, legal, etc...see note above)~~

***SPARC Review** \$ 250.00

PLUS:

Consultant Services Fee, Initial & Quarterly Deposit \$ 500.00

(Deposit for consultant services beyond the amount covered in the base fee. Adjustment shall be made prior to submittal of site plan according to direct consultant service costs incurred - see note above)

***Project Master Plan (PMP) Application** \$ 400.00

PLUS:

~~Consultant Services Fee, Initial & Quarterly Deposit:~~

~~First 20 acres or portion thereof \$ 500.00~~

~~Each additional 20 acres or portion thereof \$ 500.00~~

(Adjustment shall be made prior to submittal of Site Plan according to direct professional service costs incurred - see note above. Developer shall pay actual cost.)

***Single-family, Two-family dwelling, and Other Minor Permitted Uses**

Site Plan Review \$ 25.00

(Applicant shall also pay all review costs incurred by the City Engineer and City Attorney)

No Site Plan Review NO FEE

***Condominium Conversion** \$150.00 +
\$50 / unit

***Time Extension** \$ 100.00

A5. Board of Adjustment / Building Board of Appeals Application \$ 150.00

- *Appeals
- *Non-Conforming Uses
- *Variances

A6. General Plan Amendment \$ 300.00

A7. Temporary Use Application (to Planning Commission) \$ 100.00

A8. Special Exception (add line) \$150.00

A9. Zoning Amendment

- *Rezone \$ 300.00
- *Text Change \$ 200.00

A10. Re-Application

- *When Application is pulled by Applicant \$ 50.00
- *Conditional Uses 50%

of original fee

A11. Public Hearing Notice Fee Varies

Cost of newspaper publication plus postage for each individual notice (Charged every time a public hearing is required).

A12. Maps and Publications

***Maps sized 24"X36" - Streets, General Plan, Zoning, Other**

Black and White	\$	5.00
Color	\$	15.00

***Maps sized 11"X17" - Streets, General Plan, Zoning, Other**

Black and White	\$	0.50
Color	\$	2.50

*Zoning Ordinance Text	\$	15.00
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*General Plan Text	\$	5.00
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*Subdivision Ordinance Text	\$	5.00
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*Other Titles	\$	5.00
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A13. Planning Commission Review	\$	25.00
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(Used for informal review of proposal by the Planning Commission)

City Council Review	\$	25.00
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(Used for informal review of proposal by the City Council)

A14. Conservation Easement Amendments

Application Fee	\$	250.00
Professional Services Fee, Initial & Quarterly Deposit	\$	750.00

(In accordance with the Conservation Easement Amendment Policy, the applicant is required to pay for any legal and engineering fees incurred by the City in response to an application request. The Professional Services Deposit is required to be paid at the time the application is filed with the City, and each quarter thereafter - see note above. Any unused deposit will be refunded to the applicant after recording of the easement amendment or denial of the application, as applicable. The applicant shall be required to pay for any legal and engineering costs incurred by the City in response to the application that exceed the deposit - see note above. Such costs shall be paid prior to recording of the easement amendment, if approved, or within 30 days of final decision, if denied.

Recording Fee	Varies
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(Actual cost determined and charged by Davis County Recorder)

Conservation Easement Enforcement and Monitoring Fund	As set by City Council
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A15. Additional Reviews

After the second review, each application re-submission to the Development Review Committee (DRC) shall require full payment of the respective application fee.

B. DEVELOPMENT RELATED FEES

Time of Payment

Application fees shall be payable at the time the application is filed for review with Farmington City. Applications shall not be deemed complete until payment is made. Development Impact Fees or other required fees shall be payable prior to issuance of permits for developments or, in the case of subdivisions, prior to recordation of a subdivision plat.

[Note: the initial deposit for professional service/consultant fees set forth below is required at the time of application and each quarter thereafter up and until plat recordation, the issuance of building permit, the submittal of a site plan, application for preliminary, minor, or final subdivision plat, street dedication plat recordation, street vacation or street name change recordation, and/or until an easement or easement amendment is recorded--whatever the case may be--in anticipation of direct engineering/survey, City Attorney, and/or consultant review costs to be incurred by the City; fees are also required quarterly to pay any such cost incurred above the deposit amount—likewise, any deposit money not needed to off-set these costs will be refunded to the applicant].

B1. Impact Fees

- a. City (See Exhibit B (1) (a))
- b. Others - Central Davis Sewer & Benchland Irrigation
(See Exhibit B(1)(b)(1) & (2))

B2. Inspection of Improvements - 2% of City Engineer's estimate of the cost of public improvements.

B3. Subdivision / Planned Unit Developments (PUD)

***Schematic Plan or Subdivision Yield Plan** \$ 400.00

~~PLUS:~~

~~Professional Services Fee, Initial & Quarterly Deposit~~ \$ ~~500.00~~

~~(Engineering and legal fees are required with adjustment made prior to application for Preliminary or Minor Subdivision Plat according to direct professional service costs incurred - see note above)~~

***Preliminary Plat or minor Subdivision Plat** \$500.00 +

	\$45/lot	\$20/lot, \$30/lot in Foothill OZ
PLUS:		
Professional Services Fee, Initial & Quarterly Deposit		
First 10 Lots		\$ 1,000.00
Each additional Lot		
(Engineering and legal fees are required with adjustment made prior to application for Final Plat according to direct professional service costs incurred - see note above)		\$35/ Lot, \$50/ Lot in Foothill OZ
*Final Plat		\$500.00 +

	\$60/Lot	\$35/Lot, \$45/lot in foothill OZ
PLUS:		
Professional Services Fee, Initial & Quarterly Deposit		
First 10 Lots		\$ 1,000.00
Each additional Lot		
(Engineering and legal fees are required with adjustment made prior to recordation of plat according to direct professional service costs incurred - see note above)		\$35/lot, \$50/lot in Foothill OZ

*Preliminary (PUD) Master Plan or Development Plan		1/2 of Prelim Plat Fee
PLUS:		
Professional Services Fee, Initial & Quarterly Deposit		
(Remaining 1/2 dues for each "phased Preliminary Plat submitted thereafter - see note above)		1/2 of Prelim. Plat Prof. Services Deposit
*Final (PUD) Master Plan or Development Plan		\$500.00 +

	\$45/Lot	\$20/lot, \$30/lot in Foothill OZ
PLUS:		
Professional Services Fees, Initial & Quarterly Deposit		
First 10 Lots		\$ 1,000.00
Each additional Lot		
(Engineering and legal fees are required with adjustment mad prior to application for Final Plat according to direct professional service costs incurred - see note above)		\$35/lot, \$50/ lot in Foothill OZ

*Subdivision by Metes & Bounds		\$200.00 +
(Without dedication only - with dedication see Preliminary Plat)	\$45/Lot	\$30/Lot

*Plat Amendment		
With no streets	\$150+\$30/Lot	\$45/Lot
With streets	\$300+\$30/Lot	\$45/Lot

PLUS:	
Professional Services Fee, Initial & Quarterly Deposit	
First 10 Lots	\$ 1,000.00
Each additional Lot	\$35/lot, \$50/lot
(Engineering and legal fees are required with adjustment made prior to application for Final Plat according to direct professional service costs incurred - see note above)	
in Foothill OZ	

*Recording Fee	Varies
(Actual cost charged by Davis County Recorder)	
*Condominium Conversion	\$150.00 + \$50/Unit
*Lot Line/Boundary Adjustment	\$ 125.00
*Time Extension	\$ 100.00

B4. Streets and Easements

*Street Dedication	\$150	\$ 150.00
*Street Vacation	\$150	\$ 150.00
*Street Name Change	\$150	\$ 150.00
*Easement Vacation	\$100	\$ 100.00

PLUS:	
Professional Services Fee, Initial & Quarterly Deposit	
First 10 Lots	\$ 1,000.00
Each additional Lot	\$35/lot, \$50/lot
(Engineering and legal fees are required with adjustment made prior to application for Final Plat according to direct professional service costs incurred - see note above)	
in Foothill OZ	

*Single Lot or Parcel Residential Construction Cleaning Fee	
0 - 500 Square feet	\$ 75.00
501 - 1000 Square feet	\$ 150.00
1001 - 2500 Square feet	\$ 225.00
2501 - 4000 Square feet	\$ 300.00
4000 - Square feet and larger	\$ 375.00

B5. Slurry Seal Fee \$1.80/Sq.Yard

Persons constructing public streets within developments in the City will be assessed a slurry seal fee of \$1.80/square yard. The slurry seal will be contracted by the City or under the direction of the City following specs as outlined in the City's Development Standards.

B6. Decorative Street Lighting Fee
***Utility Granville** \$ 3,200.00

100 W HPS, Clear Acrylic, no bands on trim with shield (GVU100HP12B7NCUH) and 14' high, 5" shaft painted black fluted, direct bury, galvanized base (S14F5/9- CA-DBBGALV) and cost of wiring. Per Light

B7. Temporary Occupancy Application Fee \$ 50.00

B8. Special Truck Routing Permit Application Fee \$ 50.00

B9. Storm Water Permit Fees

*Storm Water Permit Application Fee \$ 50.00

*Storm Water Permit Bond \$ 1,000.00

*Storm Water Permit Reinstatement Fee \$ 100.00

*Storm Water Permit Violation Fine
With no contamination of storm water system \$ 100.00

With contamination of storm water system \$ 200.00

B10. Miscellaneous or Pre-Application Professional Services Deposit

*Minimum Deposit \$ 150.00

*Maximum Deposit (Unless otherwise set by the Council) \$ 2,500.00

B11. Additional Reviews

After the second review, each application re-submission to the Development Review Committee (DRC) shall require full payment of the respective application fee.

CITY COUNCIL AGENDA

For Council Meeting:
October 2, 2018

SUBJECT: Ordinance Amending City Code Regarding On-Street Parking

ACTION TO BE CONSIDERED:

See attached staff report for recommendation.

GENERAL INFORMATION:

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

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



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

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
ALEX LEE MAN
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: David E. Petersen, Community Development Director
Date: October 2, 2018
SUBJECT: **ON STREET PARKING STANDARDS**

RECOMMENDATION

Approve the enclosed ordinance amending Chapter 5 of Title 14 of the Farmington City Municipal Code regarding storing vehicles on street and parking of large vehicles.

BACKGROUND

The City's 72 hour on-street parking standards are ambiguous to many and often frustrate residents. Moreover, most Davis County communities only allow 24 to 48 hour on-street parking and only for loading and unloading purposes. The enclosed ordinance is consistent with the standards enacted by other municipalities.

ORDINANCE NO. _____

AN ORDINANCE ENACTING AND AMENDING CHAPTER 5 OF TITLE 14 OF THE FARMINGTON CITY MUNICIPAL CODE REGARDING STORING VEHICLES ON STREET AND PARKING OF LARGE VEHICLES.

WHEREAS, the City Council has reviewed the recommended changes to Chapter 5 of Title 14 of the Farmington City Municipal Code and desires to adopt the recommended revisions as more particularly set forth herein; and

WHEREAS, the City Council finds that the proposed revisions to Chapter 5 of Title 14 are in the best interest of the public and promote the general welfare, health, and safety of the citizens of Farmington; and

WHEREAS, vehicles stored on street for long periods of time, and large vehicles parked on street, reduce sight distance creating unsafe conditions for pedestrians and on-coming traffic.

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

Section 1. Amendment. Sections 14-5-050 and 14-5-060.1 of Title 14 of the Farmington City Municipal Code are hereby amended to read in their entirety as follows:

14-5-050: STORING VEHICLE ON STREET:  

No person shall park a **motor vehicle or similar conveyance upon any public street within the jurisdiction of Farmington City for more than a continuous forty eight (48) hour period. Such motor vehicle shall be considered to be in violation of this paragraph if parked in any one location for longer than forty eight (48) hours or if the vehicle has been parked in one or more locations within the same block for longer than such forty eight (48) hour period.**

Any nonnotarized vehicle, recreation vehicle, boat, trailer, hauling trailer, similar apparatus, or other conveyance can only be parked upon any public streethighway within the jurisdiction of Farmington City for the immediate loading or unloading and never longer for more than a continuous ~~seventy two (72)~~ twenty four (24) consecutive hour period.

14-5-060.1: PARKING OF LARGE VEHICLES:  

No person shall park any **commercial** truck, trailer, tractor or other vehicle having a total gross weight, loaded or unloaded, in excess of twelve thousand (12,000) pounds, or having a total length in excess of twenty four feet (24'), within any single-family or multiple-family residential zone, as defined herein and designated on the City zoning map, or on any important local or local street, as defined in the City General Plan, within the jurisdiction of the City, except when making actual deliveries or doing work at the site where parked. (Ord. 2017-22, 9-19-2017)

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

Section 3. Effective Date. This Ordinance shall become effective twenty (20) days after publication or posting, or thirty (30) days after passage, whichever occurs first.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, THIS 2nd DAY OF OCTOBER, 2018.**

FARMINGTON CITY

ATTEST:

Holly Gadd, City Recorder

By: _____
H. James Talbot, Mayor

CITY COUNCIL AGENDA

For Council Meeting:
October 2, 2018

S U B J E C T: Minute Motion Approving Summary Action List

1. Approval of Minutes from September 18, 2018

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

FARMINGTON CITY COUNCIL MEETING

September 18, 2018

WORK SESSION

Present: Mayor Jim Talbot; Councilmembers Rebecca Wayment, Doug Anderson, Cory Ritz, Alex Leeman; Assistant City Manager Keith Johnson, City Development Director David Petersen, City Planner Eric Anderson, City Engineer Chad Boshell, Economic Development Director Brigham Mellor, Parks and Recreation Director Neil Miller, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden

Excused: Councilmember Brett Anderson; City Manager Dave Millheim

Station Parkway Road Widening

Chad Boshell, City Engineer, said that Farmington City has agreed to widen Station Parkway north to Red Barn Lane. The City has an MOU with ICO to be reimbursed for about \$40,000 of the cost. The staff recommends awarding the asphalt portion of the project to Kilgore Contracting and the utilities and curb portion to RJT Excavation. The work will be done before the end of the year.

Mayor **Jim Talbot** recommended having a clear record or agreement from Hawes about the City's remaining obligation to improve Burke Lane to 1525 West.

950 North Connector Road

Chad Boshell said that using Proposition 1 funds from Davis County the City will design the 950 North Connector Road. Additional funding to build the road will come from the Wasatch Front Regional Council. Staff recommends awarding the bid for preliminary design work for the 950 North Connector road to Horrocks Engineers.

Well Update

Jim Talbot said that he has had many residents express concern about water and he has assured them that the City is self-sufficient when it comes to culinary water. The City and residents need to be mindful of secondary water conservation. **Jim Talbot** asked **Chad Boshell** to provide an update regarding the progress of the new well being drilled near Old Farm.

Chad Boshell shared that the process chosen, to pound pipe into the ground, takes a long time as the progress is typically only a couple of feet a day. He said they have been pleased with preliminary tests and that the water quality looks good.

Schedule for North Station CRA 1 and CRA 2

Brigham Mellor, Economic Development Director, presented information related to the Community Reinvestment Areas to be established in the North Station area. He said that he had a productive meeting with the County Commissioners and Auditor/Clerk and will be meeting with

each of the taxing entities to gather support for the tax increment financing areas in the business park. **Brigham Mellor** shared from a report by EDCUtah which highlighted several companies looking to relocate to Utah and noted that four of them are actively looking in Farmington. **Brigham Mellor** explained that large companies are not eligible for State incentives without a local contribution, typically from tax increment financing. He has asked that the County provide a letter of support with a specific percentage identified. **Brigham Mellor** reviewed the boundaries of each CRA as presented in the staff report.

Brigham Mellor said that without infrastructure in place, Farmington may miss opportunities for to attract businesses in the short term, but noted that if companies were committed to locate in Farmington they could build to suit in approximately a year to eighteen months. Companies are looking at all incentive packages from all municipalities and then working with GOED and EDCUtah to narrow site selection.

Jim Talbot thanked **Brigham Mellor** for his work and securing the support of the County. **Doug Anderson** noted that he has been approached by residents who have connections to companies that want to relocate to Farmington; he will forward those referrals to **Brigham Mellor** for follow-up.

North Station Phase I Development Agreement & PMP

Doug Anderson said that he was glad that the developer could accommodate the request of residents to have the two-story buildings facing the trail. **Eric Anderson** noted that Heidi Herron sent an email in support of the new proposal. **Jim Talbot** noted that the item would not be handled as public hearing, and thanked the developer for being responsive to resident concerns by providing Option B and detailed information about the elevations of the project. He noted that it was very important that the first phase of the development be done will with high-grade finishes and landscaping to attract buyers and allay concerns of surrounding residents.

REGULAR SESSION

Present: Mayor Jim Talbot; Councilmembers Rebecca Wayment, Doug Anderson, Cory Ritz, Alex Leeman; Assistant City Manager Keith Johnson, City Development Director David Petersen, City Planner Eric Anderson, Economic Development Director Brigham Mellor, Parks and Recreation Director Neil Miller, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden

Excused: Councilmember Brett Anderson; City Manager Dave Millheim

CALL TO ORDER:

Mayor **Jim Talbot** called the meeting to order at 7:00 p.m.

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

The invocation was offered by **Cory Ritz** and the Pledge of Allegiance was led by Cub Scout **Ryder Huish**.

PRESENTATIONS:

Presentation of Check to Huntsman Cancer Institute

Chairman of the Farmington Festival Days Motorcycle Ride, **Todd Blanch** and Parks and Recreation staff **Neil Miller** and **Tia Uzelac** presented a check to **Sally Montgomery** of the Huntsman Cancer Institute. The charity motorcycle ride raised \$2872.40.

Recognition of Brigham Mellor for his Dedicated Service on the City Council and Planning Commission

Mayor **Jim Talbot** presented an award of recognition to **Brigham Mellor** for his service on the City Council and Planning Commission. **Brigham Mellor** shared that his family has a long history of involvement in municipal government. He said that working in local government is part of his identity. He said that he has enjoyed the connection to the community and is grateful for the opportunity to work with the Mayor and Council. **Brigham Mellor** said that contemporary politics can be violent, volatile and offensive, but he appreciates that Farmington is an island of calm.

OLD BUSINESS:

North Station Phase I Development Agreement & PMP—Ken Stuart

Eric Anderson reviewed this item and noted that the City Council had previously tabled the item to allow time for the applicant to meet with a working group of neighbors, staff and Councilmember **Doug Anderson**. **Eric Anderson** said that it was a productive meeting and as a result the applicant has revised the site plan. Option A in the packet is the proposal previously reviewed by the Council. Option B is a revised plan that has the two-story master units serving as a buffer along the trail. This shifting of units resulted in 2 additional condominiums; the proposal has increased from 71 to 73 units. The PMP has been updated with Option B specifications and the development agreement remains the same. **Eric Anderson** said that staff recommends the approval of the development agreement and PMP.

Doug Anderson shared that residents were concerned about height of the buildings and needing a buffer from the neighborhood. He complimented the developer in having good communication and collaboration with the residents and presenting a revised plan that is responsive to their concerns.

Applicant **Ken Stuart** agreed that it was a productive meeting. He said that he had provided illustrations with details regarding the height of the buildings in relation to other homes. He feels that the proposal is consistent with what the Council and neighbors wanted to see. **Doug Anderson** noted that as discussed in the work session, because this is the first project in the area

it is critical that it looks good. He said that it will set the tone for future surrounding development.

Alex Leeman asked for a clarification of the road configuration in Option B and how the most northeastern unit would be accessed. **Eric Anderson** said that, although not shown on the schematic, that unit would have driveway access to the road.

Motion:

Alex Leeman moved that the City Council approve the schematic subdivision plan, and approve the enclosed development agreement and project master plan related thereto, subject to all applicable Farmington City development standards and ordinances, with Conditions 1 and 2 and Findings for Approval 1 through 9.

Doug Anderson seconded the motion which was approved unanimously.

Conditions for Approval

1. The applicant shall provide a trail or improve the existing trail along Haight Creek, subject to US Army Corp of Engineer approval;
2. The final development agreement is subject to final review and approval by the City Attorney.

Findings for Approval

1. The development agreement allows the applicant to deviate from the underlying standards of Chapter 18 that do not apply to this particular application.
2. The proposed North Station Project Master Plan was completed through a design charrette involving unanimous stakeholder consensus; Phase I is consistent with this global plan.
3. The stakeholders for the charrette included the majority of property owners within the project area, neighboring property owners to the project area, the City, the County, and Stay Farmington.
4. The City Council has held a public hearing on multiple recommendations from the North Station Project Master Plan, including removing the large footprint building provision, and amending the regulating plan and related block size, and the City Council after review of the application has unanimously approved the requested modifications to Chapter 18 of the Zoning Ordinance; Phase I is consistent with these amendments.
5. The proposed North Station Development Agreement and Project Master Plan is consistent with the stated intent and purpose of the Farmington City General Plan and Zoning Ordinance for this district; including a fine grained mix of uses such as office, retail, and residential, an emphasis on bringing activity to the street and enhancing walkability, placing parking to the rear of buildings, creating public spaces and nodes,

- enhancing open space and connectivity, providing a live/work/play environment, etc. ; Phase I is consistent with this global plan.
6. The proposed North Station Project Master Plan has a good balance of residential and retail that will support the primary office use, which is the overarching intent of the OMU zone; Phase I is consistent with this global plan.
 7. The North Station PMP proposes a nuanced continuum of development intensity with lower intensity development to the west, higher intensity development in the middle and along major roads, and commercial along the freeway and arterial roads, such as Shepard Lane, Burke Lane, and 1100 West. The continuum of development intensity provides a buffer between existing residential neighborhoods to the west, and places the highest intensity development near the future Shepard Lane interchange and I-15 to the east; Phase I is consistent with this global plan.
 8. The fine-grained mixture of uses proposed in the North Station Project Master Plan creates a business district that is unique to the State of Utah and will create a vibrant employment base for Davis County that fosters a live/work/play environment; Phase I is consistent with this global plan.
 9. The proposed North Station Project Master Plan will help to diversify and balance the City's tax structure through expanding its commercial property tax base, instead of relying too heavily on residential property and commercial sales tax; although Phase I is not commercial, it is the first step in the realization of North Station and initiates the process so the applicant can begin the larger project.

SUMMARY ACTION:

1. Approval of Minutes from August 21, 2018
2. Approval of Minutes from September 4, 2018
3. Rock Mill Estates Subdivision Improvements Agreement Recommendation
4. Station Parkway Road Widening
5. 950 North Connector Road Preliminary Design
6. Housing GAP Coalition Resolution

Motion:

Rebecca Wayment moved, with a second from **Cory Ritz**, to approve summary action item 1 through 6 as contained in the staff report.

The motion was approved unanimously.

GOVERNING BODY REPORTS:

City Manager Report

1. Executive Summary for Planning Commission held September 6, 2018
 - a. This item was present in the packet and no additional discussion was had.

2. **Holly Gadd** let Councilmembers know that there were new employee information sheets in their binders for reference.

Mayor Talbot & City Council Reports

Councilmember Cory Ritz

No updates to report.

Councilmember Doug Anderson

No updates to report.

Councilmember Alex Leeman

No updates to report.

Councilmember Rebecca Wayment

No updates to report.

Mayor Jim Talbot

Jim Talbot mentioned that a former Farmington Police Officer has now returned to the force and will be sworn in in October.

He also asked that Councilmembers put the Christmas Party on their respective calendars.

CLOSED SESSION

Motion:

At 7:38 p.m., **Rebecca Wayment** made a motion to go into a closed meeting for purpose of **property acquisition**. **Doug Anderson** seconded the motion which was unanimously approved.

Sworn Statement

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

Jim Talbot, Mayor

Motion:

At 7:48 p.m., a motion to reconvene into an open meeting was made by **Doug Anderson**. The motion was seconded by **Alex Leeman** which was unanimously approved.

ADJOURNMENT

Motion:

At 7:48 p.m., **Cory Ritz** moved to adjourn the meeting.

DRAFT

CITY COUNCIL AGENDA

For Council Meeting:
October 2, 2018

SUBJECT: City Manager Report

1. Fire Monthly Activity Report for August
2. Building Activity Report for August
3. City Manager Recruitment Update

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



Farmington City Fire Department

Monthly Activity Report



August 2018



Emergency Services

Fire / Rescue Related Calls: 31

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

Ambulance / EMS Related Calls: 75 / Transported 49 (65%)

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

Calls Missed / Unable to Adequately Staff: 8 (7%) Note: 22 (21%) Overlapping Calls

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

Emergent / On-Scene Hours / Month Total: 38 Hrs. (Approximate 152 Man Hours)

EMS Transport / Turn-Around Hours / Month Total: 98 Hrs. (Approximate 196 Man Hours)

Urgent EMS Related Response Times (AVG): 5.09 Min/Sec GOAL 5 minutes or less (+.09)

Urgent Fire Related Response Times (AVG): 06:56 Min/Sec GOAL 5 minutes or less (+1.56)

(Note: Mutual-Aid / Outside Farmington Included)

Part-Time Man-Hours (based on the following 42-day / two pay periods August 3rd, 17th and 31st)

Part-Time Shift Staffing:	1,849	Budgeted 2,016	Variance + 0
Part-Time Secretary:	N/A	Budgeted	Variance + 6
Part-Time Fire Marshal:	0*	Budgeted 120	Variance - 120
Part-Time Fire Inspector	45	Budgeted 90	Variance - 45
Full-Time Captains x3 & Engineers x3:	N/A	48/96 Hour Schedule	Overtime +167
Full-Time Fire Chief:	N/A	Salary Exempt	
Training & Drills:	190	302 (FY19)	
Emergency Callbacks:	94.5	FIRE 23.5 Hrs. / EMS 71 Hrs.	206 (FY19)
Special Event Hours:	6.0	6 (FY19)	
Total PT Staffing Hours:	2,018.5	3,775 (FY19)	

** No Part-time FM utilized / Todd Smith covered duties while working regular FT engineer position*

Monthly Revenues & Grant Activity YTD

Ambulance Revenues / July 2018:

	Month	Calendar Year	FY 2019
Ambulance Services Billed	\$80,556.69	\$511,029.89	\$80,556.69
Ambulance Billing Collected	\$59,895.71	\$281,843.48	\$59,895.71
<i>Variances:</i>	<i>\$20,660.98</i>	<i>\$229,186.41</i>	<i>\$20,660.98</i>
Collection Percentages	74%	55%	74%

Grants / Assistance / Donations

Grants Applied For AUGUST:

None **\$0** **\$33,500 YTD**

Grants / Funds Received / Donations / Awarded:

None **\$0** **\$21,900 YTD**

Department Training & Man Hours

Monthly Staff Meeting & Department Training 15
 Shift Drill #1 – FIRE – Safe Driver Operations 24
 Shift Drill #3 – EMS – Gunshot Wound / Trauma 24
 Shift Drill #4 – FIRE – Mass Decontamination / HZ 24
 Shift Drill #5 – EMS – Bomb Blast Injuries 24
 Shift Drill #6 – FIRE – Terror Response 24
 RTF Training x 4 64
Training / Actual Hours Attended: **199** **1722 HRS YTD**

Fire Prevention & Inspection Activities

New Business Inspections: QTY
Existing Business Inspections:
Re-Inspections:
Fire Plan Reviews & Related:
Consultations & Construction Meetings:
Station Tours & Public Education Sessions: 14 **146 YTD**

Health, Wellness & Safety Activities

Reportable Injuries: 0 **0 YTD**
Physical Fitness / Gym Membership Participation % 100%
Chaplaincy Events: 2

FFD Committees & Other Internal Group Status

Process Improvement Program (PIP) Submittals: 0 **3 YTD**

Additional Narrative:

Another busy and productive month for FFD. Emergent response times averaged just over 5 minutes for EMS and just under 7 minutes for Fire. Note: Emergent fire response data includes out of area / mutual-aid response times. August activities included medical responses, vehicle extrications, structure fire, brush fires, canyon rescue and various EMS stand-by events to include the County Fair and Tour of Utah. Eight calls (7%) resulted in “no-staffing” or “short-staffing” of apparatus (on-duty crew attending to other calls and/or part-time staffing not available due to lack of availability). This percentage was attributed (in part) by crews attending to at least 22 overlapping calls which overwhelms our existing staffing model. 65% of all Ambulance calls resulted in transporting patients to local hospitals. Collections of Ambulance & Transport revenues continue with little predictability due to collection & mandated billing variables. FFD is still in the process of trying to fill a part-time Fire Marshall position with little success. As stated in previous reports, Todd Smith will continue cover Fire Marshal duties until a qualified candidate is awarded the position.

Level 5 “EXTREME” fire conditions and multiple “RED FLAG” days required mandatory overtime hours from our full-time personnel to compensate for lack of part-time availability (most part-time personnel required to work overtime for their respective career fire jobs). It is without question that increasing our fulltime staffing with an additional full-time firefighter, per-shift, will greatly reduce the reliance on part-time workforce. Two FFD members visited the Ambulance manufacturer Braun North West facility (paid by Braun) to complete an inspection process and resolve industry certification questions for the “Safety Concept” Ambulance. This unit should be completed within the next 6 weeks. Once delivered, FFD would like to provide a “Show and Tell” to the city council as we are excited to provide our community members (customers) and our employees (internal customers) a much safer and ergonomic means of patient care and transportation.

Department training encompassed a variety of Fire & EMS topics to include: Monthly Officer & Leadership Training, Safe Driver Operations, Gunshot Wound Management, Mass Decontamination, Bomb Blast Injuries, Terror Response and Rescue Task Force (RTF) training. Our multi-purpose “Event Support Trailer” (awarded through FEPP grant) continued to receive work (via UAW program) and should be 60% mission capable shortly. Once completed, this trailer will help facilitate medical stand-by events, training evolutions and mass casualty incidents (MCI’s) in addition to supporting Law Enforcement and Public Works operations with its light tower.

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

Guido Smith
Fire Chief

August 2018 Photos: Brush Fires, Semi Rollover with Commuter Train Collision, Davis County Fair, Tour of Utah Race, Safety Concept Ambulance Factory Visit, Mass Casualty / Event Support Trailer Project with UAW (FEPP Grant).



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Month of August 2018	BUILDING ACTIVITY REPORT - JULY 2018 THRU JUNE 2019				
RESIDENTIAL	PERMITS THIS MONTH	DWELLING UNITS THIS MONTH	VALUATION	PERMITS YEAR TO DATE	DWELLING UNITS YEAR TO DATE
NEW CONSTRUCTION *****					
SINGLE FAMILY	5	5	\$1,616,979.39	273	273
DUPLEX	0	0	\$0.00	0	0
MULTIPLE DWELLING	0	0	\$0.00	2	38
CARPORT/GARAGE	0		\$0.00	18	
OTHER RESIDENTIAL	0	0	\$0.00	15	2
SUB-TOTAL	5	5	\$1,616,797.39	308	313
REMODELS / ALTERATION / ADDITIONS *****					
BASEMENT FINISH	1		\$9,831.00	60	
ADDITIONS/REMODELS	3		\$236,997.12	64	
SWIMMING POOLS/SPAS	1		\$35,528.00	23	
OTHER	18		\$187,215.00	487	
SUB-TOTAL	33		\$328,664.91	634	
NON-RESIDENTIAL - NEW CONSTRUCTION *****					
COMMERCIAL	0		\$0.00	11	
PUBLIC/INSTITUTIONAL	0		\$0.00	7	
CHURCHES	0		\$0.00	1	
OTHERS	6		\$25,946.00	21	
SUB-TOTAL	6		\$25,946.00	46	
REMODELS / ALTERATIONS / ADDITIONS - NON-RESIDENTIAL *****					
COMMERCIAL/INDUSTRIAL	0		\$0.00	48	
OFFICE	0		\$0.00	18	
PUBLIC/INSTITUTIONAL	0		\$0.00	1	
CHURCHES	0		\$0.00	0	
OTHER	0		\$0.00	4	
SUB-TOTAL	0		\$0.00	71	
MISCELLANEOUS - NON-RESIDENTIAL *****					
MISC.	5		\$27,505.00	76	
SUB-TOTAL	5		\$27,505.00	76	
TOTALS	49	5	\$1,998,913.30	1135	313

CITY COUNCIL AGENDA

For Council Meeting:
October 2, 2018

SUBJECT: Mayor Talbot & City Council Reports

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