

WORK SESSION: A work session will be held at 6:00 p.m. in Farmington City Hall, 160 South Main Street. The public is welcome to attend. The agenda for the work session will be as follows:

1. Budget presentations and discussions
 - a. Paramedics program and property tax rates
 - b. Fire
 - c. Police
 - d. Parks & Recreation
2. Questions or concerns the City Council may have on agenda items.

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, May 04, 2021, at 7:00 p.m.** The meeting will be held at the Farmington City Hall & electronically over Zoom for the public, 160 South Main Street, Farmington, Utah.

Farmington City Council meetings, including this meeting, are open to the public. In consideration of the COVID-19 pandemic, members of the public wishing to attend this meeting are encouraged to listen to the meeting on line. The link to listen to the meeting live and to comment electronically can be found on the Farmington City website at www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so at hbouck@farmington.utah.gov.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

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

7:02 Utah Youth Singers

PUBLIC HEARING:

7:05 Ordinance for Zone Text Amendment – Building Height and Elimination of Residential Use Types in the TMU and OMU Zones

7:15 Appeal – Modification of Conditions of Approval for Special Exception

7:30 Ordinance Amending Zone Text – Accessory Buildings Allowed in a Reduced Rear Yard Setback & Site Plan Review for Permitted Uses

NEW BUSINESS:

7:35 Ordinance Amending Section 3-4-010 of the Farmington City Code regarding HR

7:40 Consider Approval of Agreement with Farmington Bay Contractors to Use 950 North as an Access to the West Davis Corridor

7:45 FY 2022 Adoption of Tentative Budget and Setting the Public Hearing for June 15, 2021

Minute motion adjourning to the Redevelopment Agency meeting.

(See RDA Agenda)

SUMMARY ACTION:

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

8:50 Minute Motion Approving Summary Action List

1. Approval of Minutes for March 16th

GOVERNING BODY REPORTS:

8:55 City Manager Report

1. Building Activity Report for March
2. Fire Department Activity Report for March

9:05 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

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

***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 due to a disability, please contact Heidi Bouck, City Recorder at 801-939-9209, at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda and emailed copies to media representatives on April 29, 2021.

DATED this 29th day of April, 2021.

FARMINGTON CITY CORPORATION

By: Heidi Bouck
Heidi Bouck, City Recorder

Posted April 29th 2021

CITY COUNCIL AGENDA

For Council Meeting:
May 04, 2021

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

It is requested that Councilmember, Scott Isaacson give the invocation to the meeting and it is requested that Councilmember Brett Anderson 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:
May 04, 2021

PUBLIC HEARING: Ordinance for Zone Text Amendment – Building Height and Elimination of Residential Use Types in the TMU and OMU Zones

ACTION TO BE CONSIDERED:

1. Hold Public Hearing.
2. Move that the City Council approve the enclosed enabling ordinance amending Table 18.3 in Section 11-18-050 of the Zoning Ordinance and the building height table in Section 11-18-060 include findings 1-3 as outlined in the staff report.

GENERAL INFORMATION:

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

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David Petersen, Community Development Director

Date: May 4, 2021

SUBJECT: **Zone Text Amendment-- Building Height and Elimination of Residential Use Types in the TMU and OMU Zones.**
(Applicant: Farmington City, ZT-6-21)

RECOMMENDATION:

1. Hold a public hearing; and
2. Move that the City Council approve the enclosed enabling ordinance amending Table 18.3 in Section 11-18-050 of the Zoning Ordinance and the building height table in Section 11-18-060.

Findings:

1. The amendments are consistent with the Farmington City General Plan.
2. Most of the area north (and south) of Shepard Creek, west of the UP Tracks, east of the D.R.G.&W. trail, and south of Shepard Ln (approx. 260 acres) is identified as CA/BP (Class A Business Park) or TMU (Transportation Mixed Use) on the Farmington City General Plan, and is, or will likely be, zoned OMU and/or TMU. The majority of the Project Master Plans (PMPs) in the CA/BP and TMU areas do not show residential facilities for people with disabilities, assisted living facilities, and residential facilities for the elderly, but they do show taller buildings in close proximity to I-15.
3. The purpose of this amendment is to make consistent the text of the underlying zone with most of the specific PMPs approved by the City.

Supplemental Information

1. Enabling Ordinance

Respectfully Submitted

David Petersen
Community Development Director

Concur

Shane Pace
City Manager

FARMINGTON, UTAH

ORDINANCE NO. 2021 -

**AN ORDINANCE AMENDING TABLE 18.3 IN
SECTION 11-18-050 AND THE BUILDING HEIGHT TABLE
IN SECTION 11-18-060 OF THE FARMINGTON CITY
ZONING ORDINANCE. (ZT-6-21)**

WHEREAS, the Planning Commission held a public hearing in which amendments to Table 18.3 and the Building Height Table set forth in Title 11, Sections 11-18-050 and 11-18-060 of the Farmington City Municipal Code were reviewed and the Planning Commission recommended that these amendments be approved by the City Council; and

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

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

Section 1. Amendment. Table 18.3 in Section 11-18-050 and the Building Height Table in Section 11-18-060 of the Farmington City Zoning Ordinance are hereby amended and updated in their entirety as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

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

Section 3. Effective Date. This ordinance shall take effect immediately upon passage by the City Council.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 4th day of May, 2021.

FARMINGTON CITY

H. James Talbot, Mayor

ATTEST:

Heidi Bouck, City Recorder

EXHIBIT A

11-18-050: USES:

TABLE 18.3
ALLOWABLE LAND USES

Key to allowable uses:

P - Permitted

N - Not permitted

<i>Mixed Use Districts</i>						
		<i>OS</i>	<i>RMU</i>	<i>OMU</i>	<i>GMU</i>	<i>TMU</i>
Residential:						
	Low density residential - single-family detached minimum of 5,000 square feet lot size	N	P	N	N	N
	Medium density residential - single-family small lots and attached units or townhomes/condominiums limited to duplexes, triplexes, fourplexes, fiveplexes, or sixplexes	N	P	N	N	P
	High density residential - condominium and apartment style	N	N	N	N	P
	Live/work residential	N	P	N	N	P
	Residential facilities for people with disabilities	N	P	P N	P	P
	Assisted living facilities	N	P	P N	P	P
	Residential facilities for the elderly	N	P	P N	P	P
Commercial:						
	Accessory buildings that do not in aggregate have a footprint greater than 25 percent of the main building(s) on a development parcel	N	P	P	P	P
	Art studio	N	P	P	P	P
	Business, professional offices, outpatient medical facilities	N	P	P	P	P
	Entertainment	N	N	N	P	P
	Financial institutions (with the exception of nondepository institutions)	N	N	P ¹	P ¹	P
	Fitness and recreation facilities	N	P	P	P	P
	Hospitals, inpatient medical facilities	N	N	P	P	P
	Lodging - bed and breakfast	N	P	N	P	P

Lodging, limited to hotel, motel	N	N	P	P	P
Neighborhood service establishments ³	N	P ¹	P ¹	P	P ¹
Parking structure	N	N	P	P	P
Restaurant - fast food	N	P ¹	P	P	P ¹
Restaurant - traditional sit down	N	P	P	P	P
Retail and wholesale sales individual tenant use:					
Up to 5,000 square feet	N	P	P	P	P
Greater than 5,000 square feet and up to 20,000 square feet	N	N	P	P	P
Vehicle service/convenience store (including gasoline sales but no auto repair)	N	N	P	P	P
Civic uses:					
Government - no point of service; no offices dealing directly or on a limited basis with the public (e.g., public works yards, etc.)	N	N	N	N	N
Parks and open space	P	P	P	P	P
Schools:					
Preschool, daycare	N	P ¹	P	P	P
Primary, secondary, colleges, and vocational	N	P	P	P	P
Service and fraternal clubs and organizations, and religious institutions	N	P	P	P	P
Transit and related transportation facilities (not including benches and bus stop signs)	N	N	P ²	P ²	P ²

Restrictions:

1. Drive up window/drop off lane allowed only with special exception review by the Planning Commission as set forth in section [11-3-045](#) of this title, as to use only, and not fixed dimensional standards. For any use not listed as P¹, drive-up windows are expressly prohibited. No additional curb cut shall be added to accommodate the drive up/drop off lane.
2. Benches and bus stops are permitted, with development standards as noted in section [11-18-110](#) of this chapter.
3. Neighborhood service establishments: Low impact retail and personal service uses such as bakery, bookstore, dry cleaning, hairstyling, pharmacy, art supply/gallery, craft store, photocopy center, corner market (with no gas pumps).

11-18-060: BUILDING FORM AND SITE ENVELOPE STANDARDS:

	<i>Building Height Maximum (and Minimum where Specified) In Stories (And Feet)</i>			
	<i>Local Roads</i>	<i>Local Primary</i>	<i>Collector/ Arterial Roads</i>	<i>I-15 Transition Area¹</i>
RMU	2 (27 feet) ^{1,2}	n/a	3 (40 feet)	n/a
GMU	3	n/a	4	n/a
OMU	4	3	6	5 (minimum)
TMU	6	n/a	8	5 (minimum)
OS	1 (25 feet)	n/a	1 (25 feet)	1 (25 feet)

Notes:

1. The I-15 Transition Area includes all property adjacent to and within 600 feet of the west boundary of the Union Pacific right-of-way. The height of buildings in this area must meet the standards set forth in the table regardless of the Local, Local Primary, and Collector/Arterial Roads abutting or located in the I-15 Transition Area.
2. If a transition area is created buffering rural residential density areas from mixed use areas as follows: a) a distance of at least 300 feet must be established between housing in a rural residential site and the mixed use site; b) additional landscaping shall be provided on the mixed use site, including medium to large size trees every 20 feet along the entire length of the buffer; c) at least 3 different housing types (i.e., detached single-family, townhomes, live/work units, etc.) shall be provided in the mixed use site for every 15 acres of development; and d) the proposed uses in the mixed use area shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing and proposed development; then at its sole discretion, the City may, or may not, increase the building height on local roads in the RMU Zone to a maximum of 3 stories, not to exceed 33 feet adjacent to existing rural residential development, or areas contemplated for such development on the General Plan.

CITY COUNCIL AGENDA

For Council Meeting:
May 04, 2021

PUBLIC HEARING: Appeal – Modification of Conditions of Approval for Special Exception

ACTION TO BE CONSIDERED:

1. Hold Public Hearing.
2. Move that the City Council approve the appeal of the conditions of approval for a special exception, thereby reinstating the condition to fence the Craig Holmes U-Haul business; subject to all applicable Farmington City ordinances and development standards with findings 1-2 in the staff report OR move that the City Council uphold the Planning Commission's decision from March 18, 2021.

GENERAL INFORMATION:

See enclosed staff report prepared by Shannon Hansell, City Planner.

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Shannon Hansell, City Planner
Date: May 4, 2021
SUBJECT: APPEAL – MODIFICATION OF CONDITIONS OF APPROVAL FOR SPECIAL EXCEPTION

RECOMMENDATION:

1. Hold a Public Hearing
2. According to 11-4-090 of the Zoning Ordinance:
The city council may modify the order, requirement, decision or determination appeared from and may make such determination as ought to made and to that end shall have all the powers of the planning commission.
As such, two possible motions, among others, exist, including the following:
 - A. Move that the City Council approve the appeal of the conditions of approval for a special exception, thereby reinstating the condition to fence the Craig Holmes U-Haul business; subject to all applicable Farmington City ordinances and development standards.

Findings for Approval:

1. The decision to remove the condition is not consistent with the BR zone, therefore not consistent with the General Plan.
2. The removal of the condition of approval by the Planning Commission on March 18, 2021 is not consistent with the 2014 Planning Commission decision.

OR

- B. Move that the City Council uphold the Planning Commission from March 18, 2021

BACKGROUND INFORMATION

On June 19, 2014, the Planning Commission approved a special exception for an adaptive reuse of a U-Haul dealership in the BR zone. An adaptive reuse enables an owner of an historic building in the BR zone to apply for commercial use not listed therein if the building is eligible for the National Register of Historic Places. Specifically, the following uses allowed in the C zone as either a permitted or conditional use but not

in the BR zone may be considered for said zone as a special exception if the owner meets the historic preservation eligibility criteria for his building and some area requirements.

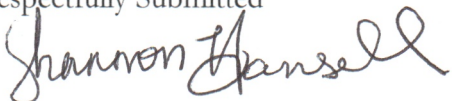
At the time of approval, the Planning Commission included a condition stating: "The rear yard must be screened from both Main Street and from 100 North through the use of a historically compatible fence". On or around February 3, 2021, code enforcement issued a notice of violation to the applicant, citing the condition of approval quoted above. The applicant responded on February 25, 2021, the applicant responded to the notice stating several prior issues with the fence's durability during windstorms, which frequently damaged the fence screening the rear yard. Solutions were not satisfactory or exceeded the original screening, and often encroached into useable space of the property. As a result, the applicant requested that the Commission modify or remove the condition of approval from the original special exception. The Commission removed the condition on March 18, 2021. At that time, the Commission proposed enhanced landscaping to shield Main St from the U-Haul storage area.

The City received a letter of appeal on April 2, 2021 from Brigham Mellor concerning the Planning Commission's decision. Mellor stated that said decision was not, in fact, consistent with the BR zone and adjacent zones, as well as the City's adaptive reuse policies and standards, which were key in the original decision to grant approval for Holmes' U-Haul business. As a key component of the original adaptive reuse, Mellor appeals the City Council to reinstate the fence requirement.

SUPPLEMENTARY INFORMATION:

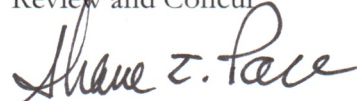
1. Vicinity Map
2. Memorandum of appeal – Brigham Mellor to Shane Pace, City Manager – received April 2, 2021
3. Original special exception staff report from June 19, 2014
4. Code enforcement evidence
5. Request letter from applicant
6. Section 11-4-090 Right of Appeal
7. Draft minutes from March 18, 2021 Planning Commission
8. Minutes from June 19, 2014 – Planning Commission approval of adaptive reuse Special Exception

Respectfully Submitted

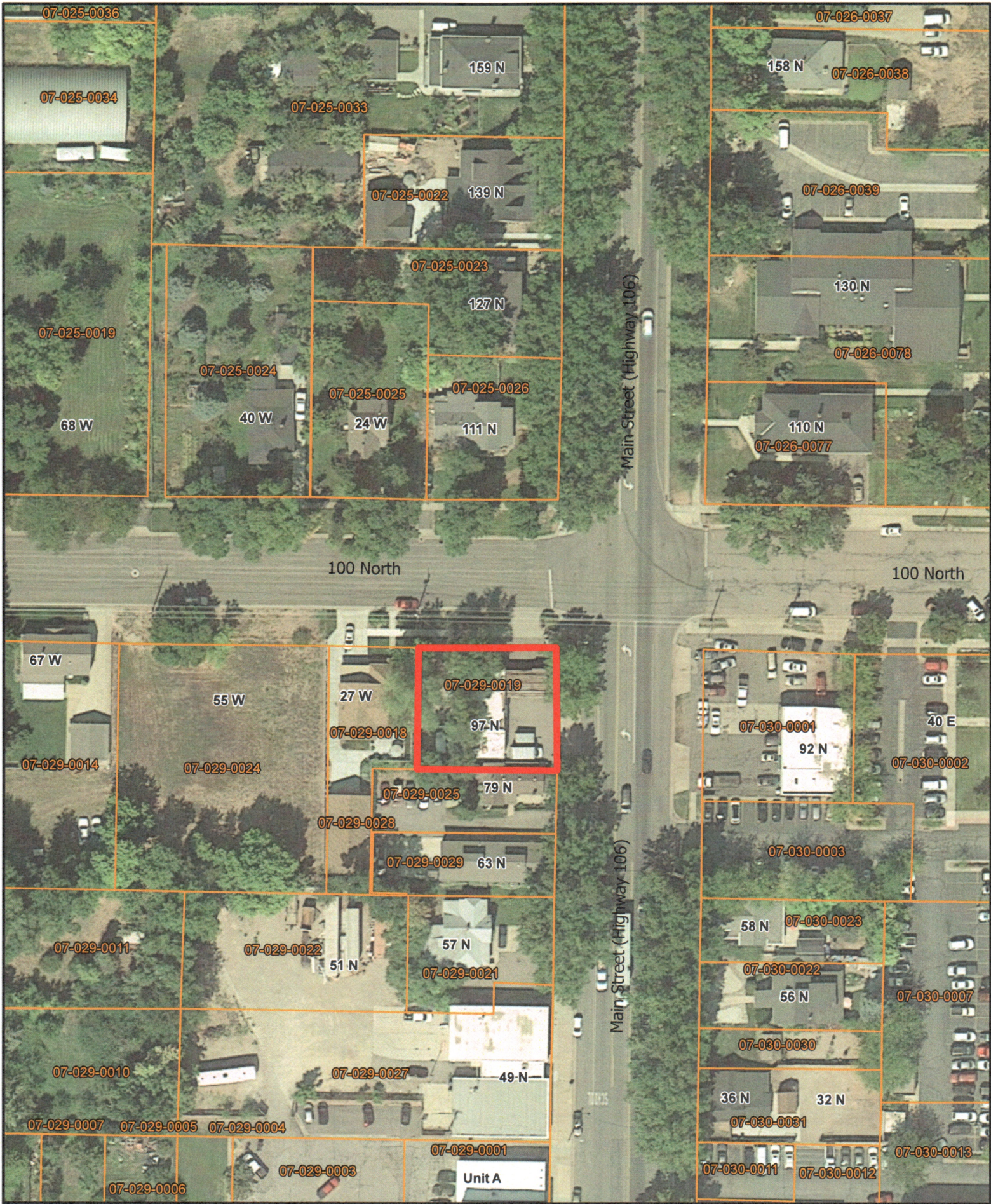


Shannon Hansell
City Planner

Review and Concur

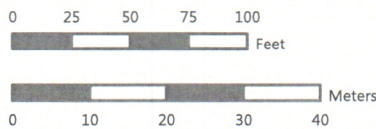


Shane Pace
City Manager



VICINITY MAP

97 N Main St





FARMINGTON CITY


H. JAMES TALBOT
MAYOR

BRETT ANDERSON
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

MEMORANDUM

To: Mayor Talbot and Members of the City Council

From: Brigham Mellor, Assistant City Manager/Economic Development Director 

Date: April 2, 2021

SUBJECT: Appeal of Planning Commission Decision (Application #M-1-14)

The purpose of this memo is to appeal a recent decision by the Planning Commission related to the U-Haul business located at 97 North Main Street. Craig Holmes, the owner of the business (and property), received approval for a special exception to establish the dealership on June 19, 2014, as an adaptive reuse subject to a number of conditions, including but not limited to the following:

The rear yard must be screened from both Main Street and from 100 North through the use of an historically compatible fence

Mr. Holmes requested that the Planning Commission remove the condition and on March 18, 2021, the Commission approved his request.

Before 1994, much of the core downtown area was zoned C-2 (Commercial) which allowed for auto repair and similar uses. Then the City Council rezoned the area to Business Residential (BR) on October 19, 1994, and such uses were disallowed in this zone. Mr. Holmes was allowed to expand his windshield repair nonconforming use to include a U-haul dealership as a special exception subject to the 2014 conditions and findings by the Planning Commission. The recent decision to remove the aforementioned condition is not consistent with the earlier Commission approval, nor is it consistent with the BR zone, nearby adjacent zones, or the City's adaptive reuse policies and related standards.

Cc: Shane Pace, City Manager



Planning Commission Staff Report June 19, 2014

Item 7a: Special Exception for U-Haul Dealership in BR Zone

Public Hearing:	Yes
Application No.:	M-1-14
Property Address:	97 North State Street
General Plan Designation:	MU/B (Mixed Use – Business, Medium Density Residential, Light Commercial)
Zoning Designation:	BR (Business Residential)
Area:	0.18 acres
Number of Lots:	1
Property Owner:	Craig Holmes
Agent:	N/A

Request: *Special Exception for a U-Haul dealership, or a truck rental, as an adaptive reuse in the BR Zone.*

Background Information

The applicant is proposing a U-Haul dealership, or a truck rental, as an adaptive reuse in the BR Zone for property located at 97 North Main.

On September 20, 2011, Farmington City enacted Section 11-2-020(3) which defined “Adaptive Reuse” as: “Rehabilitation or renovation of existing building(s) or structure limited to residential and/or office uses(s) other than the present use(s)”. Accompanying that same action the City amended Chapter 3 of the Zoning ordinance to broaden the scope of special exceptions to include adaptive reuse by adding the following language (shown in *italics*) to Section 11-3-045 (1):

(1) Purpose. A special exception is an activity or use incidental to or in addition to a principal use permitted in a zoning district or an adjustment to a fixed dimension standard permitted as an exception to the requirements of this Title *or an adaptive reuse of a building or structure eligible, or that may be eligible, for the National Register of Historic Places so long as the adaptive re-use does not compromise such eligibility.* A special exception has less potential impact than a conditional use but still requires careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site. This

Section sets forth procedures for considering and approving special exceptions to the provisions of this Title.

Several months ago the City denied an application to allow a truck rental use in the BR zone. However, on June 3rd, the City Council approved the expansion of the City's definition of Adaptive Reuse to encompass commercial uses, but for the BR zone only. This enables an owner of an historic building in the BR zone to apply for commercial use not listed therein if the building is eligible for the National Register of Historic Places. Specifically, the following uses allowed in the C zone as either a permitted or conditional use but not in the BR zone may be considered for said zone as a special exception if the owner meets the historic preservation eligibility criteria for his building and the area of the site is not increased to exceed the minimum lot size in BR zone, or is not increased in size at all if the site is already greater than the minimum size:

1. Research and development activities;
2. Auto, truck, recreational vehicle, and equipment sales and rental;
3. Automobile and truck repair, not including body work;
4. Class "B" beer outlet;
5. Department store;
6. Fast food establishments, detached (may include vehicle drive-thru facilities);
7. Lumber yard;
8. Self-service storage facilities;
9. Supermarkets;
10. Veterinary hospital.

Because this zone text change (ZT-2-14) has been approved, the applicant is now requesting that his U-Haul dealership be allowed as an adaptive reuse under the new definition.

Suggested Motion:

Move that the Planning Commission approve the special exception as requested subject all applicable Farmington City development standards and ordinances and the following conditions:

1. Approval is subject to the building being restored as per NRHP guidelines, as determined by staff;
2. Only one trailer or small truck is allowed to be stored in the front yard for advertising purposes, the remaining equipment must be stored in the rear yard;
3. The rear yard must be screened from both Main Street and from 100 North through the use of an historically compatible fence;
4. Any on-site property signs must be approved by staff as determined by Title 15 of the Farmington City Ordinance.

Findings:

1. The Special Exception will enhance the area and not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
2. The Special Exception creates a tool where a contributing historic building can be restored
3. The area of the site will not be increased, nor is the minimum lot size in the BR Zone exceeded, as determined by the new ordinance (ZT-2-14).

4. All other standards of the BR Zone are being complied with as determined by Chapter 15 of the Zoning Ordinance.

Supplemental Information

1. Vicinity/Zoning Map.
2. Site plan
3. Letter from Craig Holmes
4. Photographs of site
5. Section 11-3-045 of the Zoning Ordinance.
6. Sections 11-15-040 and 11-15-050 of the Zoning Ordinance



02/03/2021 10:02

February 25, 2021

Craig Holmes

97 North Main Street

Farmington Utah 84025

RE: Notice of Violation of Farmington City Ordinance

Dear Dave Peterson,

I have received your letter indicating that your staff has observed apparent violations of city ordinance that I currently do not have a historical fence/gate screening my rear yard. I understand that this was one of the conditions for me to have a Uhaul Dealership at my existing business Precision Windshield Repair. I need to utilize my property in the rear yard, because the city has also restricted how I can use my property in the front and side yard in regards to having parked Uhaul trucks and trailers.

The original gate that was at the property when I started my Windshield business in 1994 was destroyed by the East winds years ago. Since 2014 when the requirement to screen the rear yard was established to have Uhaul, I have had two more gates installed. Both have been damaged and destroyed by windstorms. I have asked a few fencing companies for their ideas, but in my opinion, the solutions offered were no better than what I have used in the past. And in some cases, the solutions offered would restrict even more of the useable space of the rear yard.

Therefore, I respectfully request for the condition of the fence/gate that screens my rear property to be removed as one of the conditions to have a Uhaul Dealership. With or without the gate, I have always kept the Uhaul equipment behind where the gate would be if it were currently there. If you look at the photo that was sent with my notice of violation, you can see the gate post in front for the truck on the far right. The other post is at the corner of the building (not shown in the photo) but all the equipment is behind where the gate would be. I have always kept this practice and will continue in the future to do the same.

I appreciate your consideration to have this condition removed, and I hope we can come to agreement on how to resolve this issue.

Sincerely,

Craig Holmes

released based on the percentage of completion of the required improvements.

- E. Existing Buildings: The building official may require a bond on any alteration or remodel of any existing building if, within his discretion, such alteration or remodel could potentially cause damage to existing public improvements. Any ruling of the building inspector regarding the amount of required bond or the release date of the bond on remodels or alterations may be appealed to the city manager. The purpose of a bond on any alteration or remodel, if required, shall be for the sole purpose of warranting the maintenance of public improvements, and not for the purpose of assuring construction completion for which the permit was taken out. Said bond shall be released immediately after the risk of damaging public improvements has passed.
- F. Bond Refused: If the city determines that issuance of a certificate of occupancy prior to completion of any required improvement may be injurious to the health, safety or welfare of the city or its inhabitants, the city may refuse to accept a bond agreement in lieu of actual completion of required improvements or it may limit the time period of the bond to lesser periods than specified herein. (Ord. 1991-26, 7-17-1991)

11-4-080: **VIOLATIONS:** If the zoning administrator finds that any of the provisions of this title are being violated, he shall notify, in writing, the person responsible for such violation, indicating the nature of the violation and the action necessary to correct it. The zoning administrator shall order the discontinuance of illegal buildings, structures or additions to buildings or structures, discontinuance of any illegal work being done, or shall take other action authorized by this title to ensure compliance. (Ord. 1991-26, 7-17-1991)

11-4-090: **RIGHT OF APPEAL:** Any person aggrieved by any decision of the zoning administrator or the planning commission in the administration of this title may appeal such decision in accordance with the provisions of this section:

- A. From Zoning Administrator: An appeal of an action or decision of the zoning administrator made in the administration of this title may be made as outlined in section 11-5-060 of this title.

- B. From Planning Commission: An appeal of an action or decision of the planning commission made in the administration of this title shall be made to the city council. Such appeals must be taken within fifteen (15) days of the action or decision by filing a written notice with the city manager, specifying the grounds for appeal. Only those grounds specified in the appeal shall be considered by the city council.
- C. Stay Of Proceedings: An appeal stays all proceedings in furtherance of the action appealed from unless the planning commission certifies to the city council that, by reason of fact stated in the certificate, a stay would cause imminent peril to life or property. In such cases, proceedings shall not be stayed otherwise than by restraining order which may be granted by the appropriate appeal body or by the district court on application and notice and on due cause shown.
- D. Public Hearing By City Council: The city council shall schedule a public hearing to hear the appeal. Notice of the hearing shall be given at least fifteen (15) days prior to the hearing. Notice of the hearing shall be made as required by law. The city council may modify the order, requirement, decision or determination appealed from and may make such determination as ought to be made and to that end shall have all the powers of the planning commission. A concurring vote of a simple majority of the total membership of the council shall be necessary to act on the appeal.
- E. Further Relief: Any person aggrieved by or affected by any decision of the city council may have and maintain a plenary action for relief therefrom in any court of competent jurisdiction; provided, petition for such relief is presented to the court within thirty (30) days after the rendering of such decision. (Ord. 1991-26, 7-17-1991)

Conditions:

1. The size of the accessory living quarters cannot be changed.
2. If the ownership of the property changes from the **Gardners**, a new CUP must be applied for and approved by the Planning Commission as accessory living quarters.
3. Before occupancy of the living quarters, the lane needs to be developed with a curb cut and gravel to keep dust down.

Findings for Approval:

1. The use is accessory to the perpetual agriculture use of the land and is allowed as a conditional use within the easement area.
2. Such uses are also allowed as a conditional use in the AA zone.
3. The conditional use permit complies with Farmington City's General Plan and Zoning Ordinance.

Supplementary information:

1. Vicinity map
2. Information from applicant: letter (2.12.21), site plan/use map, photos of building.

Rulon Homer seconded the motion, which was unanimously approved.

OTHER BUSINESS

Christensen made a motion to move agenda Item #10 up to be heard next. **Homer** seconded the motion, which was unanimously approved.

Item #10 Miscellaneous, Correspondence, etc.

- a. **Craig Holmes (Public Hearing) – Applicant is requesting a modification of a fence/gate requirement related to a special exception to operate a U-Haul Dealership, located at 97 N State Street, located in the BR (Business Residential) zone. (M-1-14)**

Petersen presented this agenda item. This is for a windshield repair business that also rents U-Hauls. One of the conditions of approval was that there be a gate on the rear of his property. He would like to see if this condition can be amended.

Hansell said that on June 19, 2014, the Planning Commission approved a special exception for an adaptive reuse of a U-Haul dealership in the Business Residential (BR) zone. An adaptive reuse enables an owner of an historic building in the BR zone to apply for a commercial use not listed therein if the building is eligible for the National Register of Historic Places. Specifically, the following uses allowed in the Commercial (C) zone as either a permitted or conditional use, but not in the BR zone, may be considered for said zone as a special exception if the owner meets the historic preservation eligibility criteria for his building and some area requirements.

At the time of approval, the Planning Commission included a condition stating: "The rear yard must be screened from both Main Street and from 100 North through the use of a historically compatible fence." On or around February 3, 2021, code enforcement issued a notice of violation to the applicant for lack of screening, citing the condition of approval quoted above. On February 25, 2021, the applicant responded to the notice stating several prior issues with the fence's durability during windstorms, which frequently damaged the fence screening the rear yard. He has had a difficult time keeping the fence up due to the winds. Solutions were not satisfactory or excelled the original screening, and often encroached into useable space of the property. As a result, the applicant now requests that the Commission modify or remove the condition of approval from the original special exception from 2014.

Applicant **Craig Holmes** (262 E. 2200 South, Kaysville, Utah) addressed the Commission. He has been in the business for 26 years, and started U-Haul nine years ago. He has had three fences, and the wind has destroyed each of them. There is limited space to have his equipment there, and he tries not to have equipment in the front. It would be an extreme help not to have a fence there, as it affects how he can park equipment there. He keeps all the equipment behind what would be the fence line. The change he is seeking only applies to the gate, not to the fence. The original intent was for aesthetics, necessitating a 6-foot fence. However, U-Hauls are 12 feet tall. He has had fencing companies come and make suggestions, but it would take from the workable space because it would need an additional post in the middle. He would rather the special exception be removed. If the gate is there, he can only park two trucks side by side. With the gate not there, he can store three. The building is 26 feet deep, and the gate area is 30 feet. If it was on a sliding rail, it would be longer than the building and go into the front parking lot when it was opened all the way.

Alex Leeman opened the Public Hearing at 9:44 PM.

Lori Conover (469 Quail Run Road, Farmington, Utah) said that although she is not a direct neighbor, she has never been bothered by U-Hauls being parked there. It is fine without a gate.

Alex Leeman closed the Public Hearing at 9:45 PM.

Leeman doesn't feel strong about removing the special exception, especially since no neighbors chose to address the Commission during the public hearing. This is purely discretionary for the Commission. He would lift the requirement. **Wall** said the original Commission got it right, as an equipment yard should be shielded and screened. Options include making it so the middle post could be temporarily removed. There are ways to keep the original requirement in place.

Christensen said this doesn't seem to be bothering people. She appreciates the inconvenience and expense to the property owner, but she is hesitant to remove what the Planning Commission did before. She is inclined to leave it in place, as there are ways to accomplish the original intent. She suggested maybe there could be trees in the park strip or high foliage in order to screen the area from Main Street to the south.

The applicant would prefer the option of trees in the parking strip instead of a gate. **Mortensen** asked if the gate were removed completely, if it could be stated that equipment could be no further north than the edge of the building. This could be a compromise. **Wall** said he is concerned about the tree option as it could inhibit vehicles having appropriate line of site near an intersection. **Homer** said the gate is not essential to the nature or volume of the applicant's business. He should be allowed to remove the gate. **Steinhorst** said he would rather have a nice fence put in than an historically compatible fence as noted in the special exception. **Leeman** noted that the Commission is split.

Greg Wall made a motion to keep in place the conditional use approval conditions from the 2014 Planning Commission. **Larry Steinhorst** seconded the motion. **Wall, Steinhorst, and Christensen** voted in favor of the motion. **Mortensen, Homer, and Leeman** voted nay. The motion does not carry on the 3-3 vote. It stays as-is according to that tie vote. The special exception condition would stay.

Erin Christensen moved that the special exception placed in 2014 be amended to require the use of trees, privacy shrubs or other vegetation in the park strip to the northeast of the parking lot as well as the grassy area north of the building to create a screen for the parking area from Main Street. An additional condition is that the U-Haul trucks or other equipment may not be parked any further north than the north edge line of the existing building.

Wall asked about the intersection site triangle. **Petersen** said the applicant meets the site triangle. A condition could be added that the traffic engineer look at it and verify it in writing on his letterhead. He could approve the placement of the vegetation. **Petersen** said a good landscape architect is on retainer with the City.

Christensen added a condition that vegetation would be in lieu of the fence requirement previously required and subject to review and approval of the City traffic engineer of any site distance or other related issues. She also added a condition that the Commission delegates Staff to handle approval of the proposed vegetation.

Mortensen seconded the motion.

Christensen, Mortensen, Steinhorst and **Leeman** voted in favor of the motion. **Wall** and **Homer** voted nay. The motion carried 4-2.

Petersen said when there is a tie vote, the Commission could consider one alternate vote. During their next meeting, the Commission could verify the parliamentary rules and reconsider this vote during the miscellaneous portion of the agenda. **Leeman** said this is worth verifying before this item is formally stamped.

ZONE TEXT AMENDMENTS

Leeman suggested leaving the three zone text amendments remaining on the agenda for the next meeting. **Petersen** said Item #9 is the biggest item and an important issue. He would like the appropriate time for the Commission to consider the formulas proposed by the Affordable Housing Committee. April 8, 2021, is a light meeting so far. The three zone text amendments include:

Item #7 Farmington City (Public Hearing) – Applicant is requesting recommendation(s) to amend the Zoning and Sign Ordinance regarding Conditional Uses and Special Exceptions. (ZT-9-21)

Item #8 Farmington City (Public Hearing) – Applicant is requesting recommendation(s) to amend building heights standards in the OMU and TMU zones, and to remove selected residential use types as allowed uses in the TMU zone as set forth in Chapter 18 of the Zoning Ordinance. (ZT-6-21)

Item #9 Farmington City (Public Hearing) – Applicant is requesting recommendation to consider amendments to the Zoning Ordinance to require developers/owners of any new dwelling units to set aside a certain percentage of their developments as moderate-income housing, or to pay a fee in lieu, or provide some other benefit (ZT-1-21)

Homer made a motion to move items 7, 8 and 9 to the next agenda. **Steinhorst** seconded the motion, which passed unanimously.

b. Other

Petersen said the Historical Preservation Commission meeting at 7 PM on the 24th is a training on what the Original Townsite Residential (OTR), or downtown zone, is all about. He encouraged the Planning Commissioners to attend that meeting via Zoom.

Also, **Plaizier** had recent medical issues, which necessitated him leaving the meeting early tonight. The Mayor would like to keep the public meetings to Zoom through April 10, 2021, when the State will lift the mask mandate. The second meeting in April may be an in-person meeting, offered in a hybrid format of both in-person and Zoom.

4. Outdoor lighting, if used, must be subdued. All lighting shall be designed, located and directed to minimize glare, reflection and light pollution into adjoining and nearby lots. Search lights shall not be permitted;
5. Conduct of the temporary use shall be limited to hours between 8:00 a.m. to 12:00 a.m. Sunday through Saturday until July 27, 2014;
6. The use granted is solely for purposes of temporary outdoor fireworks sales, and no other commercial activities of any kind shall be associated with this use permit;
7. Any alterations made to the site to accommodate the use shall be removed and the space shall be converted back to its original conditions upon termination of the temporary sales tent;
8. Parking areas for the temporary use will be appropriate hard surfaces.

Karolyn Lehn seconded the motion which was unanimously approved.

Findings for Approval:

1. Other similar uses have been approved at this location in previous years.
2. If the conditions of approval are met, the proposed use will comply with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
3. Signage inconsistent with the sign ordinance is not compatible with goals, policies and principles of the Comprehensive General Plan, and associated compliance of all signs surrounding the temporary use will ensure that the goals of the General Plan are met.
4. The proposed use is compatible with other uses in the area.

Motion:

Heather Barnum made a motion that the Planning Commission move agenda item #7 (Craig Holmes – special exception as an adaptive reuse) to be discussed before agenda item #6 (Farmington City – amending Chapter 12 Conservation Subdivisions in the Zoning Ordinance.) Rebecca Wayment seconded the motion which was unanimously approved.

OTHER BUSINESS/SPECIAL EXCEPTION

Item #6. Miscellaneous: Craig Holmes (Public Hearing) – Applicant is requesting a special exception for a U-Haul dealership as an adaptive reuse for property located at 97 N. Main in the BR (Business Residential) Zone. (M-1-14)

Eric Anderson said the applicant is proposing a U-Haul dealership (truck rental). He reviewed the ordinance, which defines “adaptive reuse” and the purpose of it. On June 3, 2014, City Council approved an expansion of the City’s definition of “adaptive reuse” to encompass commercial uses for the BR zone only. The change allows an owner of a historic building in the BR zone to apply for commercial uses as a special exception as outlined in the ordinance. The applicant is now requesting the dealership be allowed as an adaptive reuse under the new definition.

Kris Kaufman asked if the special exception is approved and the applicant violates one of the listed conditions (i.e. more than one of the allowed trucks is stored in the front of the building), is the exception then pulled. David Petersen said yes, a business license may be revoked if a condition is violated. He added the City does have a code enforcement officer; however, violations are often enforced on a complaint basis.

Craig Holmes, 262 E. 2200 S., Kaysville, explained there will only be one truck or trailer stored in front of the building. The largest trailer is 6' x 12'. They also have four trucks that are 14' or smaller, all of which are smaller than a Suburban. Anything else would be stored behind his shop.

Kris Kaufman asked the applicant if he would be putting any signage up for his business. **Craig Holmes** said yes, he has a 2' x 3' sign. Often, he rents the truck or trailer that will be stored in front of the building; the sign will help others know where he is located.

Kris Kaufman asked for more information on customers returning rentals as it was a big concern for the Commission previously. **Craig Holmes** said he communicates directly with customers to provide exact instructions on returning rentals. For larger rental trucks, he can meet with customers at any time during the return so he is able to immediately move the vehicle to the back of his shop. It is also common for U-Haul dealers to fine customers for failing to meet parking requirements so he is comfortable doing so if customers park along State Street and 100 North. Also, neighbors have been very supportive and are in favor of the dealership.

Kris Kaufman opened the public hearing at 8:08 p.m.

No comments were received.

Kris Kaufman closed the public hearing at 8:08 p.m.

The Commissioners expressed concern that although customers may be instructed not to do so, customers may still park along State Street. **Karolyn Lehn** asked if no parking signs could be posted along the road. **Eric Anderson** said it can be added as a condition to the motion. **Craig Holmes** said he can also add a "no parking along the road or be fined" sign next to the drop box for the truck rental keys. He also said he is not opposed to additional signage along the street if the City chooses to do so. **David Petersen** suggested adding a condition that the Commission review the parking circumstance in six months and then assess if additional signage is needed.

Kris Kaufman said that he is concerned about large rental trucks being parked along State Street; however, he does not have any other concerns approving the item. He has always been supportive of the application as the applicant is a good property and business owner in the community. **Kent Hinckley** is also supportive of the approval now that the amendment to the ordinance has been made by the City Council.

Motion:

Rebecca Wayment made a motion that the Planning Commission approve special exception subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. Approval is subject to the building being restored as per NRHP guidelines, as determined by staff;
2. Only one trailer or small truck is allowed to be stored in the front yard for advertising purposes, the remaining equipment must be stored in the rear yard;
3. The rear yard must be screened from both Main Street and from 100 North through the use of an historically compatible fence;
4. Any on-site property signs must be approved by staff as determined by Title 15 of the Farmington City Ordinance.

5. A “no parking along the street or subject to fine” sign be placed on the property at the owner’s drop box when the U-Hauls are being returned;
6. The Commission reserves the right to revisit the parking issue to see if permanent no parking city signs need to be placed in the area, or some other appropriate action, to mitigate parking problems which may arise with the U-Haul business.

Karolyn Lehn seconded the motion which was unanimously approved.

Findings for Approval:

1. The Special Exception will enhance the area and not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
2. The Special Exception creates a tool where a contributing historic building can be restored;
3. The area of the site will not be increase, nor is the minimum lot size in the BR Zone exceeded, as determined by the new ordinance (ZT-2-14);
4. All other standards of the BR Zone are being complied with as determined by Chapter 15 of the Zoning Ordinance.

ZONE TEXT CHANGES

Item #7. Farmington City (Discussion Item Only) – Applicant is requesting a recommendation to amend the Zoning Ordinance by modifying Chapter 12 regarding Conservation Subdivisions. (ZT-3-14)

David Petersen walked the Commission through the proposed changes to Chapter 11 and to Chapter 12. One of the major changes to Chapter 12 would be providing a Conservation Subdivision Overlay Zone for specific areas within Farmington that still have property the City wants to preserve. This includes areas along the lake, the bird refuge and areas near the natural forest interface. For other areas within Farmington, the ordinance would then be rewritten to include an “Open Space Endowment” to allow for developers to obtain lots in exchange for land contributions by fee or easement. Such exchanges would be at the full discretion of the City.

Rebecca Wayment asked how the Commission would protect itself if a developer is proposing 8,000 sq. ft. and the Commission does not want it solely based on the proposed property size of 8,000 sq. ft. David Petersen said in the state of Utah, very little can be challenged when the ordinance is discretionary. By making the Open Space Endowment a total legislative act, it then becomes discretionary based on the Planning Commission and City Councils’ decision.

Kris Kaufman asked how the proposed changes to the ordinance promote conservation of Farmington land. David Petersen said the developer would be contributing money to an Open Space Endowment Fund that is used toward City parks, trails and more. He added prior to 1999, east Farmington lots were 8,000-10,000 sq. ft.; however, after 1999, properties were down zoned within the City to lot sizes of 16,000-20,000 sq. ft. To allow property owners lot sizes prior to 1999, the City required open space or a waiver. The proposed changes, or the Open Space Endowment, would allow for 8,000-10,000 sq. ft. lots in exchange for money that would then be used for additional open space within the City. Kris Kaufman likes the simplicity of the proposed changes, but would like to see standards that would assist the Commission and Council in deciding to approve or deny a request for smaller lots in exchange for money. He suggested adding a “weighing test” when determining if a request should be approved or not, i.e. the anticipated direct benefit that might be paid would outweigh any detriment to adjacent properties.

CITY COUNCIL AGENDA

For Council Meeting:
May 04, 2021

PUBLIC HEARING: Ordinance Amending Zone Text - Accessory Buildings Allowed in a Reduced Rear Yard Setback, and Site Plan Review for Permitted Uses

ACTION TO BE CONSIDERED:

1. Hold Public Hearing.
2. Move that the City Council approve the enclosed enabling ordinance amending sections 11-28-050 E and 11-7-040 E and F of the Zoning Ordinance with findings a-b as outlined in the staff report.

GENERAL INFORMATION:

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

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Meagan Booth, City Planner
Date: May 4, 2021
SUBJECT: **Zone Text Amendments:**
(ZT-3-21) Accessory Buildings allowed in a reduced rear yard setback
(ZT-4-21) Site Plan Review for Permitted Uses

APPLICANT: Farmington City

RECOMMENDATION:

1. Hold a public hearing; and
2. Move that the City Council approve the enclosed enabling ordinance amending sections 11-28-050 E. and 11-7-040 E. and F. of the Zoning Ordinance.

Findings:

- a) The change to the ordinance provides that accessory building standards in a reduced rear yard are similar to the standards in other setback areas found elsewhere in the code.
- b) The amendment allows the city planner to review applications for all permitted uses not reviewed by the Planning Commission. This existing process has worked well in the mixed use zones for a number of years.

Supplemental Information

1. Enabling Ordinance

Respectfully Submitted

Meagan Booth
Associate Planner

Concur

Shane Pace
City Manager

FARMINGTON, UTAH

ORDINANCE NO. 2021 -

**AN ORDINANCE AMENDING 11-28-050 E. and 11-7-040 E. and F. OF ZONING
ORDINANCE (ZT-3-21) (ZT-4-21)**

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

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

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

Section 1. Amendment. Sections 11-28-050 A, and 11-7-040 E and F, of the Farmington City Zoning Ordinance is hereby amended as set forth in **Exhibit “A”** attached hereto and by this reference made a part hereof

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

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

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 4th day of May 2021.

FARMINGTON CITY

H. James Talbot, Mayor

ATTEST:

Heidi Bouck, City Recorder

Exhibit "A"

11-28-050: SUPPLEMENTARY YARD REGULATIONS:

E. Rear Yard Reduction For Corner Lot: On corner lots where a garage containing not less than the required minimum number of usable off street parking spaces is attached to or constructed as an architectural and integral part of a dwelling, the rear yard of the lot may be reduced to not less than fifteen feet (15'). ~~provided, that no accessory building shall be permitted within such reduced yard. Where the rear yard has been reduced as herein permitted, the required minimum number of off street parking spaces provided within said building shall be maintained in perpetuity, not reduced in size, altered or used for other purposes.~~

11-7-040: SITE DEVELOPMENT PLAN REVIEW PROCESS:

E. City Planner: The City Planner shall review all applications for single- family and two-family dwellings, and ~~residential~~ all permitted uses **not reviewed by the Planning Commission in all zones.** If desired, an applicant may request a review by the Planning Commission of a permitted use. This provision is intended to resolve conflicts or differences of opinion between the applicant and City staff concerning the requirements or interpretation of this chapter.

F. Planning Commission: The Planning Commission shall review all conditional uses. The Planning Commission shall also review all **applications for** multiple-family residential, commercial, commercial recreation, office, agricultural use or industrial permitted uses, which are subject to the requirements of this chapter ~~unless such review is waived by the commission and is delegated to the Planning Department. A notice shall be sent to all adjacent property owners within five hundred feet (500') of the subject property for all site plan reviews considered by the Planning Commission.~~ **if the application meets one of the following conditions: 1) the application includes a structure that exceeds (30,000) square feet in size, 2) the application includes a development area in excess of 5 acres in size, or 3) the Planning Commission may, at its discretion, delegate such review to the Planning Department.** After adequate review, an application may be approved, approved with conditions, continued for further study or disapproved for the use and/or site plan.

CITY COUNCIL AGENDA

For Council Meeting:
May 04, 2021

SUBJECT: Ordinance Amending Section 3-4-010 of the Farmington City Code regarding Human Resources

ACTION TO BE CONSIDERED:

1. Move that the City Council approve the enclosed ordinance amending Section 3-4-010 of the Farmington City Code

GENERAL INFORMATION:

See enclosed staff report prepared by Holly Gadd, Human Resource Manager.

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Holly Gadd, Human Resource Manager

Date: May 4, 2021

SUBJECT: **Human Resources--Code Change**

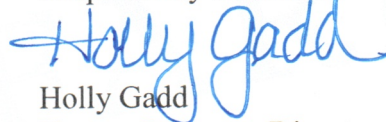
RECOMMENDATION

Approve the enclosed ordinance amending Section 3-4-010 of the Farmington City Code.

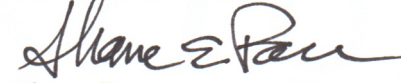
BACKGROUND

Several months ago the City reorganized its Human Resource Department and the City Manager no longer assumes the role as Human Resource Director. Moreover, the title "Human Resource Director" is now "Human Resource Manager". The attached changes are consistent with titles and practices already implemented by the City. The proposed recommendation is more, or less, a housekeeping item.

Respectively Submitted


Holly Gadd
Human Resource Director

Review and Concur


Shane Pace
City Manager

FARMINGTON CITY, UTAH

ORDINANCE NO. 2021 -

AN ORDINANCE AMENDING SECTION 3-4-010 OF THE FARMINGTON CITY CODE.

WHEREAS, Farmington City reorganized its Human Resource Department and the City Manager no longer assumes the role as Human Resource Director; and

WHEREAS, it is proposed that Farmington City change the title of “Human Resource Director” to “Human Resource Manager”, and

WHEREAS, Farmington City desires to amend its Code consistent with the aforementioned recitals as more particularly provided herein;

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

Section 1. Amendment. Section 3-4-010 of the Farmington City Code is hereby amended in its entirety as follows:

3-4-010: HUMAN RESOURCES ~~DIRECTOR~~ **MANAGER**:

~~The city manager is hereby designated as the human resources director. As human resources director, the city manager~~ **The human resource manager** shall implement and maintain the provisions of this chapter and perform other duties as required by ordinance, resolution or policy of the city council.

Section 2. Severability. If any section, subsection, clause, sentence or portion of this Ordinance is declared, for any reason, to be unconstitutional, invalid, void or unlawful, such decision shall not affect the validity of the remaining portions of the Ordinance and such remaining portions shall remain in full force and effect.

Section 3. Effective Date. This Ordinance shall take effect immediately upon posting or thirty (30) days after final passage by the City Council, whichever is closer to the date of final passage.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 4th day of May, 2021.

FARMINGTON CITY

H. James Talbot, Mayor

ATTEST:

Heidi Bouck, City Recorder

CITY COUNCIL AGENDA

For Council Meeting:
May 04, 2021

SUBJECT: Consider Approval of Agreement with Farmington Bay Contractors to Use 950 North as an Access to the West Davis Corridor

ACTION TO BE CONSIDERED:

1. Move that City Council approve the contract with Farmington Bay Contractors (FBC) to use 950 North as an access route to the West Davis Corridor (WDC)

GENERAL INFORMATION:

See enclosed staff report prepared by Chad Boshell, City Engineer.

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Chad Boshell, City Engineer

Date: May 4, 2021

SUBJECT: **CONSIDER APPROVAL OF AGREEMENT WITH FARMINGTON BAY CONTRACTORS TO USE 950 NORTH AS AN ACCESS TO THE WEST DAVIS CORRIDOR**

RECOMMENDATION

Approve the contract with Farmington Bay Contractors (FBC) to use 950 North as an access route to the West Davis Corridor (WDC)

BACKGROUND

FBC has approached the City requesting permission to use 950 North as an access to the WDC to haul in material for the road and bridge construction. The route will begin at the exit of Highway 89 and Shepard Lane then go west where it will go through the future re routed alignment of Shepard Lane into the future business park. The route will then cross the D&RG trail and proceed west on 950 North. If approved by the City, FBC will clear, grub, excavate to subgrade, and install subgrade material for the future 950 North road giving the City a savings of approximately \$500,000. Staff recommends approving this contract.

SUPPLEMENTAL INFORMATION

1. Contract

Respectively Submitted

Chad Boshell, P.E.
Assistant City Manager

Reviewed and Concur

Shane Pace
City Manager

AGREEMENT

THIS AGREEMENT is made and entered into as of the ____ day of May, 2021, by and between Farmington City, a Utah governmental entity, hereinafter referred to as the “City,” and Farmington Bay Constructors, Joint Venture, DBA, hereinafter referred to as “FBC.”

WITNESSETH:

WHEREAS, FBC has been awarded the contract from the Utah Department of Transportation for West Davis Corridor which will cross through the City; and

WHEREAS, the City has a major street construction project planned for the construction of 950 North Street within the City; and

WHEREAS, FBC has determined that use of the 950 North Street Corridor in the construction of the West Davis Corridor would be convenient and can be managed with relatively minimal disruption to residents and businesses of the City and further that Farmington Bay contractor can provide benefit to the City relating to the future construction of 950 North Street by using the route for its West Davis Corridor construction access; and

WHEREAS, the parties now desire to enter this Agreement to establish project access for FBC and the work that FBC can provide which will benefit the City’s future project;

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

1. **Incorporation of Recitals.** The foregoing Recitals are hereby incorporated into this Agreement.

2. **Approval for Construction Access.** The City hereby provides approval to FBC for use of the 950 North Corridor for construction access as more particularly shown on Exhibit A, attached hereto and incorporated herein by reference. The access route shown on Exhibit A shall be the route utilized by FBC and shall be generally constructed and constrained within the limits shown on Exhibit A.

3. **FBC Work.** In exchange for construction access as approved, and as set forth in Paragraph 2, above, FBC hereby agrees to provide the following work and materials to be completed in accordance with applicable City standards and specifications and at no cost to the City:

- A. Clear and grub – Remove and dispose of all vegetative matter along the proposed 950 N. alignment between the intersection of 950 N. and 2000 W. and the eastern limit of the West Davis Corridor construction limits.

- B. Strip Topsoil – Remove and dispose of approximately 3,800cy of topsoil along the proposed 950 N. alignment limits referenced in Item A.
- C. Roadway Excavation – Excavate approximately 8,500cy of the proposed 950 N. alignment referenced in Item A.
- D. Embankment – Import, place and finish approximately 16,300tn of borrow material to construct the roadway subgrade of the proposed 950 N. alignment referenced in Item A.
- E. Incidentals – In addition to the items referenced above, FBC agrees to perform those incidental activities (e.g., flagging, dust control, SWPPP, etc.) directly associated with performance of the work referenced above. FBC acknowledges that construction crews and vehicles will be crossing the D&RG Western Rail Trail and will dedicate necessary resources to maintain the safe passage of the public while this access is utilized.

4. **Permits.** FBC agrees to obtain all required permits from the City for the required work and to complete the work in a good and workmanlike manner.

5. **Termination of FBC Work.** In the event FBC's work on the West Davis Corridor terminates for any reason prior to the completion of the work contemplated herein, FBC agrees to complete any in-process work and to leave the access way in a condition that will not unduly hinder or compromise the City in procuring completion of the work by another contractor.

6. **Procurement of Additional Work.** In the event the City seeks additional work beyond the scope of this Agreement for the construction of 950 North Street, the City agrees to give due consideration to any proposal from FBC as may be allowed by the City's procurement ordinances.

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

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

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

“City”

ATTEST:

City Recorder

By: _____
H. James Talbot, Mayor

“FBC”

By: _____
Its: _____

Exhibit A



CITY COUNCIL AGENDA

For Council Meeting:
May 04, 2021

**SUBJECT: FY 2022 Adoption of Tentative Budget and Setting the Public Hearing
for June 15, 2021**

ACTION TO BE CONSIDERED:

1. Review the recommended FY22 Budgets
2. Consider the resolution adopting the FY22 tentative budget
and Setting the Public Hearing for June 15, 2021

GENERAL INFORMATION:

See enclosed staff report prepared by Greg Davis, Finance Director.

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

CITY COUNCIL STAFF REPORT FOR MAY 5, 2021

To: Mayor and City Council
From: Greg Davis
Date: April 28, 2021
Subject: **FY 2022 BUDGETS**

RECOMMENDATIONS

1. Review the recommended FY22 budgets
2. Consider the resolution adopting the FY22 tentative budget

BACKGROUND

Our current fiscal year is exhibiting a good recovery from the COVID-19 pandemic slowdown. The sales tax budget for the current fiscal year FY21 was set at \$5,140,000 – reflecting concerns about the impact of the pandemic. We had estimated at the time of budgeting that the FY21 sales tax revenue would have been approximately \$5.4M to \$5.6M without the pandemic. Our current estimate for FY21, after seeing actual revenue earned through February 2021, is almost \$5.7M and our estimate and recommended budget for FY22 is above \$5.8M.

Other General Fund revenues have also performed well and better than expected. We estimate favorable results in revenues for building permits, local transportation sales tax, and UDOT allocations of Class C funds.

The positive news in General Fund revenue will assist with other critical needs. The FY22 recommended budget includes a large increase in the amount allocated to vehicle and equipment replacement. Many of our vehicles are well beyond suggested useful life, thus requiring more maintenance while less functional and less reliable. For example, a main fire apparatus engine recently failed and must be replaced at an estimated cost of \$475,000. There are other examples of emergency repairs or unexpected failures. The budget also addresses deferred maintenance and replacement of various equipment and systems in our buildings. Fortunately our roads are generally in good shape system-wide. During the budget discussions this year you will hear a report from our Public Works department

and city engineer regarding our current and historical road conditions and assessments.

Fund balance is projected to be at approximately 37% at the end of FY21. This will be a result of several major factors - revenues exceeding budget and expenditures staying within budget. The recommended FY22 budget shows a use of the General Fund's fund balance in the amount of \$857,000 due to transfers to capital replacement and improvement funds for deferred maintenance and capital equipment needs.

The recommended budget includes a payroll budget increase to accommodate merit, career ladder reclassifications, and market adjustments. Budget for seasonal employee rate increases are proposed in our park maintenance and recreation programs. A new patrol officer position is added, with corresponding vehicle and equipment funding.

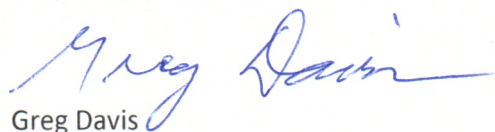
This budget includes the annual subsidy to the Recreation Fund for various programs and special events (like Farmington Festival Days). However, the FY22 subsidy from the General Fund to the Recreation Fund or FY22 is included at its full level, fully covering the gap between recreation program customer fees and operating expenses. The FY21 budgeted subsidy was reduced by approximately \$290,000 in order to lighten the burden on the General Fund and relied on the Recreation Fund's own cash balance that had built up over the years. This FY22 recommended budget includes a transfer of approximately \$1,013,000, up from \$558,000.

Several rate increases are recommended in this budget – rates for some recreational programs, cemetery fees, and water rates. A full consolidated fee schedule will be presented and discussed during this budgeting process.

Regarding the Water Fund and customer billing rates, as was discussed a year ago, the Water Fund had been in need of fee increases after going 10 years without. Routine fee increases are needed to sustain a reasonable fund balance/cash reserves balance and maintain sufficient coverage to meet debt obligations. Consistent with what was initiated a year ago, the Administration once again recommends a 3% rate increase (approximately 3% with individual fees rounded to the nearest 10 cents mark). The Administration considers such an increase to be very reasonable and much more palatable than large percentage increases. As was stated a year ago, annual increases in near-future years will be required to keep pace with inflation in operational and improvement project costs.

Finally, the paramedic program funding and operating budget needs will be discussed. As you are aware, the county is transferring responsibility from county to municipalities. This recommended budget reflects the transfer of responsibility to our city and budgets for the initial phase - 6 new full-time paramedic employees and a few initial ramp-up costs.

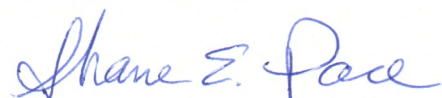
Respectfully submitted,



Greg Davis

Finance Director

Review and concur,



Shane Pace

City Manager

TIMELINE

- May 4, 2021
 - Work Session FY22 budget presentations:
 - Discussion about paramedics program and property tax rates
 - Fire
 - Police
 - Parks and Rec
 - Regular Session
 - Present and adopt (separately) tentative municipal and RDA budgets
 - Set the public hearings for June 15, 2021 for FY22 budgets and FY21 budget amendments for municipality and RDA
- May 18
 - Work Session FY22 budget presentations (**RECOMMENDED TO START AT 4 PM**):
 - Human Resources
 - Engineering
 - Public Works
 - Economic Development & RDA
 - Community Development
 - Administration
 - Mayor and Legislative
- June 1
 - Work session – budget discussions continue
- June 15 –
 - Work Session –
 - FY22 budget deliberations
 - FY21 budget amendment discussion
 - Regular Session –
 - FY22 Budget overview, key points & key changes
 - FY21 budget amendment presentation and discussion
 - public hearings for FY22 municipal and RDA budgets
 - public hearings for FY21 municipal and RDA budget amendments
 - Formal adoption of FY22 municipal and RDA budgets and certified tax rate
 - Formal adoption of FY21 municipal and RDA budget amendments

Questions not answered in council meetings will be accommodated by the Administration.

FUND LISTING OF BUDGETS FOR FY22 - RECOMMENDED

Expenditures, uses are shown as debits positives
Revenues and sources are shown as (credits), negatives

Sum of FY22 Recomm Total		REVENUE	TRANSFERS IN	FUND BALANCE USE	EXPENDITURES	TRANSFERS OUT	FUND BALANCE INCREASE	Grand Total
GENERAL FUND (Operations & Class C Roads)		(13,825,778)	(30,000)	(857,547)	11,927,269	2,786,056	0	0
#10, 11	GENERAL FUND	(13,825,778)	(30,000)	(857,547)	11,927,269	2,786,056	0	0
10	GENERAL FUND	(12,381,778)	(30,000)	(857,547)	10,753,269	2,516,056	0	0
11	CLASS C ROADS / LOCAL HWY	(1,444,000)	0	0	1,174,000	270,000	0	0
SPECIAL REVENUE (RDA) FUNDS		(231,000)	(830,000)	0	196,142	0	864,858	0
#20	FARMINGTON RDA FUND	(181,000)	(830,000)	0	191,142	0	819,858	0
20	FARMINGTON RDA FUND	(181,000)	(830,000)	0	191,142	0	819,858	0
#22	FARMINGTON STATION PARK RDA	(50,000)	0	0	5,000	0	45,000	0
22	FARMINGTON STATION PARK RDA	(50,000)	0	0	5,000	0	45,000	0
DEBT SERVICE FUNDS (FOR GENERAL FUND)		(1,156,000)	0	(69,706)	1,133,666	90,000	2,040	0
#30	RAP TAX BOND	(483,000)	0	0	390,960	90,000	2,040	0
30	RAP TAX BOND	(483,000)	0	0	390,960	90,000	2,040	0
#31	POLICE SALES TAX BOND 2009	(3,000)	0	(69,706)	72,706	0	0	0
31	POLICE SALES TAX BOND 2009	(3,000)	0	(69,706)	72,706	0	0	0
#34	2007, 2009 BLDGS G.O. BOND	(258,000)	0	0	258,000	0	0	0
34	2007, 2009 BLDGS G.O. BOND	(258,000)	0	0	258,000	0	0	0
#35	2015 G.O. PARK BOND	(412,000)	0	0	412,000	0	0	0
35	2015 G.O. PARK BOND	(412,000)	0	0	412,000	0	0	0

FUND LISTING OF BUDGETS FOR FY22 - RECOMMENDED

Expenditures, uses are shown as debits positives
Revenues and sources are shown as (credits), negatives

Sum of FY22 Recomm Total	REVENUE	TRANSFERS IN	FUND BALANCE USE	EXPENDITURES	TRANSFERS OUT	FUND BALANCE INCREASE	Grand Total
CAPITAL PROJECTS, VEHICLES, EQUIP FOR GF	(5,254,500)	(1,863,000)	(10,002,890)	16,188,858	830,000	101,532	0
#37 GOVT BUILDINGS IMPROV/OTHER	(52,500)	(10,000)	(229,588)	292,088	0	0	0
37 GOVT BUILDINGS IMPROV/OTHER	(52,500)	(10,000)	(229,588)	292,088	0	0	0
#38 CAPITAL STREET IMPROVEMENTS	(4,714,000)	0	(7,730,630)	12,444,630	0	0	0
38 CAPITAL STREET IMPROVEMENTS	(50,000)	0	0	0	0	0	(50,000)
38 STREET IMPROVEMENTS	(4,664,000)	0	(7,730,630)	12,444,630	0	0	50,000
#39 CAPITAL EQUIPMENT FUND	(2,000)	(1,413,000)	0	1,415,000	0	0	0
39 CAPITAL EQUIPMENT FUND	(2,000)	(1,413,000)	0	1,415,000	0	0	0
#40 REAL ESTATE PROP. ASSET FUND	(22,000)	(350,000)	(2,028,000)	1,570,000	830,000	0	0
40 REAL ESTATE PROP. ASSET FUND	(22,000)	(350,000)	(2,028,000)	1,570,000	830,000	0	0
#42 PARK IMPROVEMENT FUND	(422,000)	(90,000)	0	410,468	0	101,532	0
42 PARK IMPROVEMENT FUND	(422,000)	(90,000)	0	410,468	0	101,532	0
#43 CAPITAL FIRE FUND	(42,000)	0	(14,672)	56,672	0	0	0
43 CAPITAL FIRE FUND	(42,000)	0	(14,672)	56,672	0	0	0
PERMANENT FUND	(11,500)	0	0	0	0	11,500	0
#48 CEMETERY PERPETUAL FUND	(11,500)	0	0	0	0	11,500	0
48 CEMETERY PERPETUAL FUND	(11,500)	0	0	0	0	11,500	0

FUND LISTING OF BUDGETS FOR FY22 - RECOMMENDED

Expenditures, uses are shown as debits positives

Revenues and sources are shown as (credits), negatives

Sum of FY22 Recomm Total		REVENUE	TRANSFERS IN	FUND BALANCE USE	EXPENDITURES	TRANSFERS OUT	FUND BALANCE INCREASE	Grand Total
ENTERPRISE FUNDS - UTILITIES		(9,766,400)	0	0	13,002,973	30,000	0	3,266,573
#51 WATER FUND		(4,073,400)	0	0	4,990,647	0	0	917,247
51 WATER FUND		(4,073,400)	0	0	4,990,647	0	0	917,247
#52 SEWER FUND		(2,170,000)	0	0	2,100,069	0	0	(69,931)
52 SEWER FUND		(2,170,000)	0	0	2,100,069	0	0	(69,931)
#53 GARBAGE FUND		(1,625,000)	0	0	1,636,933	0	0	11,933
53 GARBAGE FUND		(1,625,000)	0	0	1,636,933	0	0	11,933
#54 STORM WATER FUND		(1,235,000)	0	0	3,612,324	30,000	0	2,407,324
54 STORM WATER FUND		(1,235,000)	0	0	3,612,324	30,000	0	2,407,324
#56 TRANSPORTATION UTILITY FUND		(663,000)	0	0	663,000	0	0	0
56 TRANSPORTATION UTILITY FUND		(663,000)	0	0	663,000	0	0	0
ENTERPRISE FUND - AMBULANCE		(542,000)	0	0	417,880	0	0	(124,120)
#55 AMBULANCE SERVICE		(542,000)	0	0	417,880	0	0	(124,120)
55 AMBULANCE SERVICE		(542,000)	0	0	417,880	0	0	(124,120)
ENTERPRISE FUNDS - RECREATION		(1,034,435)	(1,013,056)	0	2,047,491	0	0	0
#60,67 RECREATION FUNDS		(1,034,435)	(1,013,056)	0	2,047,491	0	0	0
Grand Total		(31,821,613)	(3,736,056)	(10,930,143)	44,914,279	3,736,056	979,930	3,142,453

BUDGETS AND 'CASH RESERVES' / FUND BALANCES

Note: 'Cash Reserves' combines cash, A/R, A/P

GENERAL FUND (#10, 11)

Beginning Fund Balance (unrestricted)

Beginning fund balance as % of General Fund revenues

Revenue

Ongoing revenues:

Sales tax - COVID recovery, base growth
Property tax revenue before tax transfers for paramedics
Property tax revenue - tax transfer for paramedics - Station Park RDA
Property tax revenue - tax transfer for paramedics - Davis County
Building permits
Class C Street maintenance funding from UDOT
Local Transportation Sales Tax
Various ongoing revenues
Property lease revenue from communications tower
Storm Water detention basin maint reimb (FY21 budget amendment)

One-time revenues:

Windstorm recovery (property insurance and FEMA)
Federal funding - CARES Act
Federal funding - ARP Act - See Water Fund, spread over 2 yrs
Grant - building façade
Grant - Police/Law Enforcement

Total revenues

Expenditures

Payroll

Payroll as originally adopted in FY21 (before any raises)
Budget increase of 2.4% to cover FY21 raises & FY22 raises, realloc.
New position - police patrol
Shift diff & OT for PD special assgmts, events, shift coverage
Seasonal park maintenance wage increase to stay competitive
Paramedics staffing (6 FT)
Total Payroll including FY21 ongoing amendment

FY21 ADOPTED	FY22 RECOMMENDED	\$ Budget Change	% Change
5,088,000 36.7% as projected			
5,140,000	5,810,000	670,000	13.0%
2,072,000	2,249,000	177,000	8.5%
0	464,000	464,000	.
0	225,000	225,000	.
450,000	610,000	160,000	35.6%
766,000	895,000	129,000	16.8%
360,000	544,000	184,000	51.1%
2,529,485	2,439,778	(89,707)	-3.5%
0	24,000	24,000	.
0	30,000	30,000	.
11,317,485	13,290,778	1,973,293	17.4%
0	550,000	550,000	.
0	0	0	.
0	0	0	.
0	0	0	.
13,000	15,000	2,000	15.4%
11,330,485	13,855,778	2,525,293	22.3%
7,148,218	7,148,218	0	0.0%
	172,066	172,066	.
	92,000	92,000	.
	12,147	12,147	.
	17,000	17,000	.
	566,000	566,000	.
7,148,218	8,007,431	859,213	12.0%

BUDGETS AND 'CASH RESERVES' / FUND BALANCES

Note: 'Cash Reserves' combines cash, A/R, A/P

Supplies and services adopted FY21

Storm water detention basin maint by Parks (FY21 budget amendment)
Payroll & HR software (60,000 annually plus 7,300 installation)
Elections (payments to Davis County)
Station Area Master Plan (UTA) TLC grant from WFR
Radio replacements Fire, Buildings, emergency prep
Property insurance increases
Contingency for building repairs
Building inspection contractor services (see increased revenue)
Equipment purchases from grants
Equipment for new patrol officer
PD Simunition training and equipment
Council orientation retreat and additional travel and education
Building maint (painting touch up City Hall, other bldgs needs)
WFR Marketing study - grant, matching funding
Various other changes to supplies and services
Total Supplies and Services

Capital Outlay adopted FY21

Remove one-time items for FY21
Capital Outlay - Class C road maintenance
Capital Outlay misc.
Total Capital Outlay

Transfers Out and Grants City Provides

Transfer to Recreation Fund (subsidy for operations and capital)
Transfer to Equipment Replacement Fund (incl \$475K for fire engine)
Transfer to Government Bldgs projects fund
Transfer to Real Property Fund #40
Grants for business façade and Mosquito Abatement District
Grants to small businesses via Davis County with CARES Act funding
Total Transfers Out and Grants City Provides

Total Expenditures**Net activity showing contribution to or (use of) fund balance****Ending fund balance**

Ending fund balance as percentage of General Fund revenues

FY21 ADOPTED	FY22 RECOMMENDED	\$ Budget Change	% Change
2,428,656	2,428,656	0	0.0%
	30,000	30,000	
	67,300	67,300	
	40,500	40,500	
	30,000	30,000	
	29,600	29,600	
	27,500	27,500	
	25,000	25,000	
	20,000	20,000	
	15,000	15,000	
	9,000	9,000	
	8,600	8,600	
	8,000	8,000	
	8,000	8,000	
	7,000	7,000	
	52,082	52,082	
2,428,656	2,806,238	377,582	15.5%
1,068,000	1,068,000	0	0.0%
	(45,900)	(45,900)	
	67,000	67,000	
	24,500	24,500	
1,068,000	1,113,600	45,600	4.3%
558,373	1,013,056	454,683	81.4%
278,000	1,413,000	1,135,000	408.3%
0	10,000	10,000	
0	350,000	350,000	
0	0	0	
0	0	0	
836,373	2,786,056	1,949,683	233.1%
11,481,247	14,713,325	3,232,078	28.2%
(150,762)	(857,547)	(706,785)	468.8%
(150,762)	4,230,453	(706,785)	468.8%
	30.5%		

FUND LISTING FY 2020-21 RECOMMENDED BUDGETS

Receipts/sources and revenues are shown as (credits), negative figures

Expenditures and uses of funds are shown as debits, positive figures

	FY21 Budget (Original)	FY22 Recomm Total	Total Change FY21 to FY22
GENERAL FUND (Operations & Class C Roads)			
#10, 11 GENERAL FUND			
REVENUE	(11,330,485)	(13,825,778)	(2,495,293)
FINANCING PROCEEDS	0	0	0
SALE OF CAPITAL ASSETS	0	0	0
TRANSFERS IN	0	(30,000)	(30,000)
FUND BALANCE USE	(150,762)	(857,547)	(706,785)
EXPENDITURES	10,644,874	11,927,269	1,282,395
TRANSFERS OUT	836,373	2,786,056	1,949,683
FUND BALANCE INCREASE	0	0	0
NON-CASH GAAP ENTRIES	0	0	0
#10, 11 GENERAL FUND Total	0	0	0
SPECIAL REVENUE (RDA) FUNDS			
#20 FARMINGTON RDA FUND			
REVENUE	(186,000)	(181,000)	5,000
TRANSFERS IN	0	(830,000)	(830,000)
FUND BALANCE USE	(14,450)	0	14,450
EXPENDITURES	200,450	191,142	(9,308)
TRANSFERS OUT	0	0	0
FUND BALANCE INCREASE	0	819,858	819,858
NON-CASH GAAP ENTRIES	0	0	0
#20 FARMINGTON RDA FUND Total	0	0	0
#22 FARMINGTON STATION PARK RDA			
REVENUE	(655,000)	(50,000)	605,000
TRANSFERS IN	0	0	0
FUND BALANCE USE	0	0	0
EXPENDITURES	5,000	5,000	0
TRANSFERS OUT	0	0	0
FUND BALANCE INCREASE	650,000	45,000	(605,000)
NON-CASH GAAP ENTRIES	0	0	0
#22 FARMINGTON STATION PARK RDA Total	0	0	0

FUND LISTING FY 2020-21 RECOMMENDED BUDGETS

Receipts/sources and revenues are shown as (credits), negative figures

Expenditures and uses of funds are shown as debits, positive figures

	FY21 Budget (Original)	FY22 Recomm Total	Total Change FY21 to FY22
DEBT SERVICE FUNDS (FOR GENERAL FUND)			
#30 RAP TAX BOND			
REVENUE	(483,000)	(483,000)	0
EXPENDITURES	393,000	390,960	(2,040)
TRANSFERS OUT	90,000	90,000	0
FUND BALANCE INCREASE	0	2,040	2,040
#30 RAP TAX BOND Total	0	0	0
#31 POLICE SALES TAX BOND 2009			
REVENUE	(5,000)	(3,000)	2,000
TRANSFERS IN	0	0	0
FUND BALANCE USE	(66,000)	(69,706)	(3,706)
EXPENDITURES	71,000	72,706	1,706
NON-CASH GAAP ENTRIES	0	0	0
#31 POLICE SALES TAX BOND 2009 Total	0	0	0
#34 2007, 2009 BLDGS G.O. BOND			
REVENUE	(258,000)	(258,000)	0
EXPENDITURES	258,000	258,000	0
FUND BALANCE INCREASE	0	0	0
NON-CASH GAAP ENTRIES	0	0	0
#34 2007, 2009 BLDGS G.O. BOND Total	0	0	0
#35 2015 G.O. PARK BOND			
REVENUE	(413,000)	(412,000)	1,000
FUND BALANCE USE	0	0	0
EXPENDITURES	413,000	412,000	(1,000)
NON-CASH GAAP ENTRIES	0	0	0
#35 2015 G.O. PARK BOND Total	0	0	0
CAPITAL PROJECTS, VEHICLES, EQUIP FOR GF			
#37 GOVT BUILDINGS IMPROV/OTHER			
REVENUE	(44,000)	(52,500)	(8,500)
TRANSFERS IN	0	(10,000)	(10,000)
FUND BALANCE USE	0	(229,588)	(229,588)
EXPENDITURES	22,000	292,088	270,088
TRANSFERS OUT	0	0	0
FUND BALANCE INCREASE	22,000	0	(22,000)
NON-CASH GAAP ENTRIES	0	0	0
#37 GOVT BUILDINGS IMPROV/OTHER Total	0	0	0

FUND LISTING FY 2020-21 RECOMMENDED BUDGETS

Receipts/sources and revenues are shown as (credits), negative figures

Expenditures and uses of funds are shown as debits, positive figures

	FY21 Budget (Original)	FY22 Recomm Total	Total Change FY21 to FY22
#38 CAPITAL STREET IMPROVEMENTS			
REVENUE	(2,418,667)	(4,714,000)	(2,295,333)
TRANSFERS IN	0	0	0
FUND BALANCE USE	(7,114,333)	(7,730,630)	(616,297)
EXPENDITURES	9,533,000	12,444,630	2,911,630
FUND BALANCE INCREASE	0	0	0
#38 CAPITAL STREET IMPROVEMENTS Total	0	0	0
#39 CAPITAL EQUIPMENT FUND			
REVENUE	(2,000)	(2,000)	0
FINANCING PROCEEDS	0	0	0
SALE OF CAPITAL ASSETS	0	0	0
TRANSFERS IN	(278,000)	(1,413,000)	(1,135,000)
FUND BALANCE USE	(40,000)	0	40,000
EXPENDITURES	320,000	1,415,000	1,095,000
FUND BALANCE INCREASE	0	0	0
NON-CASH GAAP ENTRIES	0	0	0
#39 CAPITAL EQUIPMENT FUND Total	0	0	0
#40 REAL ESTATE PROP. ASSET FUND			
REVENUE	(2,000)	(22,000)	(20,000)
TRANSFERS IN	0	(350,000)	(350,000)
FUND BALANCE USE	(1,568,000)	(2,028,000)	(460,000)
EXPENDITURES	1,570,000	1,570,000	0
TRANSFERS OUT	0	830,000	830,000
FUND BALANCE INCREASE	0	0	0
NON-CASH GAAP ENTRIES	0	0	0
#40 REAL ESTATE PROP. ASSET FUND Total	0	0	0

FUND LISTING FY 2020-21 RECOMMENDED BUDGETS

Receipts/sources and revenues are shown as (credits), negative figures

Expenditures and uses of funds are shown as debits, positive figures

	FY21 Budget (Original)	FY22 Recomm Total	Total Change FY21 to FY22
#42 PARK IMPROVEMENT FUND			
REVENUE	(322,000)	(422,000)	(100,000)
FINANCING PROCEEDS	0	0	0
TRANSFERS IN	(90,000)	(90,000)	0
FUND BALANCE USE	0	0	0
EXPENDITURES	370,500	410,468	39,968
FUND BALANCE INCREASE	41,500	101,532	60,032
NON-CASH GAAP ENTRIES	0	0	0
#42 PARK IMPROVEMENT FUND Total	0	0	0
#43 CAPITAL FIRE FUND			
REVENUE	(42,000)	(42,000)	0
TRANSFERS IN	0	0	0
FUND BALANCE USE	(15,400)	(14,672)	728
EXPENDITURES	57,400	56,672	(728)
FUND BALANCE INCREASE	0	0	0
NON-CASH GAAP ENTRIES	0	0	0
#43 CAPITAL FIRE FUND Total	0	0	0
PERMANENT FUND			
#48 CEMETERY PERPETUAL FUND			
REVENUE	(11,500)	(11,500)	0
TRANSFERS OUT	0	0	0
FUND BALANCE INCREASE	11,500	11,500	0
NON-CASH GAAP ENTRIES	0	0	0
#48 CEMETERY PERPETUAL FUND Total	0	0	0
ENTERPRISE FUNDS - UTILITIES			
#51 WATER FUND			
REVENUE	(2,482,200)	(4,073,400)	(1,591,200)
FINANCING PROCEEDS	(250,000)	0	250,000
EXPENDITURES	3,538,390	4,990,647	1,452,257
NON-CASH GAAP ENTRIES	0	0	0
#51 WATER FUND Total	806,190	917,247	111,057
#52 SEWER FUND			
REVENUE	(2,170,000)	(2,170,000)	0
EXPENDITURES	2,113,175	2,100,069	(13,106)
NON-CASH GAAP ENTRIES	0	0	0
#52 SEWER FUND Total	(56,825)	(69,931)	(13,106)

FUND LISTING FY 2020-21 RECOMMENDED BUDGETS

Receipts/sources and revenues are shown as (credits), negative figures

Expenditures and uses of funds are shown as debits, positive figures

	FY21 Budget (Original)	FY22 Recomm Total	Total Change FY21 to FY22
#53 GARBAGE FUND			
REVENUE	(1,595,000)	(1,625,000)	(30,000)
EXPENDITURES	1,619,597	1,636,933	17,336
NON-CASH GAAP ENTRIES	0	0	0
#53 GARBAGE FUND Total	24,597	11,933	(12,664)
#54 STORM WATER FUND			
REVENUE	(1,020,000)	(1,235,000)	(215,000)
FINANCING PROCEEDS	(250,000)	0	250,000
SALE OF CAPITAL ASSETS	0	0	0
EXPENDITURES	3,181,595	3,612,324	430,729
TRANSFERS OUT	0	30,000	30,000
NON-CASH GAAP ENTRIES	0	0	0
#54 STORM WATER FUND Total	1,911,595	2,407,324	495,729
#56 TRANSPORTATION UTILITY FUND			
REVENUE	(685,000)	(663,000)	22,000
EXPENDITURES	680,000	663,000	(17,000)
NON-CASH GAAP ENTRIES	0	0	0
#56 TRANSPORTATION UTILITY FUND Total	(5,000)	0	5,000
ENTERPRISE FUND - AMBULANCE			
#55 AMBULANCE SERVICE			
REVENUE	(492,000)	(542,000)	(50,000)
SALE OF CAPITAL ASSETS	0	0	0
EXPENDITURES	343,312	417,880	74,568
NON-CASH GAAP ENTRIES	0	0	0
#55 AMBULANCE SERVICE Total	(148,688)	(124,120)	24,568
ENTERPRISE FUNDS - RECREATION			
#60,67 RECREATION FUNDS			
REVENUE	(981,360)	(1,034,435)	(53,075)
TRANSFERS IN	(558,373)	(1,013,056)	(454,683)
EXPENDITURES	1,817,863	2,047,491	229,628
NON-CASH GAAP ENTRIES	12,000	0	(12,000)
#60,67 RECREATION FUNDS Total	290,130	0	(290,130)
Grand Total	2,821,999	3,142,453	320,454

RESOLUTION NO. 2021- ____

**A RESOLUTION ADOPTING THE FARMINGTON CITY TENTATIVE
BUDGET FOR FISCAL YEAR 2021-2022**

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

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

Section 1. Adoption of Tentative Budget. The Farmington City Council hereby adopts the tentative budget for Fiscal Year 2021-2022 which is attached hereto as Exhibit A and incorporated herein by reference.

Section 2. Setting a Public Hearing for final adoption. The Farmington City Council hereby directs staff to provide notice of a public hearing for June 15, 2021, after which hearing the City Council will consider adoption of the final budget on said date.

Section 3. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts, and provisions of this Resolution shall be severable.

Section 4. 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 4TH DAY OF MAY, 2021.**

FARMINGTON CITY

ATTEST:

Heidi Bouck, City Recorder

By: _____
H. James Talbot, Mayor

***Minute Motion adjourning to the (RDA)
Redevelopment Agency meeting.***

REDEVELOPMENT AGENCY OF FARMINGTON NOTICE & AGENDA

NOTICE IS HEREBY GIVEN that a meeting of the Governing Board of the Redevelopment Agency of Farmington City, Davis County, Utah, will be held at the Farmington City Hall & electronically over Zoom, 160 South Main Street Farmington, Utah, on Tuesday, **May 04, 2021, at 7:45 p.m.**

Farmington City Redevelopment Agency meetings, including this meeting, are open to the public. In consideration of the COVID-19 pandemic, members of the public wishing to attend this meeting are encouraged to listen to the meeting on line. The link to listen to the meeting live can be found on the Farmington City website at www.farmington.utah.gov

The agenda shall be as follows:

8:15 Roll Call

8:20 FY 2022 Adoption of Tentative Budget

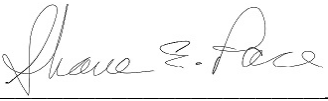
8:30 Return the Arena Tax Increment Funds Collected at Station Park

8:40 Resolution for Acquisition of UDOT Reversionary Interest at the Frontrunner Station Parking Lot

Motion to adjourn and reconvene the City Council meeting.

DATED this 29th day of April, 2021.

REDEVELOPMENT AGENCY

By: 
Shane Pace, Secretary

RDA AGENDA

For Council Meeting:
May 04, 2021

S U B J E C T: Roll Call

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

RDA AGENDA

For Council Meeting:
May 04, 2021

S U B J E C T: FY 2022 Adoption of Tentative Budget

ACTION TO BE CONSIDERED

1. Review the recommended FY22 Budget

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

RDA AGENDA

For Council Meeting:
May 04, 2021

S U B J E C T: Return the Arena Tax Increment Fund Collected at Station Park

ACTION TO BE CONSIDERED

1. Make a motion to approve returning the arena tax increment funds collected at Station Park

GENERAL INFORMATION:

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

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

Redevelopment Agency Farmington City Staff Report

To: RDA Board

From: Brigham Mellor, ED Director

Date: May 4th, 2021

SUBJECT: Motion to give back the arena tax increment funds collected at Station Park

RECOMMENDATION

Suggested Motion:

Move that the Staff prepare as part of the final FY 2021 budget amendment to include returning to each of the participating taxing entities their portion of the \$4 Million we had set aside for the Stars Arena.

BACKGROUND

In 2019 the Station Park RDA Taxing Entity Committee (TEC) met to allow the RDA to collect Tax Increment for one additional year after the \$18.5 Million cap had been reached (established in 2007 when the RDA was formed). That allowed the agency to collect \$4 million dollars to be used specifically towards funding of a 5,000 seat arena – that site will be sold to Brighton Homes and will be The Bri residential community.

Since 2019 a lot has happened: the Jazz and consequently the Stars (NBA G-league team) have been sold and gone with it the prospect of landing the team in Farmington for the foreseeable future. There has been a pandemic that has essentially eviscerated the demand for an arena in the form we had planned. Station Park has shown no interest in pursuing that development opportunity any longer. Davis County is looking to renovate the LEC property will pick up what market demand there is for “an arena” after the pandemic. They have been in talks with the Jazz on that front – the county would leverage the assets and revenue streams they have which removes much of the risk associated with the venture like this (as it will be a public facility and less susceptible to market conditions).

In December the RDA agreed proceed with the creation of CRA 3 (on the Boyer project) – as those negotiations proceed we will greatly increase the success of our discussions if from the outset we turn over the money we are holding from these same taxing entities on the Station Park RDA.



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

There is no way for us to legally spend this money anymore – ground would need to be broken on an arena project located at the site of The Bri before next May (land which CenterCal will not own in few weeks). Construction documents for an arena like that would have had to begun design over 12 months ago or more and they would have to be well on to the entitlement and site plan by this point to meet that May 2022 deadline.

We have an opportunity (via the good will from returning these funds) to turn 2.8 million in TIF into 24 Million through CRA 3. Our sister entities want this money back. As the pandemic has hit each of our sister entities, these are much needed funds to fulfill their charted service objectives.

Breakdown of tax redistribution:

Taxing Entity	Tax Increment
Davis School District	\$2,665,974
Weber Basin Water	\$54,660
Davis County Mosquito Abatement	\$39,979
Central Davis Sewer District	\$59,630

Applicable Ordinances

1. Utah Code Title 17C, Limited Purpose Local Government Entities
2. (Utah Administrative Code) Rule R907-80. Disposition of Surplus Land.

Respectfully Submitted

Brigham Mellor
Economic Development Director

Concur

Shane Pace
City Manager

RESOLUTION NO. 2019-03

A RESOLUTION OF THE TAXING ENTITY COMMITTEE FOR THE REDEVELOPMENT AGENCY OF FARMINGTON CITY APPROVING AN AMENDMENT TO THE STATION PARK REDEVELOPMENT PROJECT AREA BUDGET.

WHEREAS, on May 20, 2005, the Taxing Entity Committee approved a Project Area Budget (the "Project Area Budget") for the Station Park Redevelopment Project Area (the "Project Area"), in the form attached hereto for informational purposes as **Exhibit A**;

WHEREAS, on June 1, 2005, the Governing Board of the Redevelopment Agency of Farmington City adopted the Project Area Budget as the official budget for the Project Area;

WHEREAS, growth in assessed value in the Project Area has exceeded the forecasts in the original Project Area Budget;

WHEREAS, new development opportunities within the Project Area have arisen and the Agency has proposed an amendment to the Project Area Budget in order to provide funds to realize the development opportunity;

WHEREAS, the original Project Area Budget included a maximum tax increment collection cap of \$18,500,000.00, which the Agency has, or in the upcoming fiscal year will have, allocated and spent on approved Project Area development activities;

WHEREAS, in order to make available to the Agency sufficient funds to attract the new development opportunity in the Project Area, the Agency has proposed, under the Amendment, that the tax increment collection cap be increased by \$4,060,000.00; and

WHEREAS, the Agency has presented information regarding income targeted housing within Farmington City, and the Taxing Entity Committee has determined, based on that information and other information known to the members of the Taxing Entity Committee, that additional tax increment from the Project Area is not needed to address the income targeted housing needs in Farmington City;

NOW, THEREFORE BE IT RESOLVED BY THE TAXING ENTITY COMMITTEE FOR THE REDEVELOPMENT AGENCY OF FARMINGTON CITY:

1. The Amendment to the Project Area Budget attached hereto as **Exhibit B** and incorporated herein, is hereby approved and adopted effective immediately, subject to any amendments or modifications made a part of the motion to approve this resolution (if any), and also subject to the following conditions and limitations:

- a. The maximum amount of tax increment that the Agency may collect under the Amendment is \$4,060,000.00 in addition to the \$18,500,000.00 collection cap under the original Project Area Budget, meaning the collection cap is now increased to \$22,560,000.00;

b. Any tax increment collected by the Agency under the Amendment (i.e., the additional \$4,060,000.00) may be used by the Agency only for the following purposes:

- i. \$4,000,000.00 for Project Area development in the form of reimbursement of development costs for a professional sports arena in the Project Area (the "Arena"); and
- ii. \$60,000 for Project Area administration.

c. The Agency is only entitled to retain tax increment under the Amendment if the all of the following occur; if any of the following do not occur, then the Agency will pay to each taxing entity that entity's proportionate share of any tax increment received by the Agency under the Amendment:

- i. Construction of the Arena within the Project Area commences on or before May 31, 2022;
- ii. The Arena is constructed within the Project Area and has a final assessed value of at least \$20,000,000.00;
- iii. The owner/operator of the Arena permits the Davis School District to use the Arena on terms acceptable to the Redevelopment Agency as evidenced by the Redevelopment Agency entering into a contract with the owner/operator relating to such use; and
- iv. The Arena has at least 5,000 seats.

2. The Taxing Entity Committee acknowledges that Davis County and the Agency may, but are not necessarily required to, enter into an interlocal cooperation agreement under which the Agency agrees that the County may retain its proportionate share of additional tax increment and may instead pay the Agency an equivalent amount from legally available County tourism funds. The Taxing Entity Committee approves of such an agreement, but only as long as the County contributes an equivalent amount of tourism funds as would have been collected by the Agency in the County's proportionate share of tax increment funds, so that the County's proportionate monetary contribution to the Project Area remains the same. Any tourism funds allocated toward project will be returned to the county should the project not come to fruition.

3. The Taxing Entity Committee hereby finds and determines that additional tax increment from the Project Area is unnecessary to address the needs of Farmington City for income targeted housing. Accordingly, the Taxing Entity Committee hereby waives the requirement for any portion of the tax increment under the Amendment to be used for income targeted or any other housing purposes.

4. The Taxing Entity Committee acknowledges receipt of adequate and sufficient notice of all information, including this resolution as revised, relative to the Amendment to the Project Area Budget. The Taxing Entity Committee hereby waives any deficiency in any

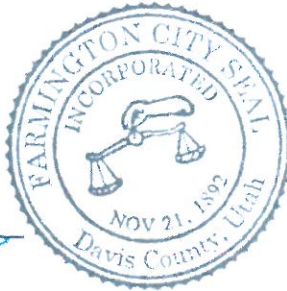
statutory noticing or other legal procedural requirements relating in any way to the Taxing Entity Committee's adoption of the Amendment to the Project Area Budget.

5. This Resolution takes effect immediately.

APPROVED BY THE TAXING ENTITY COMMITTEE THIS MAY 29, 2019:

ATTEST:

Holly Gadd
Secretary



Jim Talbot
Chairperson Jim Talbot

EXHIBIT A: ORIGINAL PROJECT AREA BUDGET

EXHIBIT A

STATION PARK REDEVELOPMENT PROJECT AREA
REDEVELOPMENT AGENCY OF FARMINGTON CITY
20 YEAR - MULTI-YEAR BUDGET - CUMULATIVE

DRAFT 4/21/2005

	BASE YEAR 2004	CUMULATIVE **2009-2028**	ALLOCATED % OF TOTAL TAX INCREMENT
PROJECT REVENUES			
Property Tax (Base Year Taxable Value)	\$34,349 \$2,655,327	\$686,986	
Projected Tax Increment RDA TOTAL -20 YEARS			
Agency			
Eligible Project Area Expenditures	\$0	\$14,500,000	78.38%
Housing	\$0	\$3,700,000	20.00%
RDA Administration	\$0	\$300,000	1.62%
Total Tax Increment	\$0	\$18,500,000	100.00%
TOTAL PROJECT REVENUES	\$0	\$18,500,000	
Taxing Entity Flow-thru Other Taxing Entities	\$0	\$0	
PROJECT EXPENDITURES			
CAPITAL COSTS & RELATED EXPENSES			
PUBLIC USES AND INFRASTRUCTURE COSTS			
Total - Project area improvements and infrastructure benefiting the project area in & outside the project area.	\$0	\$10,500,000	
PRIVATE DEVELOPMENT COSTS			
PROJECTED BUILDING & CAPITAL EQUIPMENT EXPENSE/COSTS			
Total Building Costs	\$0	\$73,865,725	
Total Capital Equipment Expense	\$0	\$5,367,750	
TOTAL CAPITAL AND RELATED COSTS/EXPENSES	\$0	\$79,234,474	
EXPENDITURES REIMBURSABLE FROM TAX INCREMENT			
Redevelopment Agency Operating Expenses Administration	\$0	\$300,000	1.62%
Housing (20% Annually)	\$0	\$3,700,000	20.00%
Total Tax increment for project area improvements and infrastructure benefiting the project area in & outside the project area & other eligible expenditures, including but not limited to, cost of financing such as interest/issuance costs & reserves.	\$0	\$14,500,000	78.38%
TOTAL EXPENDITURES REIMBURSABLE FROM TAX INCREMENT	\$0	\$18,500,000	100.00%
TOTAL PROJECT EXPENDITURES	\$0	\$97,734,475	
** TAX INCREMENT YEAR ONE MAY OCCUR ANYTIME FROM 2009 TO 2012 DEPENDING ON THE DETERMINATION OF THE REDEVELOPMENT AGENCY TO MAXIMIZE THE AMOUNT OF AVAILABLE ANNUAL TAX INCREMENT. IT IS ANTICIPATED THAT TAX INCREMENT WILL BE COLLECTED FOR 20 YEARS FROM THE FIRST YEAR IN WHICH TAX INCREMENT IS RECEIVED.**			

EXHIBIT B: AMENDMENT TO PROJECT AREA BUDGET

Exhibit B

Station Park RDA Budget Amendment 2019		Totals
Amended Expenditures Reimbursable from Tax Increment		
1		
2	(2019 Amended) RDA Admin Allocation	\$44,000
3	(2019 Amended) County Admin Allocation	\$16,000
4	(2019 Amended) RDA Operating Expenses Administration [1+2]	\$60,000
5	(2005) RDA Operating Expenses Administration	\$300,000
6	RDA Operating Expenses Administration [4+5]	\$360,000
7	(2019 Amended) Tax increment for project area Improvements	\$4,000,000
8	(2005) Tax increment for project area Improvements	\$14,500,000
9	Total Tax increment for project area Improvements [7+8]	\$18,500,000
10	(2019 Amended) Housing allocation	\$0
11	(2005) Housing allocation	\$3,700,000
12	Total Housing Allocation [10+11]	\$3,700,000
Total Expenditures Reimbursable from Tax Increment [6+9+12]		\$22,560,000
2003 Base Value		\$2,655,327
2005 Projected PP&E and Building Value in 2028		\$79,234,474
2018 Final Taxable Value		\$331,398,335
2022 Projected Taxable Value		\$356,398,335

See RDA Report

See Exhibit A

See Exhibit A

8122_FARMINGTON STATION PARK REDEVELOPMENT AREA	(1)	(2)	(3)	(4)	(5)	Created Year	Trigger Year	End Year				
	2019 Final Taxable Value	2019 Base Taxable Value	2019 Base Value Adjustments	2019 Base Value After Adjustments (2-3)	2019 Final Marginal Value (1-4)	2004	2012	2032				
PROJECT AREA Final VALUES												
TAX AREA 623												
(a) REAL PROPERTY	315,521,659	221,000	-	221,000	315,300,659							
(b) PERSONAL PROPERTY	30,278,636			-	30,278,636							
(c) CENTRALLY ASSESSED	788,729			-	788,729							
TOTAL ALL TAX AREAS												
(a) REAL PROPERTY	\$ 315,521,659	\$ 221,000	\$ -	\$ 221,000	\$ 315,300,659							
(b) PERSONAL PROPERTY	\$ 30,278,636	\$ -	\$ -	\$ -	\$ 30,278,636							
(c) CENTRALLY ASSESSED	\$ 788,729	\$ -	\$ -	\$ -	\$ 788,729							
		221,000	-	221,000	346,368,024							

		PROJECT CAP	Pd through 12/31/18	12/31/19 Due	12/31/20 Due
ORIG	\$	18,500,000	\$ 18,132,891	\$ 367,109	\$ -
EXT	\$	22,560,000	\$ -	\$ 3,120,727	\$ 939,273

	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
	Participate Percent	2019 Final Incremental Real Property Value	2019 Final Incremental Personal Property Value	2019 Final Incremental Centrally Assessed Value	2019 Real Property and Centrally Assessed Tax Rate	2018 Personal Property Tax Rate	Final Real Property Tax Increment Available	Final Personal Property Tax Increment Available	Final Centrally Assessed Tax Increment Available	TOTAL 2019 Final TAX INCREMENT AVAILABLE
Entity Name		(5a*6)	(5b*6)	(5c*6)			(7*10)	(8*11)	(9*10)	(12+13+14)
1010_DAVIS	8.840%	27,872,578	2,676,631	69,724	0.00176	0.001844	\$ 49,056	\$ 4,936	\$ 123	\$ 54,114
2010_DAVIS COUNTY SCHOOL DISTRICT	8.840%	27,872,578	2,676,631	69,724	0.007808	0.007701	\$ 217,629	\$ 20,613	\$ 544	\$ 238,786
3050_FARMINGTON	8.840%	27,872,578	2,676,631	69,724	0.00164	0.001765	\$ 45,711	\$ 4,724	\$ 114	\$ 50,550
4005 WEBER BASIN WATER CONSERVANCY	8.840%	27,872,578	2,676,631	69,724	0.000153	0.000164	\$ 4,265	\$ 439	\$ 11	\$ 4,714
4010_DAVIS COUNTY MOSQUITO ABATEMEN	8.840%	27,872,578	2,676,631	69,724	0.000112	0.000119	\$ 3,122	\$ 319	\$ 8	\$ 3,448
4050_CENTRAL DAVIS COUNTY SEWER DIS	8.840%	27,872,578	2,676,631	69,724	0.000167	0.000178	\$ 4,655	\$ 476	\$ 12	\$ 5,143
6030_COUNTY LIBRARY	8.840%	27,872,578	2,676,631	69,724	0.000329	0.000349	\$ 9,170	\$ 934	\$ 23	\$ 10,127
TOTAL DUE ORIGINAL AGREEMENT							\$ 333,607	\$ 32,441	\$ 835	\$ 366,882

	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
	Participate Percent	2019 Final Incremental Real Property Value	2019 Final Incremental Personal Property Value	2019 Final Incremental Centrally Assessed Value	2019 Real Property and Centrally Assessed Tax Rate	2018 Personal Property Tax Rate	Final Real Property Tax Increment Available	Final Personal Property Tax Increment Available	Final Centrally Assessed Tax Increment Available	TOTAL 2019 Final TAX INCREMENT AVAILABLE
Entity Name		(5a*6)	(5b*6)	(5c*6)			(7*10)	(8*11)	(9*10)	(12+13+14)
1010_DAVIS**	0.00%	-	-	-	0.00176	0.001844	\$ -	\$ -	\$ -	\$ -
2010_DAVIS COUNTY SCHOOL DISTRICT	91.160%	287,428,081	27,602,005	719,005	0.007808	0.007701	\$ 2,244,238	\$ 212,563	\$ 5,614	\$ 2,462,415
3050_FARMINGTON	91.160%	287,428,081	27,602,005	719,005	0.00164	0.001765	\$ 471,382	\$ 48,718	\$ 1,179	\$ 521,279
4005 WEBER BASIN WATER CONSERVANCY	91.160%	287,428,081	27,602,005	719,005	0.000153	0.000164	\$ 43,976	\$ 4,527	\$ 110	\$ 48,613
4010_DAVIS COUNTY MOSQUITO ABATEMEN	91.160%	287,428,081	27,602,005	719,005	0.000112	0.000119	\$ 32,192	\$ 3,285	\$ 81	\$ 35,557
4050_CENTRAL DAVIS COUNTY SEWER DIS	91.160%	287,428,081	27,602,005	719,005	0.000167	0.000178	\$ 48,000	\$ 4,913	\$ 120	\$ 53,034
6030_COUNTY LIBRARY**	0.00%	-	-	-	0.000329	0.000349	\$ -	\$ -	\$ -	\$ -
TOTAL DUE ARENA EXTENSION							\$ 2,839,789	\$ 274,005	\$ 7,104	\$ 3,120,898

** Davis County to participate in extension via interlocal agreement utilizing Tourism funds

I, Curtis Koch, as County Auditor certify that the information contained herein is true and correct in compliance with UCA 59-2-913.

Signature: Curtis Koch

Dec-19

8122_FARMINGTON STATION PARK REDEVELOPMENT AREA	(1)	(2)	(3)	(4)	(5)	Created Year	Trigger Year	End Year				
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TAX AREA 623												
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(b) PERSONAL PROPERTY	30,278,636			-	30,278,636							
(c) CENTRALLY ASSESSED	788,729			-	788,729							
TOTAL ALL TAX AREAS												
(a) REAL PROPERTY	\$ 315,521,659	\$ 221,000	\$ -	\$ 221,000	\$ 315,300,659							
(b) PERSONAL PROPERTY	\$ 30,278,636	\$ -	\$ -	\$ -	\$ 30,278,636							
(c) CENTRALLY ASSESSED	\$ 788,729	\$ -	\$ -	\$ -	\$ 788,729							
		221,000	-	221,000	346,368,024							

		PROJECT CAP	Pd through 12/31/18	12/31/19 Due	12/31/20 Due
ORIG	\$	18,500,000	\$ 18,132,891	\$ 367,109	\$ -
EXT	\$	22,560,000	\$ -	\$ 3,120,727	\$ 939,273

	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
	Participate Percent	2019 Final Incremental Real Property Value	2019 Final Incremental Personal Property Value	2019 Final Incremental Centrally Assessed Value	2019 Real Property and Centrally Assessed Tax Rate	2018 Personal Property Tax Rate	Final Real Property Tax Increment Available	Final Personal Property Tax Increment Available	Final Centrally Assessed Tax Increment Available	TOTAL 2019 Final TAX INCREMENT AVAILABLE
Entity Name		(5a*6)	(5b*6)	(5c*6)			(7*10)	(8*11)	(9*10)	(12+13+14)
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4005 WEBER BASIN WATER CONSERVANCY	8.840%	27,872,578	2,676,631	69,724	0.000153	0.000164	\$ 4,265	\$ 439	\$ 11	\$ 4,714
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6030_COUNTY LIBRARY	8.840%	27,872,578	2,676,631	69,724	0.000329	0.000349	\$ 9,170	\$ 934	\$ 23	\$ 10,127
TOTAL DUE ORIGINAL AGREEMENT							\$ 333,607	\$ 32,441	\$ 835	\$ 366,882

	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
	Participate Percent	2019 Final Incremental Real Property Value	2019 Final Incremental Personal Property Value	2019 Final Incremental Centrally Assessed Value	2019 Real Property and Centrally Assessed Tax Rate	2018 Personal Property Tax Rate	Final Real Property Tax Increment Available	Final Personal Property Tax Increment Available	Final Centrally Assessed Tax Increment Available	TOTAL 2019 Final TAX INCREMENT AVAILABLE
Entity Name		(5a*6)	(5b*6)	(5c*6)			(7*10)	(8*11)	(9*10)	(12+13+14)
1010_DAVIS**	0.00%	-	-	-	0.00176	0.001844	\$ -	\$ -	\$ -	\$ -
2010_DAVIS COUNTY SCHOOL DISTRICT	91.160%	287,428,081	27,602,005	719,005	0.007808	0.007701	\$ 2,244,238	\$ 212,563	\$ 5,614	\$ 2,462,415
3050_FARMINGTON	91.160%	287,428,081	27,602,005	719,005	0.00164	0.001765	\$ 471,382	\$ 48,718	\$ 1,179	\$ 521,279
4005 WEBER BASIN WATER CONSERVANCY	91.160%	287,428,081	27,602,005	719,005	0.000153	0.000164	\$ 43,976	\$ 4,527	\$ 110	\$ 48,613
4010_DAVIS COUNTY MOSQUITO ABATEMEN	91.160%	287,428,081	27,602,005	719,005	0.000112	0.000119	\$ 32,192	\$ 3,285	\$ 81	\$ 35,557
4050_CENTRAL DAVIS COUNTY SEWER DIS	91.160%	287,428,081	27,602,005	719,005	0.000167	0.000178	\$ 48,000	\$ 4,913	\$ 120	\$ 53,034
6030_COUNTY LIBRARY**	0.00%	-	-	-	0.000329	0.000349	\$ -	\$ -	\$ -	\$ -
TOTAL DUE ARENA EXTENSION							\$ 2,839,789	\$ 274,005	\$ 7,104	\$ 3,120,898

** Davis County to participate in extension via interlocal agreement utilizing Tourism funds

I, Curtis Koch, as County Auditor certify that the information contained herein is true and correct in compliance with UCA 59-2-913.

Signature: Curtis Koch

Dec-19

RDA AGENDA

For Council Meeting:
May 04, 2021

S U B J E C T: Resolution for Acquisition of UDOT Reversionary Interest at the Frontrunner Station Parking Lot.

ACTION TO BE CONSIDERED

1. Make a motion to approve the staff preparing as part of the final FY 2021 budget amendment to include returning to each of the participating taxing entities their portion of the \$4 Million we had set aside for the Stars Arena

GENERAL INFORMATION:

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

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

Redevelopment Agency Farmington City Staff Report

To: RDA Board

From: Brigham Mellor, ED Director

Date: May 4th, 2021

SUBJECT: **Resolution to for acquisition of UDOT reversionary interest at the Frontrunner Station parking lot.**

RECOMMENDATION

Suggested Motion:

Move that the Farmington RDA approve the enclosed resolution for the intent of acquiring the Reversionary Interest on the Frontrunner Station parking lot.

BACKGROUND

Back in 2009 when UDOT turned the parking lot at the Farmington Frontrunner station over to UTA they retained an interest called out in the Quit Claim deed that states that should the land ever be used for something other than a parking lot, ownership reverts back to UDOT. (see Exhibit B of the resolution)

This has prevented any development from ever coming to fruition on that parking lot. Presently it is impeding the development of Station Parks' "The Bri" of Brighton Homes. This is because the construction staging area for safety reasons needs to be located on a portion of the parking lot. In addition there is a sewer easement that needs to be resolved that would cross along the northern edge of the same parking lot. Both of these circumstances have been flagged as a violation of the reversionary clause in the deed held by UDOT.

Understandably Farmington is trying to help resolve this – if the easement and temporary staging area can hold up adjacent development this reversionary clause poses problems for not only the development of the parking lot but realistically the location of our remote hub that feeds into the business park. Hence we need to resolve this now.

UDOT needs something from the city. Some of the land we sold UDOT 2 months ago along the frontage road (adjacent to Tuscan Village PUD) has both a conservation and drainage easement. UDOT has valued those easements as worthless – we disagree. However they need the easements and are



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SHANE PACE
CITY MANAGER

working through condemnation. The intent of the resolution attached is to offer these easements for the reversionary interest on the parking lot. We will not own the land – we will however own some interest in the property having more say in development of the land than the merely the zoning entitlement on the property now (TMU).

This resolution is non-binding. In addition if the exchange is made it will affect only the conservation easements at Tuscany Village – **it has no bearing on the west Farmington easements Ranches, Meadows, and Hunters Creek.**

Applicable Ordinances

1. Utah Code Title 17C, Limited Purpose Local Government Entities
2. (Utah Administrative Code) Rule R907-80. Disposition of Surplus Land.

Respectfully Submitted

Brigham Mellor
Economic Development Director

Concur

Shane Pace
City Manager

REDEVELOPMENT AGENCY
OF FARMINGTON
RESOLUTION NO. 14-2021

**A RESOLUTION OF THE FARMINGTON CITY REDEVELOPMENT AGENCY
DECLARING THE ACQUISITION OF CERTAIN REAL PROPERTY TO BE IN THE
BEST INTEREST OF THE CITY**

WHEREAS, the Redevelopment Agency of Farmington (“*RDA*”), a Utah Public Entity, met in regular meeting on May 4th, 2021 to discuss the purchase or exchange of certain real property interest located in the Station Park Redevelopment Area; and

WHEREAS, the Utah Department of Transportation (“*UDOT*”) is the current owner of a reversionary interest that is on certain real property at issue as shown in yellow in the attached Exhibit A the reversionary interest is called out in the attached Exhibit B; and

WHEREAS, the *UDOT* reversionary interest prevents all development options from being considered that maximize the use of the land for parking and accompanying use other than parking; and

WHEREAS, the *RDA* is interested in acquiring the *UDOT* reversionary interest in order to advance economic development within the *RDA* jurisdiction and, more particularly, in the Station Park Redevelopment Area; and

WHEREAS, in exchange for the reversionary interest Farmington City (“*City*”) is willing to release the drainage and conservation easements in the Tuscany Village PUD and retract the *City*’s requests made to the Ombudsman’s office regarding that particular easement; and

WHEREAS, the *City* will relinquish the easements as requested by *UDOT* regarding parcel’s 236B, 237B, and 238B {Project No: S-R 199(229)}; and

WHEREAS, if a trade of the Tuscany Village PUD easements presently for the reversionary interest cannot be established the *RDA* will consider a cash purchase at an appraised value; and

WHEREAS, the acquisition of the reversionary interest does not guarantee the *City* or *RDA* will ever own the property in fee title; and

WHEREAS, the *RDA* will work with the property owner to insure that sufficient parking is provided for the Frontrunner commuters; and

WHEREAS, the *RDA* has the support of the adjacent property owners as this transfer of the reversionary interest will facilitate improvements that benefit all property owners and the mixed use area in general.

NOW, THEREFORE BE IT RESOLVED by the Redevelopment Agency of Farmington that:

1. The acquisition of the UDOT reversionary interest (Identified in Exhibit B) by the RDA is not adverse to the interests of Adjacent Property Owners.
2. The acquisition of the UDOT reversionary interest by the RDA is for the purpose of furthering economic development and parking urban parking solutions within the redevelopment area and is otherwise consistent with the City's general plan for the Transit Mixed-Use Zoning and the objectives of the Station Park RDA project area plan.
3. The acquisition of the UDOT Reversionary interest by the city is to the benefit of the City as a whole.

This resolution assigned no. 14-2021 shall take effect immediately upon passage and acceptance as provided herein.

PASSED AND APPROVED by the Redevelopment Agency of Farmington, Utah, this 4th day of May 2021:

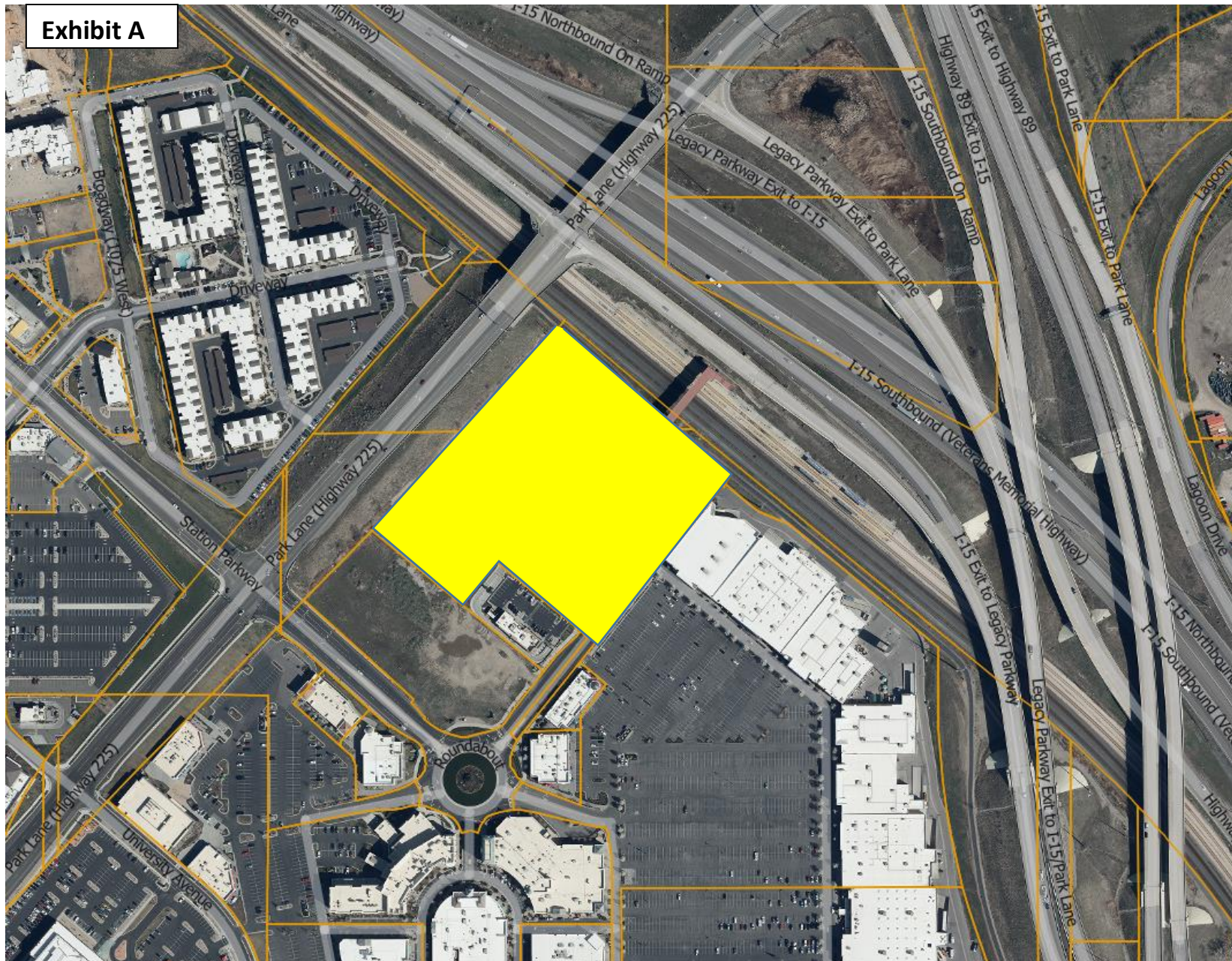
RDA of Farmington:

H. James Talbot, Board Chair

Attest:

Shane Pace, RDA Secretary

Exhibit A



WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420
and
Utah Transit Authority
Real Estate Department
3600 South 700 West
Salt Lake City, Utah 84119

RETURNED
OCT 07 2009

E 2485895 B 4875 P 1777-1780
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/07/2009 01:43 PM
FEE \$0.00 Pgs: 4
DEP RT REC'D FOR UTAH DEPT OF TRAN
SPORTATION

Quit Claim Deed (CONTROLLED ACCESS) County

Parcel No. 15-7:13D:Q
Project No. UBT-15-7(218)312

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to UTAH TRANSIT AUTHORITY, Grantee, at 3600 South 700 West, County of Salt Lake, State of Utah, Zip 84103, for the sum of — Ten — Dollars, and other good and valuable considerations, the following described tract of land in DAVIS County, State of Utah, to-wit:

08-075-0064

See attached Exhibit "A" and Attached "RW-99C"

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

If the above described tract of land shall be abandoned or used for any purpose or purposes other than for the public transportation uses for which this grant is made, such land shall thereupon revert back to the Utah Department of Transportation.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining Park Lane over and across the Southeasterly boundary line of said tract of land.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 15th day of September, A.D. 20 09, by its Director of Right of Way.

STATE OF UTAH

)

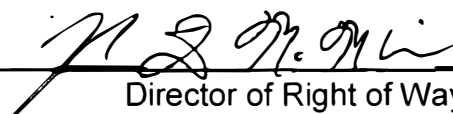
UTAH DEPARTMENT OF TRANSPORTATION

) ss.

COUNTY OF SALT LAKE

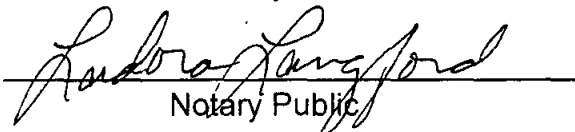
)

By


Director of Right of Way

On the date first above written personally appeared before me, Lyle McMillan, who, being by me duly sworn, did say that he is the Director of Right of Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

WITNESS my hand and official stamp the date in this certificate first above written.


Notary Public

Prepared by Caldwell Richards Sorensen
Revised by DCP 8/27/2009



LADORA LANGFORD
Notary Public, State of Utah
My Commission Expires
May 14, 2012
4501 S. 2700 W. 4th Fl. Box 148420
Salt Lake City, UT 84114-8420

BK 4875 PG 1779
Exhibit "A"
UDOT to UTA Conveyance
15-7:13D:Q
Farmington Station, Farmington
Davis County, Utah

Those portions of the Northwest Quarter of Section 24 and of the Southwest Quarter of Section 13, both in Township 3 North, Range 1 West, Salt Lake Base and Meridian, in the City of Farmington, County of Davis, State of Utah, described in whole as follows:

COMMENCING at the northwest corner of said Section 24; South 89°50'06" East 1284.98 feet along the northerly line of said Section 24 to the southwesterly line of the land granted to the Utah Department of Transportation, per that certain Warranty Deed recorded May 22, 2001, as Entry No. 1662685 in Book 2812 at page 333 in the Office of the Recorder of said County; South 50°16'54" East 67.00 feet along said southwesterly line to the northern most corner of the land described in that certain Quit Claim Deed recorded May 22, 2001, as Entry No. 1662690 in Book 2812 at page 343 in the Office of the Recorder of said County, said point being the **TRUE POINT OF BEGINNING**;

thence, South 50°16'54" East 369.30 feet along the northeasterly line of said land described in that certain Quit Claim Deed recorded as Entry No. 1662690; to the approximate south top back of curb of proposed Station Road;

thence, South 39°07'18" West 530.88 feet;

thence, North 50°52'42" West 23.30 feet;

thence, North 39°07'18" East 317.10 feet; along the approximate centerline of said proposed Station Road;

thence, North 50°27'45" West 304.39 feet;

thence South 39°32'15" West 140.32 feet;

thence North 50°27'46" West 297.39 feet to the southeasterly right-of-way line of Park Lane;

thence, North 44°49'26" East 171.73 feet along said southeasterly right-of-way line;

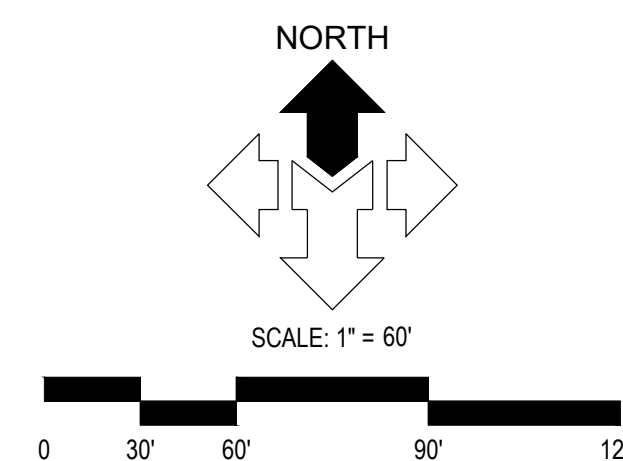
thence, North 42°13'29" East 180.25 feet; along said southeasterly right-of-way line to the southerly line of the land granted to the Utah Department of Transportation, per that certain Warranty Deed recorded May 22, 2001, as Entry No. 1662689 in Book 2812 at page 341 in the Office of the Recorder of said County;

thence, North 89°30'39" East 7.91 feet along said southerly line to said southwesterly line of the land granted to the Utah Department of Transportation, per that certain Warranty Deed recorded as Entry No. 1662685;

thence, South 50°16'54" East 223.90 feet along said southwesterly line to the **TRUE POINT OF BEGINNING**;

CONTAINING: 4.10 Acres more or less.

SUBJECT TO all restrictions, reservations and other conditions of record as may be disclosed by a record examination of title.



EASEMENT DESCRIPTION

A 20.00-FOOT-WIDE SEWER EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SAID EASEMENT BEING 10.00 EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT ON THE NORTHEASTERLY PROPERTY LINE OF LOT 9, PARCEL A, STATION PARK SUBDIVISION, AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER IN BOOK: 3232, AT PAGE: 39, AS MAP NUMBER 5061, SAID POINT BEING SOUTH 0°09'24" WEST ALONG THE SECTION LINE 156.01 FEET AND SOUTH 89°50'36" EAST 915.04 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 9 AND SOUTH 50°27'51" EAST ALONG SAID NORTHEASTERLY LINE 36.68 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 24, AND RUNNING THENCE NORTH 42°48'32" EAST 370.08 FEET; THENCE NORTH 2°11'28" WEST 24.48 FEET; THENCE NORTH 41°38'16" EAST 257.04 FEET; THENCE SOUTH 78°00'00" EAST 54.04 FEET; THENCE NORTH 32°00'00" EAST 46.41 FEET TO POINT OF TERMINUS.









REV		DATE	DESCRIPTION
PROJECT NO:		20481	
CAD FILE: 20481 EASEMENT E			
DRAWN BY:		EAM	
CALC BY:		EAM	
FIELD CREW:		N/A	
CHECKED BY:		DBD	
DATE:		03/18/2021	

LOGISTICS PLAN



LAYDOWN AREA

Site Logistic Legend

-  Trade Parking Area
-  Site Access
-  Temporary Power
-  Site Fencing
-  Dumpster
-  Job Trailer Area
-  Portable Toilets
-  Concrete Wash Out Area
-  T85 Self-Erecting Crane
-  Delivery Route
-  Delivery Exit Route



***Motion to adjourn and reconvene the
City Council meeting***

CITY COUNCIL AGENDA

For Council Meeting:
May 04, 2021

SUBJECT: Minute Motion Approving Summary Action List

1. Approval of Minutes for March 16th

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

FARMINGTON CITY – CITY COUNCIL MINUTES

MARCH 16, 2021

WORK SESSION

Joining via Zoom:

*Mayor Jim Talbot,
City Manager Shane Pace,
Councilman Bret Anderson,
Councilman Shawn Beus,
Councilman Scott Isaacson,
Councilwoman Amy Shumway,
Councilwoman Rebecca Wayment,
City Recorder Heidi Bouck,
Recording Secretary Deanne Chaston,*

*Community Development Director Dave Petersen,
Assistant City Manager/Economic Development Director Brigham Mellor,
Finance Director Greg Davis,
Assistant City Manager/City Engineer Chad Boshell,
Fire Chief Guido Smith,
Jayme Blakesley.*

Mayor **Jim Talbot** called the work session to order at 6:05 p.m.

UPCOMING REGULAR AGENDA ITEMS

Mayor Talbot said the Farmington Creek Estates item has been pulled from the agenda for the time being.

TRANSFER OF PARAMEDIC SERVICES

The work session was held to discuss paramedic services. **Mayor Talbot** said this has been a discussion on the County level for years as it has not been cost effective for them. City Manager **Shane Pace** has worked with all city managers involved for over two years to get it to this point. This is a big deal.

Pace said these services were provided by the County in the 1970s when the area was more rural. The goal is to finish off what started in the late 1990s when Layton and then South Davis Metro decided to provide their own paramedic services. The County has been charging a certified tax rate to provide paramedic services, which brings in about \$3 million. The two get \$750,000, and the rest stays with the County for the other cities that aren't part of a district. The County will stop charging the tax rate, and the City would start charging the tax rate to provide the services.

This change would increase paramedics teams from eight to 11 county wide. Layton had two, South Davis Metro had two, and the County had four. This increases the coverage county wide

and for Farmington, as it provides the ability to have a paramedic unit working out of and staying in our City a vast majority of time, unless assistance is needed from nearby cities. That greatly enhances service to Farmington residents and will help reduce response times. There are multiple options of how to pay for this.

Jayme Blakesley, representing the City Attorney, addressed the Council. The date the County will cease providing services will be December 31, 2021. This date has been heavily discussed. The County levy will cease on June 30, 2021, and paramedic services will continue. The City may levy a tax or choose to fund it another way. The City must provide services in some means by January 1, 2023. Response times are a significant motive for the change. The standard is an 8 minute response time for at least 90 percent of the call, and the agreement sets minimum standards and service levels. The source of the funds is up to the City. The City can reimburse the County in between, as the County operates on a calendar year, and the cities operate on a fiscal year. The agreement establishes an administrative board to deal with administrative issues, but it will not be a separate interlocal entity. It will be a group to work through service issues provided by the various cities involved. **Blakesley** said the board is comprised of representatives from all cities, and one representative from the County.

Councilman **Brett Anderson** asked about liability, as he handled a lawsuit in Idaho that got politically dicey. Farmington City would have control over paramedic training, but not over the training provided by other cities. Legal liability will be with the City providing the paramedic service at the time, and that City would be responsible for any negligence. Fire Chief **Guido Smith** said Farmington doesn't have the County with them on every call currently, and this agreement wouldn't change anything with how fire currently responds to calls.

Councilman **Scott Isaacson** would like the City to confirm with its insurance carrier if there would be a change in liability. If Farmington takes on additional exposure with this new agreement, it is important to make sure the City is covered. **Pace** said there are 15 cities in the Utah Risk Management Agency (URMA) insurance, and this is nothing new to them. **Anderson** asked if the current policy would allow Farmington to leave its territory to take care of other areas. **Anderson** would like to know if other cities have insurance coverage to operate in Farmington. **Pace** said Farmington is already going outside City boundaries for advanced life support and fire, but he will check with the City's insurance provider.

Mayor Talbot asked **Smith** if he is comfortable with other cities' levels of training. **Smith** said every City is regulated to meet set state training mandates and minimums. County groups control and set policies and guidances. It is a set standard. He sees no challenges with neighboring cities providing equal or qualifying services. **Blakesley** said cities will contractually

be required to meet all state standards for paramedic services, and **Smith** is 100 percent on board with this.

Councilwoman **Amy Shumway** asked for an update on if some cities are contemplating combining with Farmington to make a district. **Pace** said for now, Farmington is in charge of Farmington's paramedic services. If there is a change in the future, it would lead to an alteration of this agreement where the new district would need to sign as a district. He has been in past discussion with Kaysville and Fruit Heights about creating a district for Fire, EMS and paramedic services, but those negotiations have stalled.

Pace said this new agreement would create the need for Farmington to have six paramedics, with some part-time positions in order to cover sick and vacation time. Farmington would need to fund a vehicle and some specialty equipment out of the ambulance fund. **Smith** said funds are already allocated for equipment, and the staffing component will be the biggest challenge.

Shumway asked how to approach residents about the property tax increase that may be necessary to fund this, as this is bad timing for a tax increase. **Pace** said the County would lower their levy, and the City is considering increasing their levy just to the same level (7.5 percent), so residents would see the same property tax. He is looking into some other funding sources as well, which he will bring to the Council in the future.

Anderson asked that the average home price and property tax are considered in future discussions. **Isaacson** wants to know how other cities are paying for it. **Pace** said no city is further along than Farmington, and he has a meeting tomorrow with all city managers, fire chiefs and the County Auditor to discuss funding sources. **Isaacson** said it would be smart to coordinate with other cities, as one affected city could be criticized if they raise property taxes when another city doesn't.

Councilwoman **Rebecca Wayment** said she sees a need for this, and the City should think through all avenues of funding it. She would be more comfortable seeing all options presented, as this is going to be a lot of money. It needs to be palatable to residents, and Council members need to know how to best sell it.

Pace said property taxes fund the North Davis Fire District, and the South Davis Metro District charges each participating city in addition to the property taxes used to fund it. Other cities are predicting they will need to collect \$800,000 in property taxes. Farmington has some funding resources that other cities don't have. **Isaacson** said this can become controversial, and Farmington will have to be prepared to explain why they may take a funding route different from other cities.

Mayor Talbot said Farmington has kept its tax levy low over the years. The last tax increase was for a bond for the gym, but taxes were kept mostly level because one old bond was paid off and replaced by the new gym bond. While he understands that this is not a good time to propose a tax increase, it is important to consider the level of service for paramedic services, a service most residents don't think about until they need it.

Pace said this is coming forward now because the current County Sheriff is supportive of it and the County Commission is very open to it. All city managers felt the mayors in office currently had good relationships with each other county-wide, which will be good for coordination. This is a reason to move forward now rather than later.

Councilman **Shawn Beus** said this is a long overdue solution to an unusual situation in the County. It doesn't make sense for the Sheriff to be providing paramedic services. Whenever it is to be addressed, this is the inevitable solution and conclusion. This is a logical decision to make.

Pace said the Council could vote on this tonight, or wait for more information. He believes this is the best thing for Farmington citizens because of enhanced services in individual communities and the County as a whole, and **Smith** would say the same thing. He plans to follow through on the Council's questions and not set the City up for additional liability that is unnecessary.

Anderson said he wants funding and liability coverage addressed in the future.

Mayor Talbot said he thinks Farmington has the sales and property tax sources to handle this, and he is historically conservative. It is up to the Council to handle this in a way that has a minimum impact on residents. **Pace** and Finance Director **Greg Davis** should follow up with the questions.

Regarding the box and culvert agreement, **Isaacson** said the document said "development agreement" while the title said "road and box culvert." **Blakesley** agreed to make that change. He confirmed that if the project is not completed in five years, the City has the right to terminate and keep the money.

The meeting adjourned at 6:55 p.m.

REGULAR SESSION

Joining via Zoom:

*Mayor Jim Talbot,
City Manager Shane Pace,
Councilman Brett Anderson,
Councilman Shawn Beus,
Councilman Scott Isaacson,
Councilwoman Amy Shumway,
Councilwoman Rebecca Wayment,
City Recorder Heidi Bouck,
Recording Secretary Deanne Chaston,
Community Development Director Dave Petersen,*

*Planning and GIS Specialist Shannon Hansell,
Assistant City Manager/Economic Development Director Brigham Mellor,
Finance Director Greg Davis,
Assistant City Manager/City Engineer Chad Boshell,
City Parks and Recreation Director Neil Miller,
Fire Chief Guido Smith,
and Jayme Blakesley.*

CALL TO ORDER:

Mayor **Jim Talbot** called the meeting to order at 7:05 p.m.

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

Councilman **Brett Anderson** offered the invocation, and the Pledge of Allegiance was led by Councilwoman **Amy Shumway**.

PUBLIC HEARINGS:

Zone Text Amendment: Regulating Plan

Community Development Director **Dave Petersen** presented this agenda item. On October 20, 2020, the City entered into an agreement with Stack Farmington Land, LLC and Wasatch Farmington Holdings LLC, where the City agreed to, among other things, “process to completion an amendment to the Regulating Plan for all Principal Streets as shown on the Project Master Plan (PMP), which amendment shall be effective no later than the date that is ninety days after the Effective Date. The Amendment of the Regulating Plan relating to non-principal streets will be considered by the City as part of the further development plan review process for site plans or subdivisions.”

The agreement became effective on December 17, 2020, when Stack purchased the last piece of property. The approved PMP is an exhibit to the development agreement. Page 10 of the land-use plan illustrates the location of the principal streets. The Planning Commission reviewed and Farmington City Council, March 16, 2021

recommended the motion on March 4, 2021. The Office Mixed Use (OMU) covers 260 acres and mirrors the Urban Design Associates charrette contracted by Chartwell Capital and Farmington City in 2016. The new enabling ordinance follows the Development Agreement with principal streets with one exception: the road going to Shepard Creek should be blue. The regulating plan graphic, which has now been outsourced to a consultant instead of **Eric Anderson**, needs to be reworked a little bit more.

Mayor Talbot opened the Public Hearing at 7:17 p.m. Nobody signed up in person or electronically to address the Council on the issue. **Mayor Talbot** closed the Public Hearing.

Motion:

Anderson moved that the City Council approve the enabling ordinance amending the City's regulating plan set forth in Chapter 18 of the Zoning Ordinance which, among other things, realigns some principal streets and removes almost all neighborhood roads in the OMU Zone, subject to a, b and c in addition to findings 1 and 2 as outlined in the staff report.

- a. The basic format of Exhibit A will be updated similar to the 2018 version of the regulating plan with any minor modifications to be made by Staff as necessary.
- b. The following note must be added to the regulating plat (in Exhibit A):
"Only principal roads are shown in the OMU area. Neighborhood roads in these areas shall be established as part of a project master plan and/or development plan review process for site plans or subdivision for any parcel in this area north of Shepard Creek, but must meet all regulating plan standards and guidelines set forth in Chapter 18 of the Zoning Ordinance."
- c. Shepard Lane connection will be identified as a principal street, changing the color from red to blue in the legend.

Findings:

1. The amendment is consistent with the Development Agreement between Stack Farmington Land, LLC and Wasatch Farmington Holdings LLC, approved by the City on October 20, 2020.
2. The amendment is also fair and equally applied to all property not included in the North Farmington Station PMP and is consistent with other PMPs in the OMU area approved to date by the City Council.

Councilman **Shawn Beus** seconded the motion. All Council members voted in favor, as there was no opposing vote.

NEW BUSINESS:

Memo Request for Approval to Participate in the Destination Development Program

Development Director **Brigham Mellor** presented this agenda item. The Utah Office of Tourism offers matching grants to counties, municipalities, tribes, and Destination Marketing Organizations (DMOs) interested in Destination Development. Destination Development is any activity that increases and improves the quality of a visitor's destination.

The first step in the Destination Development Program is a community assessment. Participants in the community assessment can expect to receive an unbiased, professional assessment of the community's tourism assets. The Utah Office of Tourism's contracted consulting firm will assess the participant community and vicinity in regards to its status as a destination. The consulting firm will present their findings in a public workshop and provide the community with a visual report of their findings. The participant cost is \$12,500 to perform this study. However, before moving on to performing the study, staff wanted to receive the City Council's blessing.

Mellor said the County suggested Farmington participate. The assessment will help the City identify its tourism strengths, which are likely to be Lagoon and Station Park. Farmington is a unique gathering place. However, the City doesn't have a robust tourism-generating arm. The assessment will look at the hotels, tax structure, and everything that has to do with tourism to help identify the empirical data.

The City hasn't budgeted for the \$12,500 consulting fee yet. In order to get the grant, this item must be discussed in a Council meeting and the Council must signal that they are interested. It can be budgeted per the normal cycle for the fiscal year that begins in July. After the study, there are different levels of marketing strategy plans the Council can consider in the future. The City may want to discuss branding the community as a whole. All Council members present expressed their interest in moving forward with the assessment.

License Agreement – Farmington Creek Estate Phase III PUD

Petersen said this item had been mutually pulled from the agenda today. It may be seen in the future.

Farmington Station Parkway Townhomes Road and Box Culvert Agreement

Petersen presented this agenda item. The Council saw this a few weeks ago, and only the dates have been changed since that time. The western end of the lane shows the Right of Way (ROW) crosses Shepard Creek. Brighton Homes has run into a change up according to the Army Corps,

who will not approve this unless they know what is happening on the **Cook** property and the points west. Brighton Homes really couldn't fulfill the final plat approval requirements as far as extending the ROW to their property line. City Staff verified this information with the Army Corps. Brighton Homes will put the amount in a cash payment provided to the City. When the land develops to the west, the culvert and short extension of the road will be provided.

Councilwoman **Rebecca Wayment** said this item is pretty straight forward. A cash payment will be set aside until they can complete what the requirement is. **Petersen** said if this is not completed in five years, the City would use the cash payment to put the road and box culvert in.

Councilman **Scott Isaacson** said he had some technical things to add.

Motion:

Isaacson moved that the City Council approve the enclosed agreement for the proposed Cook Lane Shepard Creek crossing subject to final review and approval by the City Attorney. This would be subject to the minor correction of the title of the document as discussed in the work session for consistency. Added to paragraph 15 would be language to make it clear in the agreement that if it terminates, the city keeps the money. **Jayne Blakesley**, representing the City Attorney, noted the changes.

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

OLD BUSINESS:

Interlocal Agreement on the Transfer of Paramedic Services

This item was discussed in the earlier work session.

City Manager **Shane Pace** presented this agenda item. This agreement is between all the entities in the county who provide EMT, fire and paramedic services. The purpose of the agreement is to finish transferring paramedic services from Davis County to the cities and districts not currently providing these services. South Davis Metro Fire and Layton both provide these services. A group including Davis County, all fire chiefs, the County Auditor, the County Sheriff, and Davis County Commissioner **Randy Elliott** has been working on this for over two years. It has been presented to the County Commission and the Council of Governments. Farmington has been receiving paramedic services from Davis County. The County would eliminate the tax it has been assessing to provide these services.

Blakesley said the purpose is to provide for the assumption of paramedic services by Farmington City. The County will cease providing services on December 31, 2021. Davis County will cease its tax levy on June 30, 2021. The City will need to fund the service and pay Davis County in between. The City can choose how to fund the service and start providing paramedic services by January 1, 2023. The service can be provided by agreement with other providers, and the service boundaries may or may not mirror city boundaries.

The new agreement is a coordinated response model for better response times, which drives the agreement. It also provides for the reimbursement to the County between when the County stops assessing the tax but continues to provide services. It establishes an administration board to deal with administrative issues, but the board is not a separate interlocal entity. Each city acts independently, but contractually agrees with the standards. Each city is liable for its service both within and outside its jurisdictional boundaries. Members of administration board include the city managers from all member cities, board chairs from the two districts, and one County representative. It allows those who provide the service to have a say on what the standards will be.

Fire Chief **Guido Smith** said the community absolutely needs this. Farmington is in a position to provide the service with absolute confidence. The new agreement will help with the level of services in our communities. This will allow Farmington to capture funds that are contracted out, while allowing the expansion of existing services as well as providing additional training to City personnel.

Pace said he would come to the Council during the upcoming budget process with multiple proposals of how the paramedic services can be paid for.

Anderson said it is compelling to him that this agreement is endorsed by both the City Manager and Fire Chief. The Council trusts them to help them understand the core functions of government, one of which is to provide for public safety. If this allows for the enhancement of services, he is all for it.

Beus echoed **Anderson's** comments. This is a much better fit than when paramedic services were with the Sheriff Department. It is decades late, but he is glad for the leadership in seeing this effort go through county-wide.

Isaacson said that aside from an enhancement of services, the current conflict of interest the City has is another reason to do this agreement. When the sheriff arrives at the scene that involves an injury, they need to decide whether to take police action or act as a paramedic. That conflict is

not a good idea. Now, when paramedics come, they can act just as paramedics. When the police come, they can just deal with police issues.

Mayor Talbot said this has been a discussion item for many years and this is the right time for this to happen. It needs to happen one way or another, as the County is getting out of providing this service. He recommends this be voted on and approved tonight, so Farmington can share with the rest of the County where it stands with moving forward by signing the interlocal agreement.

Motion:

Beus moved that the City Council approve the Interlocal Agreement with cities, districts and Davis County dealing with the transfer of paramedic services within Davis County.

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

Enabling Ordinance—Fiore Townhomes Planned Unit Development (PUD)

Planning and GIS Specialist **Shannon Hansell** presented this agenda item. This is on 1525 West and Clark Lane, which has gone through all public hearings, and the final plat is on its way to be recorded. On March 2, 2021, the Planning Commission approved the Final Plat PUD Master Plan for Fiore Townhomes PUD. The City Council approved the Schematic Plan, Preliminary PUD Master Plan, and Zone change for the project on October 27, 2020, with the condition that the zone change enabling ordinance would not be approved prior to approval of Final Plat and Final PUD Master Plan. Now the City Council is presented with an enabling ordinance to change the zoning from Agricultural Estates AE (PUD) to R-8 (PUD). **Hansell** said the applicant has a well done landscaping plan, with landscaping between the drives and a tot lot.

Anderson noted that this applicant always had the option to develop this commercially, and he likes the residential project as presented. A commercial development on the corner would have been out of place.

Mayor Talbot said he agrees with **Anderson**. This is a good development for this ground, despite the different proposals over the years. **Isaacson** said he appreciates that the developer has listened to and worked cooperatively with the City.

Beus, who lives a quarter mile away from this site, said this development has given him some heartburn due to the number residential units, and he wanted to see an exchange that met the public benefit and was the best fit for this site. He is concerned with how close the units are to Clark Lane and 1525 West, as it is slated to be part of an interchange on the North Davis

Corridor. He wants ample street width, and the developers are aware of that. This is the best compromise.

Wayment said she has seen all iterations of development for this site over the years. This will become a very busy intersection. When Burke Lane was shut down, this area took the brunt of the resulting traffic. She appreciates the developer trying to have landscaping screening. This plan makes a good use of the area and brings to an end the chapter of what to do with this parcel.

Motion:

Isaacson moved that the City Council approve the enabling ordinance for the Fiore Townhomes PUD, rezoning the parcel located at 1525 West and Clark Lane from AE (PUD) to R-8 (PUD), subject to all applicable Farmington City standards and ordinances, any remaining Development Review Committee (DRC) comments, and conditions from the Planning Commission and City Council, including the finding outlined in the staff report.

Finding:

1. The Farmington City Planning Commission has found that the proposed zoning change is consistent with the City's General Plan.

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

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including approval of Forza Terra LLC, Mountain View Phase I—Fence Improvement Agreement; and minutes from February 16, 2021, and March 2, 2021.

Motion:

Shumway moved to approve the Summary Action list items as noted in the staff report.

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

GOVERNING BODY REPORTS:

City Manager Report

Pace presented the Building Activity Report for February and the Farmington City Fire Department Report for February. He also addressed drawings from Utah Department of Transportation's (UDOT) contractor on the West Davis Highway including the latest modifications of that design. Construction is planned to start in April.

Assistant City Manager/City Engineer **Chad Boshell** said he received them toward the end of the week for 650 West and Glover's Lane. There is a new alignment, the same on the north end at 950 North. The changes came about during the bid as the design-bid team came up with some different options to save money. Some of the changes have worked out well for Farmington. They have bought some homes, which will be demolished soon. 1525 West is the first change the City has seen, with a shift of the road further to the west due to the power lines.

The big change has been 1100 West and Glover's Lane, which has an added round-about raised high. With this new option, the homes will get a road in their back yard and UDOT will take some of the City park property. Farmington has a say in landscaping and betterments. This will not eliminate access to the park. **Boshell** said there is a benefit that Farmington will get some of the property back. There will be a buffer between the round-about and the homes. Farmington will be responsible for landscaping the round-about with \$700,000. **Pace** said most of the area west of the highway will be bird refuge.

Boshell said the next biggest change is 650 was going to go over the freeway, with the freeway being raised up and over the trail. It has been changed so now 650 will be an overpass and the freeway is dropping. The rail trail will go over the freeway. This will affect a future development to the south and eliminate the north access to the warehouse. This shortens the length of the overpass and now condenses it all in one area. Sheep Road will end in cul-de-sacs for trailhead parking. Another home will have to be demolished on the south end of town at the City boundary limit. The frontage road will affect detention basins. In compensation, there will be a pipeline with bigger capacity. This is all with the plan to add an additional lane on Interstate 15 (I-15) in each direction in the next 10 years. UDOT has not taken any skateboard park land from Farmington.

Anderson said there is nothing about this that is good for him. **Isaacson** said after 15 years of fighting this, he gets a sick feeling looking at the recent changes. While it is unfortunate, Farmington made the right choices and now needs to make the best of things.

Mayor Talbot said Farmington is getting some good things. While no one wanted it on the west side, there is no way to lessen that now. No one is happy about this, especially him. He has lost many sleepless nights on this.

Mayor Talbot and City Council Reports

Shumway said she has a lot of heartburn with what is happening with Farmington Creek Trail considering Mr. **Wilkes** purchasing the **Hart** property. This trail starts from the top of the mountains and winds through Farmington. Many have fought for decades or a century to get this trail through the City. She is really disappointed the entire trail easement was not obtained when that developed. She hopes that in future developments, the trail will be able to be finished off. Even if the City and the Council had good intentions to help out a homeowner, she is disappointed with how it turned out.

Following discussion of an Art Council during the last City Council meeting, **Shumway** would like to know if the Council is OK with getting a committee together with a focus on the visual arts, and potential locations where art can be displayed. She has an art degree and would like to help out. **Beus** said he wants more visual art in the community, as that is the low hanging fruit. The scope could be expanded after that. **Isaacson** said he would also like to provide venues for the performing arts.

Pace said it is hard for City Staff to know what the Council's priorities are, especially in a new area such as the arts and affordable housing. **Wayment** said she has been approached several times to start an arts council. As far as a venue for performers in the community, use of the new high school auditorium has not panned out. She wants to make sure there is representation for both visual and performing arts.

Pace said before a committee is created, an agenda should be put together with parameters so the committee can react to that up front. This will make things progress much more quickly. He has a lot of experience with this in his career. He would like to hold a meeting with **Isaacson**, **Shumway** and **Beus** to develop the agenda and parameters.

Wayment asked about type of road base, buffer landsacing, and sound mitigation in the West Davis Corridor area, which keeps getting realigned and adjusted. It will impact residents and their homes, and she wants to help address sound and noise for them. With the increase in the speed limit and allowing trucks on Legacy Highway, this is an issue for residents.

Pace said UDOT has a working group of citizens who have been considering those issues for years, and that group is in favor of mounds, not sound walls. All on the west side were invited to

participate. He will attempt to have UDOT come and report on all the citizen meetings so these issues will be considered prior to construction. This is in order to know how the \$700,000 should be spent for landscaping.

Isaacson asked that when Ivory Homes comes to the City in a few weeks proposing for that road to go through his neighborhood, that as many people as possible are notified of the hearing, as all of that traffic will through that neighborhood. **Pace** said he would consider expanding noticing beyond the normal 300 feet to the north. It is important that the residents on the north side know what is happening, as they will be affected when the street becomes a through street. **Anderson** said he would love to meet with UDOT, if **Pace** can get them to come. It would be an opportunity to push them on how they are treating Farmington's conservation easements, as he has a mouthful to say.

Beus said he is super disappointed with the plans for Farmington Creek Trail, as this is a dead end for now. He saw that coming as the development came through. There was a Housing Committee meeting on Thursday, when an Accessory Dwelling Unit (ADU) tour was intended. However, it will be continued later due to illness of participants. He forwarded an email to Council members regarding a Tuesday, March 23, meeting from noon to 2 p.m. regarding the drying up of the Great Salt Lake. This is the largest land feature in the intermountain west besides the mountains. The status of the Great Salt Lake impacts public health and the economy. **Tage Flint** from Weber Basin Water, Dr. **Karla Trentelman**, and Utah Rep. **Tim Hawkes**, who is also a water rights attorney by profession, will be on the call.

Isaacson asked if there is room enough on 1100 to put a bike trail.

ADJOURNMENT

Motion:

Isaacson made a motion to adjourn the meeting. **Anderson** seconded the motion, which was unanimously approved.

Heidi Bouck, Recorder

CITY COUNCIL AGENDA

For Council Meeting:
May 04, 2021

S U B J E C T: City Manager Report

1. Building Activity Report for March
2. Fire Department Activity Report for March

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

Month of March 2021	BUILDING ACTIVITY REPORT - JULY 2020 THRU JUNE 2021				
RESIDENTIAL	PERMITS THIS MONTH	DWELLING UNITS THIS MONTH	VALUATION	PERMITS YEAR TO DATE	DWELLING UNITS YEAR TO DATE
NEW CONSTRUCTION *****					
SINGLE FAMILY	8	8	\$2,889,939.57	106	106
DUPLEX	0	0	\$0.00	0	0
MULTIPLE DWELLING	0	0	\$0.00	0	0
CARPORT/GARAGE	2		\$24,744.30	9	
OTHER RESIDENTIAL	1	0	\$27,120.21	8	
SUB-TOTAL	11	8	\$2,941,804.08	123	106
REMODELS / ALTERATION / ADDITIONS *****					
BASEMENT FINISH	1		\$9,396.00	34	
ADDITIONS/REMODELS	4		\$375,501.76	21	
SWIMMING POOLS/SPAS	13		\$452,804.36	35	
OTHER	29		\$391,657.80	260	
SUB-TOTAL	47		\$1,229,359.92	350	
NON-RESIDENTIAL - NEW CONSTRUCTION *****					
COMMERCIAL	0		\$0.00	4	
PUBLIC/INSTITUTIONAL	0		\$0.00	0	
CHURCHES	0		\$0.00	0	
OTHER	0		\$0.00	8	
SUB-TOTAL	0		\$0.00	12	
REMODELS / ALTERATIONS / ADDITIONS - NON-RESIDENTIAL *****					
COMMERCIAL/INDUSTRIAL	4		\$8,258,771.00	19	
OFFICE	0		\$0.00	0	
PUBLIC/INSTITUTIONAL	0		\$0.00	0	
CHURCHES	0		\$0.00	0	
OTHER	1		\$20,000.00	7	
SUB-TOTAL	5		\$8,278,771.00	26	
MISCELLANEOUS - NON-RESIDENTIAL *****					
MISC.	0		\$0.00	2	
SUB-TOTAL	63		\$0.00	2	
TOTALS	63	0	\$12,449,935.00	513	106



Farmington City Fire Department

Monthly Activity Report



March 2021



Emergency Services

Fire / Rescue Related Calls:

19

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

Ambulance / EMS Related Calls:

77 / Transported 52 (68%)

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

Calls Missed / Unable to Adequately Staff:

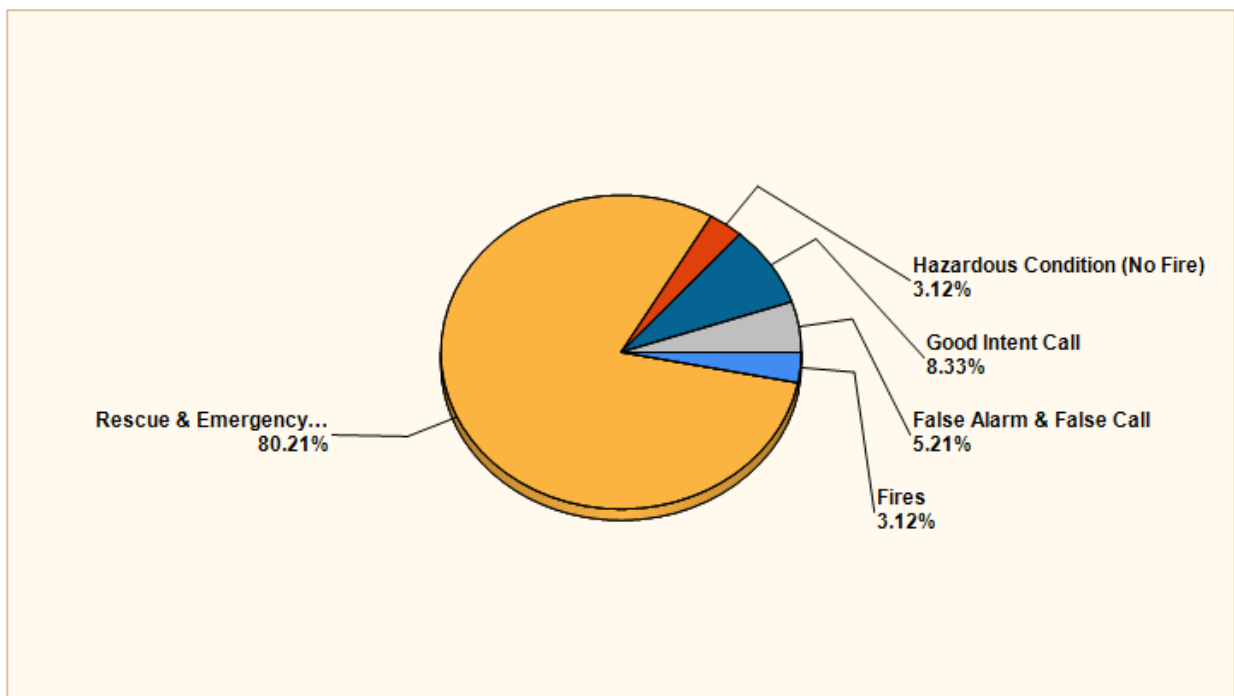
8 (8.3 %)

27 YTD (8.8%)

Overlapping Calls:

8 (8.3%)

33 YTD (10.8%)



On-Duty Crew / Dynamic Data / March:

Emergent Incident / On-Scene Hours / Month Total:

31 Hrs.

(Approximate 125 Man Hours)

EMS Transport / Turn-Around Hours / Month Total:

106 Hrs.

(Approximate 212 Man Hours)

Urgent EMS Related Response Times (average):

5.57 Min/Sec

GOAL 5 minutes or less (+ 0.57)

Urgent Fire Related Response Times (average):

5.46 Min/Sec

GOAL 5 minutes or less (+ 0.46)

Part-Time Man-Hours *based on the following 28-day pay periods – March 12th and March 26th*

Part-Time Shift Coverage / Staffing:	724	Budgeted 672	Variance +52
Training & Drill Hours:	35	532.5 (FY21)	
Emergency Calls/ Station Staffing:	8	FIRE 5 / EMS 3	20 YTD
Special Event Hours:	357	895 (FY21)	
Part-Time Fire Marshal:	97.5	Budgeted 120	Variance - 7.5
Part-Time Fire Inspector	57.0	Budgeted 90	Variance - 33.0
Total PT Staffing Hours:	1,278.5	11,281.5 (FY21)	
Career Fire Chief:	N/A	Salary Exempt	Overtime N/A
Career Administrative Asst. x 1	N/A	40 Hour Reg.	Overtime + 0
Career Captains, Engineers & FF's x 9	N/A	48/96 Hour Rotation	Overtime +22**

* Vacation Coverage
**Monthly Officers Meeting & OT Training

Revenues & Grant / Donation Activity YTD:

Ambulance Revenue (February 2021)

	Month	Calendar Year	FY 2021
Ambulance Services Billed	\$83,884.27	\$83,884.27	\$587,123.92
Ambulance Billing Collected	\$41,149.42	\$41,149.42	\$262,189.28
Variances:	\$42,734.85	\$42,734.85	\$324,934.64
Collection Percentages	49%	49%	45%

Grant / Donation Activity "Requests":

State of Utah / COVID Supplies \$500 \$359,000 YTD

Grant / Donation Activity "Received":

State of Utah / COVID Supplies \$500 \$1,500 YTD

Department Training & Man-Hours

Monthly Staff Meeting & Leadership Training	15	
Shift Drill #1 – FIRE – SCBA & HUB System	24	
Shift Drill #2 – EMS – Ventricular Assist Devices	24	
Shift Drill #3 – FIRE – Ground Ladders	24	
Shift Drill #4 – EMS – Cardiovascular Emergencies	24	
Pandemic / COVID-19 Update Trainings	22	
BLS, ACLS and PALS Re-Cert Trainings x 6	60	
Total Training Hours:	193	721 HRS YTD

Fire Prevention & Inspection Activities

New & Existing Business Inspections:	QTY	
	35	
Re-Inspections:	13	
Fire Plan Reviews & Related:	7	
Consultations & Construction Meetings:	13	
Public Education Sessions:	8 (COVID-19)	14 YTD

Health, Wellness & Safety Activities

Reportable Employee Injuries:	QTY	
	0	0 YTD
Physical Fitness / Gym Membership Participation %:	100%	(Station COVID-19)
Chaplaincy Events:	1	5 YTD

Process Improvement Activities:

Process Improvement Program (PIP) Submittals:	QTY	
	1	1 YTD

Monthly Activity Narrative:

Emergent response times averaged under six minutes for EMS calls and five and a half minutes for Fire-Rescue related calls. March incidents involved EMS responses (to include ongoing COVID-19), carbon monoxide alarms, gas leaks, vehicle rescues, vehicle fires and structure fires. Eight percent of calls resulted in "no-staffing" or "short-staffing" of apparatus (on-duty crew attending to other calls and/or part-time staffing not available due to lack of availability). Sixty-eight percent of all Ambulance calls resulted in transporting patients to hospitals. Ambulance collection revenues continue with little predictability due to mandated billing variables. FFD placed much time and effort into seasonal preparations for this year's upcoming fire season. On March 17th, Governor Cox issued a drought executive order for the state of Utah. Based on existing conditions and trends, we expect an extremely active fire season this summer. Training during the month of March encompassed SCBA and HUB system in-service, Ventricular Assist Devices, Ground Ladders, Cardiovascular Emergencies, Fire Evolutions, COVID-19 Updates, BLS, ACLS and PALS re-certifications. The Heavy Rescue Tender (HRT) received a replacement LED light bar, due to lack of parts available for the old light bar (strobe unit) manufactured in the 90's.

FFD is aligned to register several existing career staff members with WSU for Paramedic completion. Final registrations for fall semester class is due mid-March. This process falls under a typical two-year contract with each employee. We anticipate sending additional personnel to WSU next spring also.

FFD COVID-19 UPDATE: Good News! Continued decrease of new COVID cases and ongoing reduction of hospitalizations occurred throughout March. Governor Cox released a tentative release of mask mandates effective April 10th. At the time of this narrative, the mask mandate removal may not apply to Federal and State Offices. FFD is still providing COVID-19 vaccination service at the Legacy Center via contract (Mondays through Saturdays). This staffing coverage would not be possible without the assistance of our Relief Ambulance Operators (RAO's). As previously stated, these cross-trained city employees, with the cooperation of their respective department heads, have contributed to the delivery of services to our community during this global pandemic. We expect to continue mass-vaccination standby services through the end of May or early June.

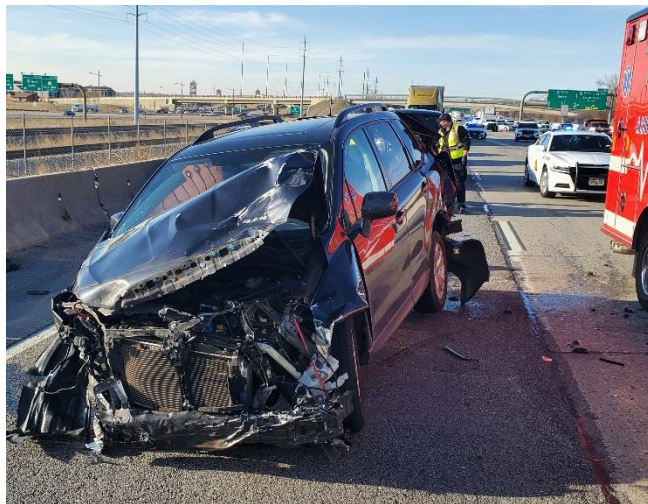
COVID-19 Testing: FFD continues to provide PCI testing for city employees, elected officials and direct family members! If interested, please schedule an appointment with Mandice Stokes at 801-807-9646.

Please feel free to visit or contact myself at your convenience with questions, comments or concerns:
Office (801) 939-9260 or email gsmith@farmington.utah.gov – Fire Chief Guido Smith



March 2021 Snapshots

Working Structure Fire (Mutual-Aid).
MSA SCBA HUB In-Service Training.
Ongoing COVID-19 Vaccination Standby
Mondays through Saturdays (Legacy
Center). Multi Vehicle Freeway Incident
(SB I-15). Replacement Light Bar Installed
(HRT). Wildland Apparatuses Placed In-
Service for 2021 Fire Season.



CITY COUNCIL AGENDA

For Council Meeting:
May 04, 2021

S U B J E C T: Mayor Talbot & City Council Reports

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