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. Affordable Housing Discussion
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, July 6, 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

BUSINESS:

7:05 Loomis Plat Amendment Request (S-6-21)

7:10 Miller Meadows Phase 2 Lot 220 Plat Amendment

7:15 Ordinance Adopting Water Supply Shortage and Drought Condition Measures

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

7:20 Minute Motion Approving Summary Action List

1. Approval of Minutes from May 18, 2021
2. Approval of Minutes from June 15, 2021

GOVERNING BODY REPORTS:

7:25 City Manager Report

1. Fire Activity Report for May

7:30 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION
Minute motion adjourning to closed session, for Character and competency of an individual and Litigation.

***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 July 2, 2021.

DATED this 2th day of July, 2021.

FARMINGTON CITY CORPORATION

By: _____
Heidi Bouck, City Recorder

Posted July 2nd 2021

CITY COUNCIL AGENDA

For Council Meeting:
July 06, 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:
July 06, 2021

SUBJECT: Loomis Plat Amendment Request (S-6-21)

ACTION TO BE CONSIDERED:

1. Move that the City Council approve the approve the request to amend the Residences of Farmington Hills Subdividing Lot 118 into two lots subject to the same conditions, and with the same findings, approved by the Planning Commission for a special exception including but not limited to 1-4 and findings 1-4 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.

CITY COUNCIL AGENDA

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 E. Petersen, Community Development Director

Date: July 6, 2021

SUBJECT: **LOOMIS PLAT AMENDMENT REQUEST (S-6-21)**

RECOMMENDATION

Move the City Council approve the request to amend the Residences of Farmington Hills Subdivision by approving the proposed "Residences at Farmington Hills Phase 1, Second Amended" plat thereby subdividing Lot 118 into two lots subject to the same conditions, and with the same findings, approved by the Planning Commission for a special exception including but not limited to the following:

1. The applicant shall:
   a. Update the slope study prepared by Ensign Engineering to i) show no retaining walls in areas with slopes greater that 30%, ii) reconfigure the private access to demonstrate that at no point shall the driveway exceed a slope greater than 14%, iii) show useable land acceptable to the City equal to or greater than 5,000 square feet in area for each lot, and iv) remove all hatched "buildable area" markings from "red" parts of the map, which red parts identify the areas characterized by slopes greater than 30%.
   b. Revise the final plat to show all areas with slopes greater than 30% to match the slope study prepared by Ensign Engineering and to identify this area as an open space easement and to classify it as "non-buildable".
   c. Agree to allow the City Public Works Department to install an FDC (Fire Department Connection) (i.e. standpipe) on Flag Rock Drive and replace the existing on-site private fire hydrant closer to the building sites with another FDC, which FDCs (both) shall be privately owned and maintained.
   d. Resolve all remaining issues related to the subdivision to the satisfaction and approval of the City's DRC (Development Review Committee).

2. The City's Fire Department must find acceptable water volumes (and pressure) for any FDC (and the location thereof), and turn around area for fire apparatus, as a requirement of approval, among other things, for any building permit issued in the subdivision.

3. The applicant must record a reciprocal access easement for the benefit of both future property owners, which easement will, among other things, also provide for the snow removal and the short/long term maintenance responsibilities of the joint use driveway.

4. The applicant shall record a document that specifies who will maintain the private fire department connections on the two lots.

Findings:

1. An updated slope study and required changes to the final plat will help the application meet requirements of Chapter 30—Foothill Development Standards of the Farmington City Zoning Ordinance.
2. The applicant's slope study demonstrates, as required by Section 11-2-045 E.2.c. of the Zoning Ordinance, that the lots are of sufficient size to accommodate the special exception.
3. If the Fire Department finds acceptable the water volumes (and pressure) for the project, the applicant is better able to show that the proposed subdivision is not 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;
4. Approval by the DRC of the necessary requirements set forth in the City's ordinance will help ensure that the property owner meets City standards.

BACKGROUND

The applicant, Joe Loomis, is requesting that Farmington City amend the Residences of Farmington Hills Subdivision by approving the proposed "Residences at Farmington Hills Phase 1, Second Amended", thereby subdividing Lot 118 into two lots. Originally the schematic plan and preliminary plat for the Residences of Farmington Hills showed two lots at this location, but the final plat did not. The final plat was recorded on January 9, 2018, and approvals for the schematic plan and preliminary plat have long since expired. As such, Mr. Loomis' request constitutes a new and separate subdivision application. "Development of individual residential lots located in an approved subdivision shall comply with conditions, standards and requirements established through the subdivision approval process". (first sentence, Section 11-30-030 D. of Chapter 30 of the Zoning Ordinance (Foothill Development Standards)).

It is proposed that both lots front Flag Rock Drive (375 East), but due to the steep topography it is not possible for the applicant to provide direct access to a public street for the southerly lot and not exceed the maximum 14% slope required by City ordinance for driveways (Section 11-30-050 G. 5.). However, as per Sections 11-32-060 A. 5. and 11-3-045 of the Zoning Ordinance the applicant requested a special exception to the direct access standard. Section 11-32-060 A. 5. States:

> Driveways shall have direct access to a public street for a building lot. Subject to satisfaction of the provisions of section 11-3-045 of this title and the grant of a special exception, direct access for a building lot may include access over one

adjacent building lot, provided both building lots have full frontage on a public street, an access easement has been recorded acceptable to the city, and the full face of any dwelling unit located on both building lots fronts or is fully exposed to the public street.

The Planning Commission reviewed the applicant's request in conjunction with a public hearing on April 22, 2021, and tabled consideration of the application to allow time for the applicant to resolve issues identified in the staff report for that meeting. Then on June 17, 2021, the Planning Commission approved the special exception to allow "direct access for a building lot [to] include access over one adjacent building lot", and a recommendation to subdivide Lot 118, subject to a number of conditions which are also set forth in the recommended motion above and also the following condition that is not included in said motion:

> The special exception for the access to both lots shall only become effective upon approval of the plat amendment and subdivision (lot split) by the City Council

Supplementary Information

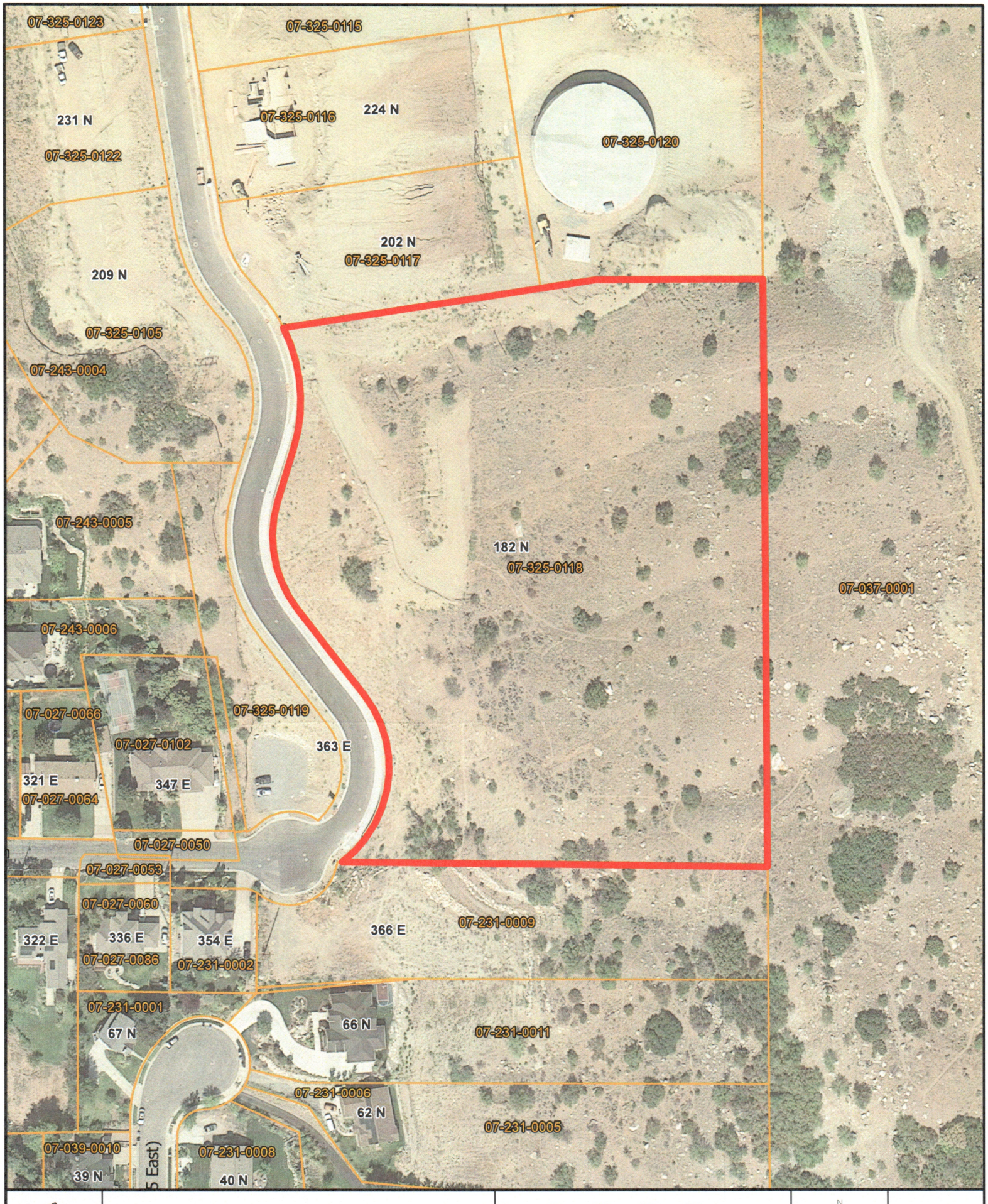
1. Vicinity Map
2. Loomis Petition
3. Proposed subdivision—the Residences of Farmington Hills Amended
4. Slope study map prepared by Ensign Engineering
5. Memo from GeoStrata, April 16, 2021

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Shane Pace
City Manager



FARMINGTON

VICINITY MAP

182 N 375 E

0 50 100 150 200 Feet

0 10 20 30 40 Meters

N W FC E S

Loomis Holdings, LLC
182 Flag Rock Drive, Farmington UT 84025

To Farmington City Planning Commission:

Subject: Lot Split Narrative

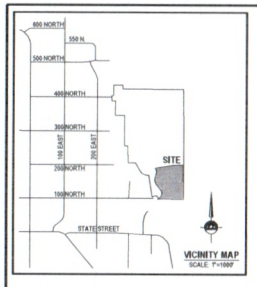
Respectfully requesting to split the lot 118 of Farmington hills into 118/119 per the attached plat amendment. This request is made so that two homes can use the large property accordingly as when the development was originally submitted to the city, this lot split was requested. A buyer requested both lots so lot 118 was never amended to be two separate lots with 1 shared driveway. This plat amendment is to seek that same approval again to ensure that Farmington Hills properties are utilized in the most economical and effective manner.

Respectfully,

Joseph Loomis

RESIDENCES AT FARMINGTON HILLS PHASE 1, SECOND AMENDED
AMENDING LOT 118 RESIDENCES AT FARMINGTON HILLS PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 4 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH
FEBRUARY 2021



GENERAL NOTES:

1. ALL PUBLIC UTILITY EASEMENTS (PUE) ARE 10' FRONT ON INTERIOR LOTS AS SHOWN HEREON.
2. NO STORM WATER WILL BE ALLOWED TO DRAIN ACROSS PROPERTY LINES.
3. ALL DRIVEWAY TO INDIVIDUAL LOTS ARE TO BE 14% OR LESS.
4. A SOIL REPORT HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR THE SUBDIVISION. SEE REPORT PREPARED BY GEOSTRATA JOB NO 1038-002 DATED FEBRUARY 26, 2016.
5. A GEOLOGIC HAZARD ASSESSMENT REPORT HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR THE SUBDIVISION. SEE REPORT PREPARED BY GEOSTRATA JOB NO. 1038-002 DATED OCTOBER 15, 2015.
6. REBAR AND CAP WILL BE PLACED AT ALL LOT CORNERS.
7. LOTS 119 AND 120 ARE DESIGNED AS RESTRICTED. THESE LOTS ARE TO HAVE A SITEGRADING PLAN TO BE REVIEWED AND APPROVED BY THE GEOTECHNICAL ENGINEER TO ENSURE APPROPRIATE SETBACKS ARE MET AS DEFINED BY GEOTECHNICAL AND GEOLOGIC HAZARD REPORTS.
8. THE RETAINING WALLS FOR THE PUBLIC RIGHT-OF-WAY ARE THE PROPERTY OF THE ADJACENT INDIVIDUAL LOT OWNERS.
9. i. PERPETUAL EASEMENT GRANTED TO THE UNITED STATES OF AMERICA TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN AN UNDERGROUND PIPELINE OR PIPELINES AND APPURTENANT STRUCTURES.

   ii. EARTH CUTS OR FILLS, TREES, SHRUBS, AND/OR PERMANENT OR TEMPORARY STRUCTURES OF ANY KIND ARE STRICTLY PROHIBITED WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN PERMISSION FROM THE WEBER BASIN WATER CONSERVATION DISTRICT AND THE UNITED STATES BUREAU OF RECLAMATION.

NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L301	S80°49'38"W	33.09'
L302	S28°38'27"E	103.98'
L303	N25°51'53"W	120.52'
L304	S25°50'47"E	29.05'
L305	S15°09'09"E	102.50'
L306	N75°09'09"E	26.00'
L307	S15°09'09"E	22.00'
L308	S75°09'09"W	16.00'
L309	S15°09'09"E	20.00'
L310	N75°09'09"E	16.00'
L311	S15°09'09"E	23.08'
L312	N25°50'47"W	29.05'
L313	N25°51'53"W	120.51'
L314	S28°38'27"E	70.07'
L315	N80°49'38"E	8.38'
L401	N40°12'41"E	30.72'
L402	N80°49'38"E	307.29'
L403	N80°49'38"E	339.09'
L404	S9°10'22"E	10.00'

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C301	175.00'	42.81'	14°00'57"	S19°34'32"E	42.70'
C302	265.00'	12.68'	2°44'33"	N27°14'19"W	12.68'
C303	35.00'	30.03'	49°09'35"	S50°28'57"E	29.12'
C304	34.50'	45.76'	101°49'31"	N51°39'09"E	39.99'
C305	28.00'	6.33'	12°57'46"	N8°31'07"W	6.32'
C306	28.00'	43.98'	90°00'00"	S80°09'09"E	39.60'
C307	28.00'	43.98'	90°00'00"	S35°09'09"W	39.60'
C308	28.00'	27.17'	55°36'24"	N12°48'12"E	26.12'
C309	63.00'	46.30'	42°06'46"	N61°39'45"E	45.27'
C310	63.00'	78.55'	71°26'06"	N61°37'56"W	73.56'
C311	235.00'	11.25'	2°44'33"	N27°14'19"W	11.25'
C404	175.00'	31.21'	10°13'11"	S24°56'23"E	31.17'

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 8034679 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, parcels, and streets, hereafter to be known as RESIDENCES AT FARMINGTON HILLS PHASE 1, SECOND AMENDED, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

Surveyed Description

Lot 118, Residence at Farmington Hills Phase 1, located in the Northeast quarter of Section 19, Township 3 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the easterly right-of-way-line of Flag Rock Road, said point being North 0°17'15" East 590.21 feet and East 1634.11 feet from the Found Street Monument at the intersection of State Street and 200 East Street (Basis of Bearings being South 0°17'15" West 2782.83 between the found street monuments at the intersections of 400 North and 200 East Street, and 250 East Street and State Street) and running:

thence northeasterly 125.00 feet along the arc of a 290.43 feet radius curve to the left (center bears North 36°28'30" West and long chord bears North 07°35'23" East 179.84 feet; with a central angle of 91°52'15") along the east line of Flag Rock Road;
thence North 38°29'45" West 114.18 feet along said road;
thence northwesterly 125.00 feet along the arc of a 119.99 feet radius curve to the right (center bears North 51°30'15" East and long chord bears North 10°50'48" West 115.44 feet, with a central angle of 54°58'58") along said road;
thence North 16°39'14" East 58.00 feet along said road;
thence northwesterly 132.08 feet along the arc of a 175.00 feet radius curve to the left, (center bears North 73°20'46" West and long chord bears North 4°57'53" West 128.95 feet, with a central angle of 43°14'14") along said street;
thence North 80°49'38" East 335.41 feet;
thence North 89°21'28" East 178.49 feet;
thence South 0°42'16" East 623.24 feet;
thence North 89°39'36" West 455.74 feet, back to the Point of Beginning.

Contains: 284,174 square feet or 6.52 acres.

Date

Trent R. Williams
License No. 8034679

OWNER'S DEDICATION

Known all men by these presents that I, the undersigned owner of the above described tract of land, having caused same to be subdivided, hereafter known as the

RESIDENCES AT FARMINGTON HILLS PHASE 1 SECOND AMENDED

and do hereby dedicate for perpetual use of the public all easements shown on this plat as intended for Public use.

In witness whereof we have hereunto set our hands this _____ day of _____, A.D., 20_____.

Loomis Holdings, LLC
By: Joseph Loomis
Its: Managing Member

LLC ACKNOWLEDGMENT

STATE OF UTAH)
) S.S.
County of Davis)

On the _____ day of _____, A.D., 20_____, JOSEPH LOOMIS personally appeared before me, the undersigned Notary public, in and for said County of Davis, in said State of Utah, who after being duly sworn, acknowledged to me that He is the Managing Member of Residences at Farmington Hills LLC, and signed the Owner's Dedication, one in number, freely and voluntarily for the purposes therein mentioned by authority for Residences of Farmington Hills, LLC.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

DEVELOPER
LOOMIS HOLDINGS LLC
JOSEPH LOOMIS
801-792-7988

ENSIGN
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.583.8315
WWW.ENSIGNENG.COM
SALT LAKE CITY
Phone: 801.255.0529
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

RESIDENCES AT FARMINGTON HILLS PHASE 1 SECOND AMENDED
AMENDING LOT 118 RESIDENCES OF FARMINGTON HILLS PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19 AND THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 3 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20_____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

_____
DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

CENTRAL DAVIS SEWER DISTRICT

APPROVED THIS _____ DAY OF _____, 20_____
BY THE CENTRAL DAVIS SEWER DISTRICT

_____
ENGINEER, CENTRAL DAVIS SEWER DISTRICT

BENCHLAND WATER DISTRICT

APPROVED THIS _____ DAY OF _____, 20_____
BY THE BENCHLAND WATER DISTRICT

_____
DIRECTOR, BENCHLAND WATER DISTRICT

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____
BY THE FARMINGTON CITY ATTORNEY.

_____
FARMINGTON CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____
BY THE CITY PLANNING COMMISSION APPROVAL

_____
CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____
BY THE FARMINGTON CITY ENGINEER

_____
FARMINGTON CITY ENGINEER

CITY COUNCIL APPROVAL

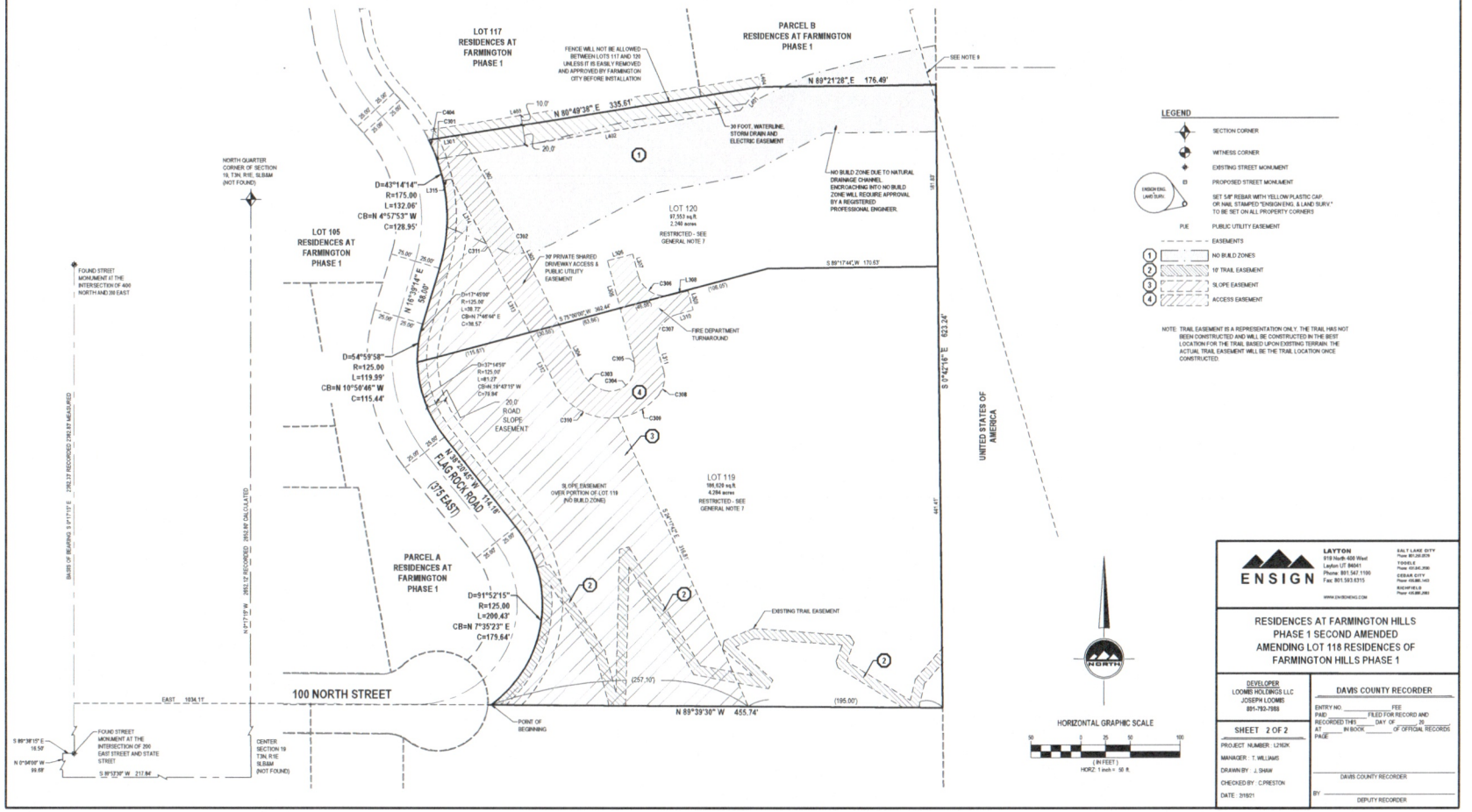
APPROVED THIS _____ DAY OF _____, 20_____
BY THE FARMINGTON CITY COUNCIL

_____ _____
CITY RECORDER CITY MAYOR

SHEET 1 OF 2

PROJECT NUMBER : L21626
MANAGER : T. WILLIAMS
DRAWN BY : J. SHAW
CHECKED BY : C.PRESTON
DATE : 2.19.21

RESIDENCES AT FARMINGTON HILLS PHASE 1, SECOND AMENDED
AMENDING LOT 118 RESIDENCES AT FARMINGTON HILLS PHASE 1



ENSIGN
LAYTON
615 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM
SALT LAKE CITY
Phone: 801.255.0529
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

RESIDENCES AT FARMINGTON HILLS PHASE 1 SECOND AMENDED AMENDING LOT 118 RESIDENCES OF FARMINGTON HILLS PHASE 1

DEVELOPER
LOOMIS HOLDINGS LLC
JOSEPH LOOMIS
801-792-7988

SHEET 2 OF 2

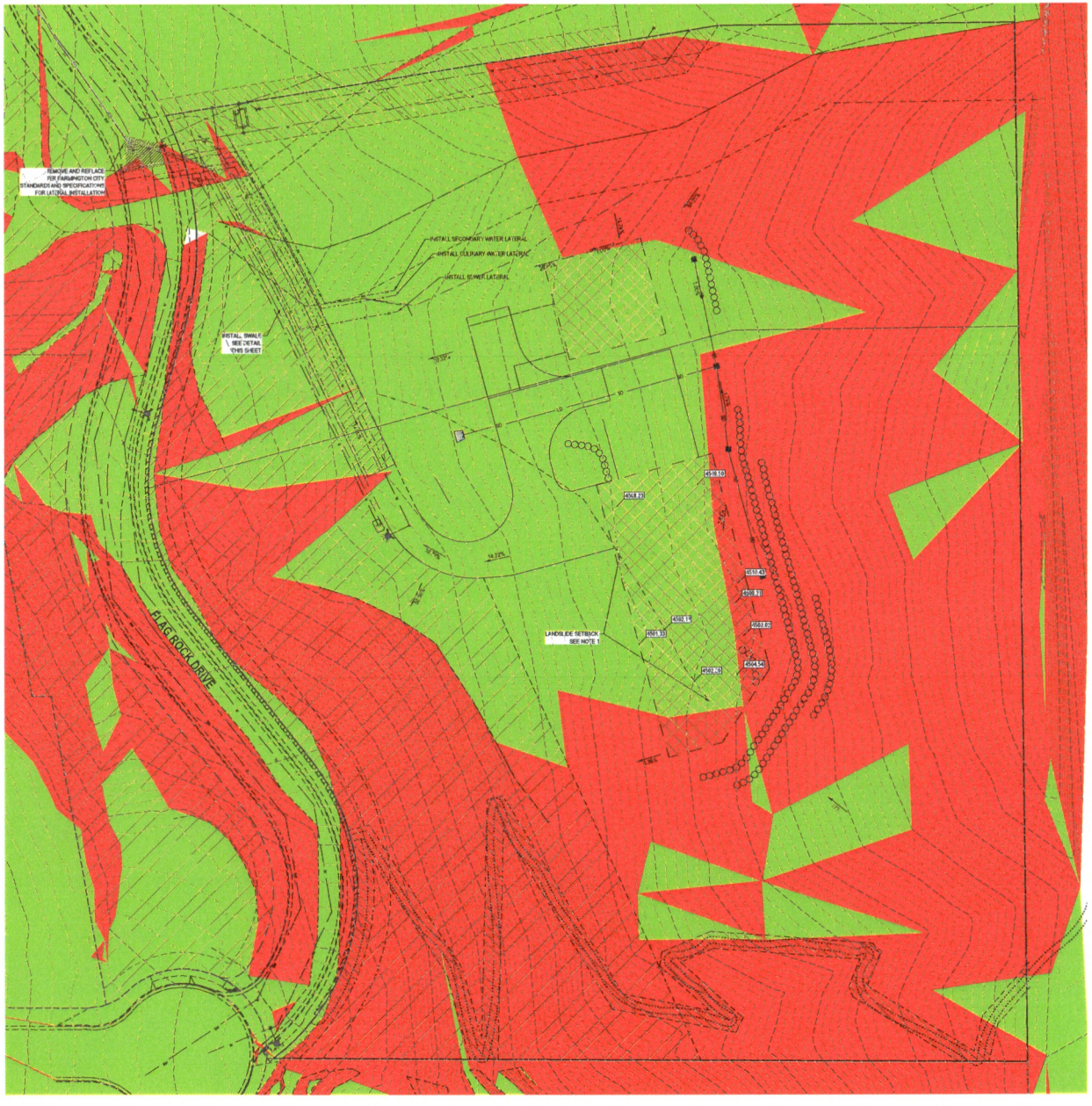
PROJECT NUMBER : L2162K
MANAGER : T. WILLIAMS
DRAWN BY : J. SHAW
CHECKED BY : C.PRESTON
DATE : 3/18/21

DAVIS COUNTY RECORDER

FEE
ENTRY NO. _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20 _____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER



NOTES

1. LANDSLIDE SETBACK PER REPORT 1039-002 DATED OCTOBER 15, 2015, SETBACKS CAN VARY BASED ON A DEPTH BASED ON DEPTH OF FOOTING, CURRENT ELEVATION WILL BE VERIFIED BY GEOTECHNICAL LETTER AND REVIEW.

CUT/FILL ANALYSIS
CUT = 36,389 CY
FILL = 2,776 CY
NET (CUT) = 33,613 CY

LEGEND

- SD — PROPOSED STORM DRAIN LINE
- BUILDABLE AREA
- PROPOSED WALL
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PUBLIC DRAINAGE EASEMENT
- LANDSLIDE EASEMENT- NO BUILD ZONE
- BUILDABLE AREA



NOTES:
1. PROTECT CHANNEL FROM EROSION AS NECESSARY WITH RIP RAP, EROSION CONTROL MATS AND /OR ROCK CHECK DAMS
2. SEDIMENT TRAPS REQUIRED AT 200' SPACING OR AS SHOWN ON PLANS, WHICHEVER IS MORE STRINGENT
3. FOR SWALES STEEPER THAN 5%, STABILIZE SWALES WITH RIP RAP LINING IN SWALE AND ROCK CHECK DAMS SPACED AT EVERY THREE FEET OF DROP IN FLOWLINE.

1 DRAINAGE SWALE
SCALE: NONE



HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

CONTACT:

PHONE:

RESIDENCES AT FARMINGTON HILLS
LOT 119 & 120
182 NORTH FLAG ROCK DRIVE
FARMINGTON, UTAH

SITE GRADING PLAN

PROJECT NUMBER: L21BX
PRINT DATE: 5/26/21
DRAWN BY: C. WRIGHT
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-101

GeoStrata 14425 S. Center Point Way, Bluffdale, Utah 84065
T: (801) 501-0583 ~ info@geostrata-llc.com

MEMORANDUM

To: **Loomis Holdings, LLC**
Attention: Mr. Joseph Loomis
182 North Flag Rock Drive
Farmington, Utah



From: **J. Scott Seal, P.E.**
Associate Principal Engineer

Date: **April 16, 2021**

Subject: **Farmington Hills - Residential Building Lot 118**
182 North Flag Rock Drive
Farmington, Utah
GeoStrata Job No. 1619-001

This memorandum documents GeoStrata's review of the proposed site plans to separate Farmington Hills residential building lot 118 into two separate lots (119 and 120). GeoStrata previously completed a geotechnical investigation for the Farmington Hills development, the results of which are presented in a report titled "Revised Geotechnical Investigation, Farming Hills Development, Farmington, Utah" and dated February 26, 2016 (GeoStrata project No. 1039-002). GeoStrata also completed a subsequent slope stability analysis for the subject lot (at that time it was identified as Lot 110), the results of which are presented in a memorandum dated October 22, 2020.

Based on the proposed site plans available for the development at the time our geotechnical report was prepared, Lot 118 (later identified as Lot 110) originally consisted of a relatively large (approximately 6.5 acres) residential lot. However, based on plans provided by the Client titled "Residences at Farmington Hills, Phase 1, Second Amended Amending Lot 118 Residences at Farming Hills Phase 1" prepared by Ensign Engineering and dated February 18, 2021, we understand that it is now desired to split building lot 118 into Lot 119 (approximately 4.3 acres in size) and Lot 120 (approximately 2.2 acres in size). We understand that Farmington City has requested that GeoStrata review the available plans for compatibility with our recommendations provided in our geotechnical report as well as our subsequent slope stability memorandum. This memorandum has been prepared as a summary of our review of the updated site plans.

Based on our review of the proposed site plans, our geotechnical report, and our subsequent site-specific slope stability assessment, it is the opinion of GeoStrata that the proposed separation of residential building Lot 118 (also identified as Lot 110) is feasible provided that all recommendations made in our 2016 report as well as those made in our 2020 memorandum are incorporated into the design of the project. It was noted that a series of retaining walls have been incorporated into the proposed site layout for both lots, as well as additional cut and fill sections both upslope and downslope from the proposed building pads These updated site geometries may require localized slope stability modeling to assess what impacts (if any) that these modifications may have on the stability of the property once a final site plan is established. Any updated slope stability modeling, as well as the design and engineering of the proposed retaining walls (including internal and external

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stability), should be completed prior to any site work as part of the development of the lots

This memorandum was written for the exclusive use of Loomis Holdings, LLC and only for the proposed project described herein. It is the Client's responsibility to see that all parties to the project including the Designer, Contractor, Subcontractors, etc. are made aware of this memorandum in its entirety. We are not responsible for the technical interpretations by others of the information described or documented in this memorandum. The use of information contained in this memorandum for bidding purposes should be done at the Contractor's option and risk.

For Council Meeting:
July 06, 2021

SUBJECT: Miller Meadows Phase 2 Lot 220 Plat Amendment

ACTION TO BE CONSIDERED:

1. Move that the City Council deny the request to amend the Miller Meadows Phase 2 due to absentee ownership; OR
2. Approve Miller Meadows Phase 2 Plat Amendment subject to all applicable Farmington City standards and ordinances including the conditions as outlined in the staff report including condition
    a. The landlocked parcel created in the proposed plat amendment must be connected to Rigby Road by altering the boundaries of the plat amendment to allow access to said lot.

    And findings for approval 1.

GENERAL INFORMATION:

See enclosed staff report prepared by Shannon Hansell, Planning and GIS Specialist.

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: Shannon Hansell, Planning and GIS Specialist

Date: July 7, 2021

SUBJECT: MILLER MEADOWS PHASE 2 LOT 220 PLAT AMENDMENT

Property Owners: Don and Amy Poulton

RECOMMENDATION

1. Move that the City Council deny the request to amend the Miller Meadows Phase 2 plat due to absentee ownership.

OR

2. Move that the City Council approve the Miller Meadows Phase 2 plat amendment subject to all applicable Farmington City standards and ordinances, and the following condition:
    a. The landlocked parcel created in the proposed plat amendment must be connected to Rigby Road by altering the boundaries of the plat amendment to allow access to said lot.

Finding for Approval

1. With adherence to the recommended conditions, the plat amendment creates a building lot separate from the conservancy lot, thereby ensuring the lot serves its intended purpose as an estate lot.

BACKGROUND

Miller Meadows Phase 2 Lot 220 is a conservancy lot located within Miller Meadows Phase 2 conservation subdivision. As a conservancy lot, only specific uses are permitted or conditional to maintain the conservation status (see attached easement). However, at the time of the subdivisions approval, the lot was meant as an estate lot with a designated buildable area of 0.46 acres, with the remaining 2.91 acres intended for conservation On January 7, 2021, the Planning Commission approved a conditional use permit, allowing the owners of the property to build a pole barn. Now the applicant, and owner of the lot, would like to amend the Miller Meadows Phase 2 plat to

separate the buildable area, minus a small portion, from the conservancy lot, with the result being a 0.34 acre buildable area an 3.03 acre conservation area. If approved, the City recommends the plat amendment be adjusted to allow for an access strip attached to the conservation area, to avoid creating a landlocked parcel. This recommendation is included in the second recommendation. The first recommendation is that the plat amendment be denied by the City Council as there would be no guarantee of long-term maintenance of the conservation area due to absentee ownership.

Supplemental Information

1. Vicinity Map
2. Petition submitted by applicant
3. Conservation easement for Miller Meadows Phase 2

Respectfully Submitted

Shannon Hansell
Planning and GIS Specialist

Concur

Shane Pace
City Manager



FARMINGTON

VICINITY MAP

Miller Meadows Conservancy Lot

Date: 1/6/2021

0 30 60 90 120 Feet

0 10 20 30 40 Meters

N W FC E S

Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

S-13-21

Date: June 18,2021

To: Farmington City Council

From: Don and Amy Poulton

Re: Petition to amend Miller Meadows Subdivision Phase 2

Dear Farmington City Council Members,

We are the owner Lot 220 in Miller Meadows Subdivision Phase 2. This is a conservancy lot comprised of 3.37 acres, of which .46 acres is designated as buildable and 2.91 acres is subject to a conservation easement. (See plat- attachment 1)

This petition to the City Council is to approve the separation of lot 220 into two separate lots:

A buildable lot (A) and,

A conservation lot (B).

In addition, rather than just using the existing designated buildable portion for (A), we petition to exclude the back 40 ft. by ~123 ft. quadrilateral, to align with the depth of the neighbors lots on both sides. This 40 ft. by ~123 ft. parcel, compromising of about .12 acres, would instead be included as part of the (B). (See attachment 2, enlarged current status & 3, enlarged proposed)

This would result in an ~ .34 acres buildable lot (A), and an ~ 3.03 acres conservancy lot (B). Since the conservancy lot (B) would then become a landlocked lot (residences not permitted), there would be an easement across the east side of the (A) for access to the conservancy lot (B).

It should be noted that we have previously received a conditional use permit through the planning commission, (as required by the Conservation Easement) to build a barn on the conservancy portion of the lot.

Our understanding is this petition, if approved, would not result in any nonperforming covenant or violation of Farmington City.

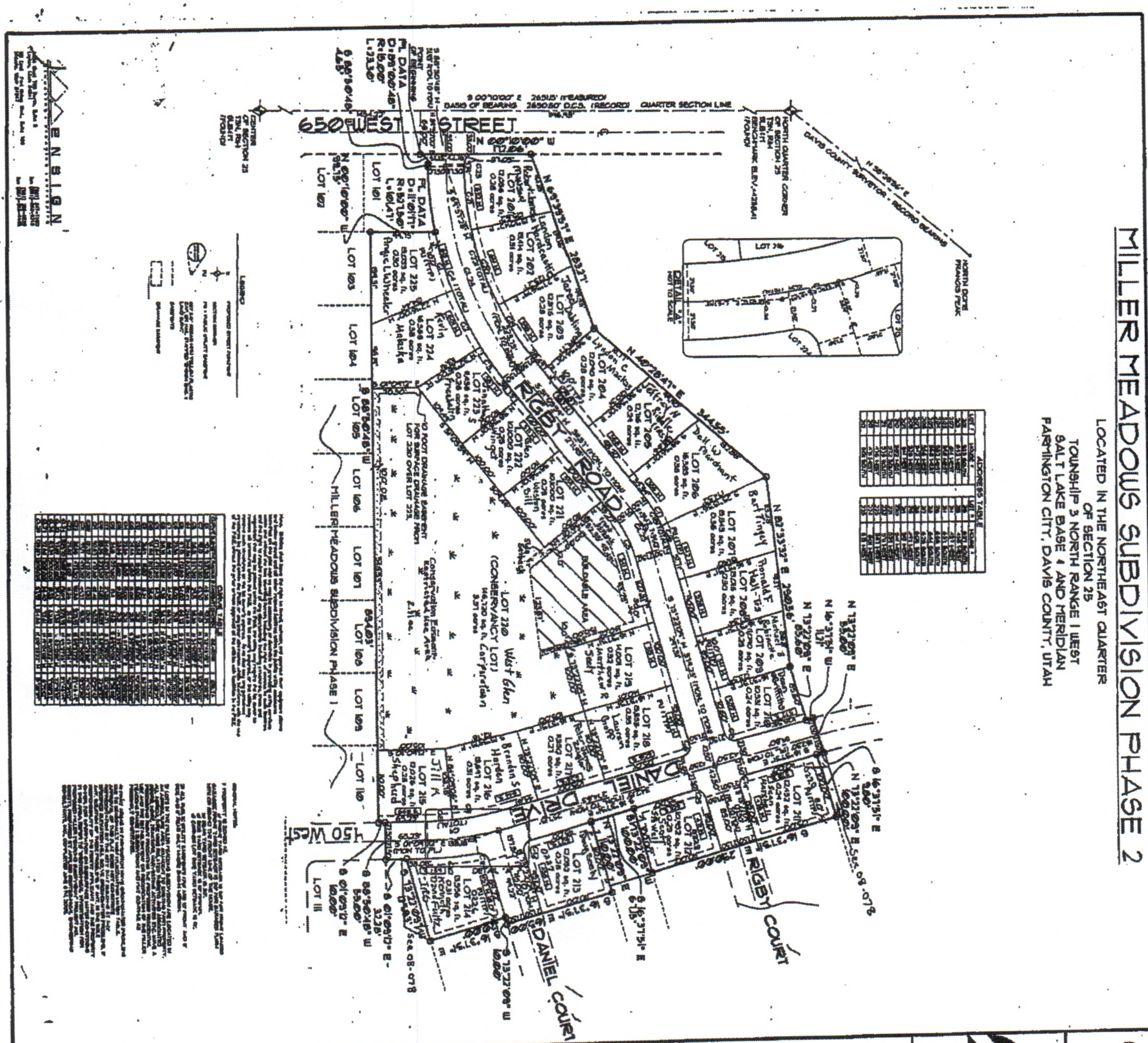
We appreciate your time to consider this petition.

Don and Amy Poulton, Trustees

P.S. Also included are two additional attachments: first, an aerial photo sowing the proposed change and second, an attachment from the aforementioned planning commission meeting.

C-13-20

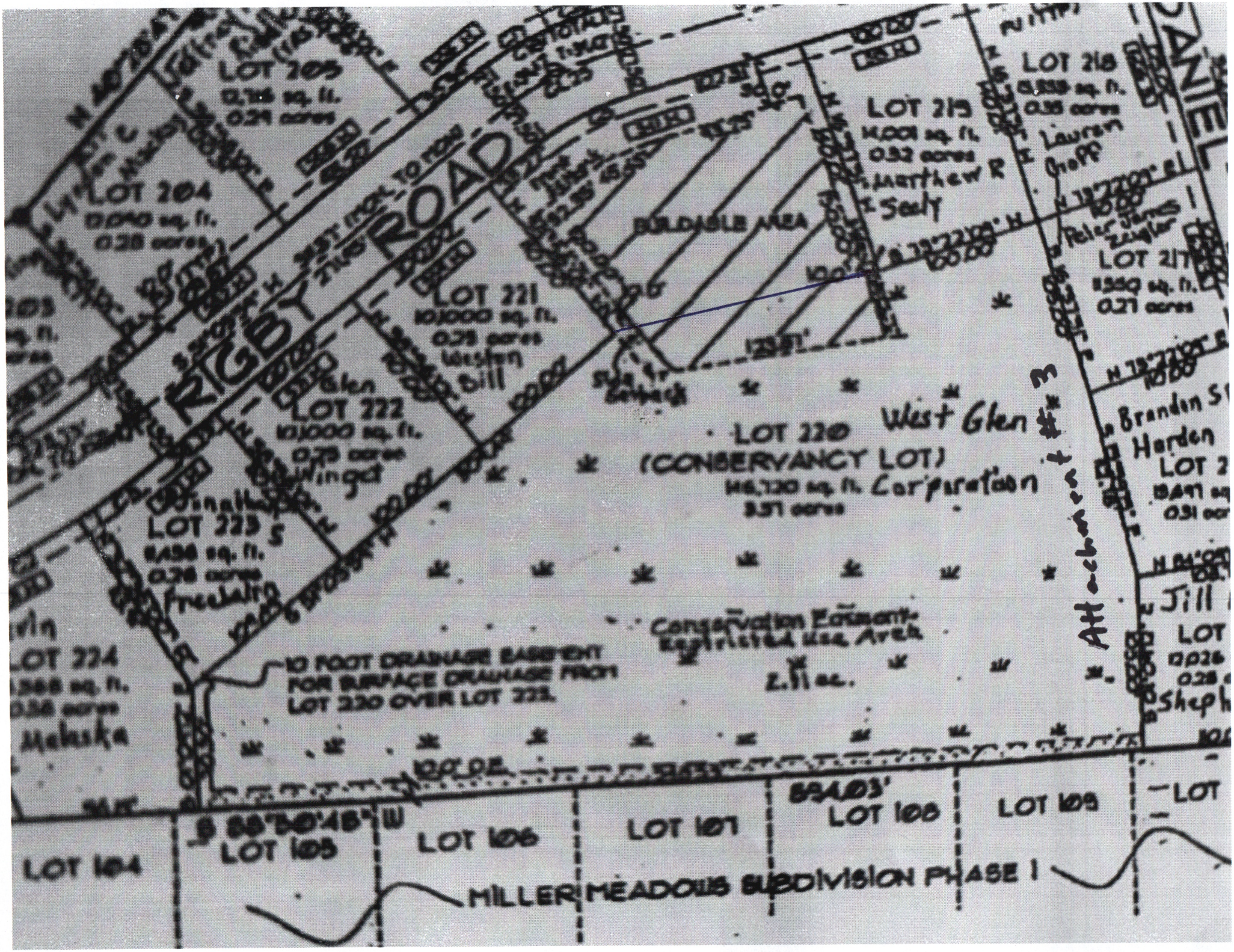
[redacted] 08 416



NE 1/4 SEC. 25, T.3N, R.1W	DEVELOPMENT: MILLER MEADOWS PH. 2	SCALE: 1" = 100'	N	PREFIX 08-416
S.L.M. DAVIS COUNTY, UTAH	CITY: FARMINGTON LOTS: 201 THRU 225			LAST # 0229

FILE # 4593
R 03-14-07

Attachment #1


RIGBY ROAD
LOT 203
LOT 204
LOT 205
LOT 213
LOT 214
LOT 215
LOT 216
LOT 217
LOT 218
LOT 219
LOT 220
(CONSERVANCY LOT)
LOT 221
LOT 222
LOT 223
LOT 224
BUILDABLE AREA
10 FOOT DRAINAGE EASEMENT FOR SURFACE DRAINAGE FROM LOT 220 OVER LOT 223.
Conservation Easement-
2.11 ac.
LOT 104
LOT 105
LOT 106
LOT 107
LOT 108
LOT 109
MILLER MEADOWS SUBDIVISION PHASE 1



Revisions

#	Date

Drawn By: DR
Size: ARCH D 24 x 36
Contract #:
Plot Date:
Submittal Date:
Submitted By:

Stamp

Don and Amy Poulton Conservancy Lot

Lot 220 Miller Meadows Subdivision
Rigby Road, Farmington, UT

Date:
12/21/2020

Architectural Site Plan

AS-01

9/12

E 2252077 B 4239 P 1321-1332
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/14/2007 03:11 PM
FEE $0.00 Pgs: 12
DEP RTT REC'D FOR FARMINGTON CITY

WHEN RECORDED, MAIL TO:

FARMINGTON CITY
Attn: City Manager
130 North Main
Farmington, Utah 84025

08-416-0220
Miller Meadows Ph-2

CONSERVATION EASEMENT
(CONSERVANCY LOT)

THIS CONSERVATION EASEMENT is made this 5th day of March, 2007, by **WESTGLEN CORPORATION,** a Utah corporation, whose mailing address is 49 West 400 North, Farmington, Utah 84025 (hereinafter "Grantor"), in favor of **FARMINGTON CITY,** a municipal corporation of the State of Utah, whose mailing address is 130 North Main Street, Farmington, Utah 84025 (hereinafter "Grantee").

RECITALS:

WHEREAS, Grantor hereby represents and acknowledges it is the sole owner in fee simple title of certain real property located in Farmington City, Davis County, State of Utah, which property is more particularly described herein at Section 2, hereinafter referred to as the "Property," consisting of a portion of Lot 220 within the conservation subdivision known as Miller Meadows Subdivision, Phase 2; and

WHEREAS, the Property possesses natural, scenic, wildlife, and open space values consisting of upland meadows and pastureland (collectively referred to as "Conservation Values") of great importance to the Grantor, the Grantee, and residents of the Miller Meadows Subdivision, Phase 2; and

WHEREAS, Grantor intends that the Conservation Values of the Property be preserved and maintained by the continuation of the use of the Property in such a way which does not significantly impair or interfere with those values; and

WHEREAS, Grantor intends to preserve and protect the Conservation Values of the Property as open space and pastureland and to protect the Property from future development in perpetuity through this Easement and dedication of the same to Grantee; and

WHEREAS, Grantee is a tax exempt entity under Section 501(c) of the *Internal Revenue Code* qualified to acquire this Conservation Easement.

NOW, THEREFORE, in consideration of the above and the covenants, terms, conditions, and restrictions contained herein, and pursuant to the laws of the State of Utah, particularly *Utah Code Ann.* § 57-18-1, *et seq.*, as amended, with the intention of making an easement in perpetuity, Grantor hereby agrees and conveys as follows.

1. **Conveyance.** Grantor hereby grants and warrants to Grantee, a perpetual conservation easement as hereinafter defined (the "Easement") over and across all the Property to preserve and protect as open space the meadows, pastureland and Conservation Values present on the Property, to have and to hold unto Grantee, its successors and assigns forever.

2. **Property.** The Property subject to this Easement consists of approximately 2.91 acres of that certain real property located within Lot 220 of the Miller Meadows Subdivision, Phase 2, designated as a "Conservation Easement - Restricted Use Area" on the official plat of the Miller Meadows Subdivision, Phase 2, located in Township 3 North, Range 1 West, Salt Lake Base and Meridian, Farmington City, Davis County, State of Utah, which plat is recorded in the office of the Davis County Recorder, State of Utah, and is more particularly described in **Exhibit "A,"** attached hereto and incorporated herein by this reference.

3. **Current Use and Condition of Property.** The Property presently consists of natural, scenic, open space, upland meadows and pastureland. The Property has the following specific Conservation Values: natural, scenic, open space, upland meadows and pastureland.

4. **Purpose.** Grantor is the fee simple title owner of the Property and is committed to preserving the Conservation Values of the Property. The purpose of this Easement is to assure that the Property will be retained in its open space condition and to prevent any use of the Property that will significantly impair or interfere with the Conservation Values of the Property. Any use of the Property which may impair or interfere with the Conservation Values, unless expressly permitted in this Easement, is expressly prohibited. Grantor agrees to confine use of the Property to activities consistent with the purposes of this Easement and the preservation of the Conservation Values of the Property.

5. **Duration.** The duration of the Easement shall be perpetual.

6. **Permitted Uses.** Grantor retains ownership rights of the underlying fee simple title to the Property which are not expressly restricted by this Easement. Subject to the terms and conditions set forth in this Easement, the following activities and/or uses of the Property are permitted:

(a) Conservation of natural terrain and open space in its natural state; e.g. meadow, grassland and pastureland;

(b) Pastureland for Class "B" animals as defined in the Farmington City Ordinances, Section 11-29-103, as amended, including large animals kept as pets or for family food production or recreational purposes, such as horses, cows, goats and sheep. The number of Class "B" animals shall be limited to the regulations set forth in Farmington City Ordinances, Section 11-29-103, as amended; and

(c) Underground utility easements for drainage, access, sewer or water lines, or other public purposes, in locations as approved by the City of Farmington, provided, the responsible person, entity or utility company in interest, shall, at its sole cost and expense, promptly restore the Property affected by such activities to as near as reasonably practicable, the same condition as existed immediately prior to such activities, which restoration shall be conducted to the satisfaction of the Grantee to protect and preserve the Conservation Values of the Property.

7. **Conditional Uses.** Subject to the terms and conditions set forth in this Easement, the following activities and/or uses of the Property may be permitted by conditional use permit, subject to and in accordance with the Farmington City Ordinances, Title 11, Chapter 8, as amended, regarding conditional use permits:

(a) Equestrian facilities for Class "B" animals, as defined in Section 6(b), above; and

(b) Fencing, when deemed necessary and appropriate in accordance with the Conservation Values and the intent and purposes of this Easement.

8. **Prohibited Uses.** Subject to the terms and conditions set forth in this Easement, the following activities and/or uses of the Property are prohibited:

(a) Except as otherwise expressly provided herein, any residential, commercial or industrial activity. It is expressly acknowledged that all of the underlying fee of real property protected by this Easement is contained in individual private lot ownership in such area designated as "Conservation Easement - Restricted Use Area" on the official plat of the Miller Meadows Subdivision, Phase 2, as recorded in the office of the Davis County Recorder, State of Utah. While residential use may be made of the portion of Lot 220 lying outside the Easement Property, the portion of such Lot 220 included within the Easement Property shall be subject to all the terms and conditions of this Easement, including the prohibition against any residential use of such property;

(b) Except as otherwise expressly provided for herein, any development, construction or location of any man-made modification or improvements such as buildings, structures, roads, parking lots, or other improvements;

i) (c) Any filling, dredging, excavating, mining, drilling, or exploration for and extraction of oil, gas, minerals or other resources from the Property;

(d) Any dumping or storing of ashes, trash, garbage, trees, brush, dirt, junk or other material or substance on the Property;

(e) Burning of any materials on the Property, except as necessary for fire protection purposes upon obtaining a burn permit from the appropriate agency;

(f) The use of motor vehicles, including snowmobiles, all-terrain vehicles, motorcycles and other recreational vehicles, except as may be necessary to maintain and operate the Property;

(g) Hunting or trapping for any purpose other than predatory or problem animal control on the Property;

(h) Advertising of any kind or nature and any billboards or signs on the Property; provided, information signs may be displayed describing the Easement and prohibited or authorized use of the same, subject to written approval of the Grantee;

(I) Any cutting of trees or vegetation, except as necessary for fire protection, thinning, elimination of diseased growth, control of non-native plant species, and similar protective measures, or as otherwise permitted by the Grantee in writing;

(j) The change, disturbance, alteration, or impairment of significant natural ecological features and values of the Property or destruction of other significant Conservation Values of the Property;

(k) Any division, subdivision or de facto subdivision (through long-term leasing or otherwise) of any parcel or part of the Property;

(l) Changing the topography of the Property by placing on it any soil, dredging spoils, land fill, or other materials, except as necessary to conduct specific permitted or conditional uses;

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

(n) All other uses or activities not specifically listed as a permitted use or activity or any uses or activities inconsistent with or detrimental to the stated objectives and purpose of the Easement.

9. Rights and Duties of the Grantee. Grantor confers the following rights upon Grantee to perpetually maintain the Conservation Values of the Property and to accomplish the purpose of this Easement.

(a) Grantee has the right to preserve the open space and to protect the Conservation Values of the Property.

(b) Grantee has the right to enter upon the Property at reasonable times to monitor or to enforce compliance with this Easement and to inspect and enforce the rights herein granted; provided that such entry shall not unreasonably interfere with the Grantor's use and quiet enjoyment of the Property.

(c) Grantee has the right to enjoin and prevent any activity on or use of the Property that is inconsistent with the terms or purposes of this Easement and to preserve and protect the Conservation Values of the Property.

(d) Grantee has the right to require restoration of the areas or features of the Property which are damaged by activity or use inconsistent with this Easement.

10. Limitation. It is expressly acknowledged by the parties that Lot 220 of the Miller Meadows Subdivision, Phase 2, is a conservation lot created in accordance with the Farmington City Ordinances, and is intended to be held in private ownership by an individual property owner and that dedication of this Easement encumbers such Lot 220 for conservation and protection purposes. The dedication of this Easement does not include the right of entry by the general public for the purposes of recreation or for any other purpose.

11. Enforcement of Easement.

(a) If the Grantee determines that a violation of this Easement is occurring or threatened, the Grantee shall have all rights and remedies available by law or in equity to cure and/or prevent the violation or threatened violation, including, but not limited to, injunctive relief, specific performance, declaratory relief, restitution, reimbursement of expenses, including reasonable attorneys fees, and money damages.

(b) In addition to all rights and remedies provided by law or in equity for the enforcement of the terms of this Easement, the Grantee shall have all rights of corrective action as provided by Farmington City Ordinances. Specifically, in the event that the Grantor, or any successor entity or owner, fails to maintain all or any portion of the Property in reasonable order and condition as required herein, the Grantee may assume

responsibility, as a right, but not an obligation, for maintenance. The Grantee may enter the Property and take corrective action, including extended maintenance, the cost of which may be charged to the Grantor, or any successor entity or owner, including administrative costs and penalties. Such costs, if not paid within a reasonable time, shall become a lien on the delinquent property, notice of which shall be filed by the Grantee in the County Recorder's Office.

(c) Cumulative Remedies. The remedies set forth herein are cumulative. Any, or all, of the remedies may be invoked by the Grantee if there is an actual or threatened violation of this Easement.

(d) Waiver. A delay in enforcement shall not be construed as a waiver of the Grantee's right to enforce the terms of this Easement.

12. Maintenance. It is expressly acknowledged that Grantor intends to sell and transfer ownership of the underlying fee of the Conservation Easement Area to an individual private lot owner to be known as a conservancy lot pursuant to Farmington City Ordinances, within the Miller Meadow Subdivision, Phase 2. The owner of Lot 220 shall be responsible for maintaining the Property at its sole cost and expense.

13. Taxes. Grantor shall pay all taxes, assessments, fees and charges of whatever description levied on or assessed against the Property, including any taxes imposed upon, or incurred as a result of, this Easement, and shall furnish Grantee with satisfactory evidence of payment upon request.

14. Hold Harmless. Grantor agrees to indemnify, hold harmless and defend the Grantee, its officers, agents, representatives and employees, from and against any and all loss, liability, expense, claims, costs, suits and damages, including attorneys fees, however caused, arising out of or resulting from the acts or omissions of the Grantor, its officers, agents, representatives, invitees and assigns, in connection with Grantor's use and activities on the Property. The Grantee agrees to indemnify, hold harmless and defend the Grantor, its officers, agents, representatives, invitees and assigns, from and against any and all loss, liability, expense, claims, costs, suits and damages, including attorneys fees, however caused, resulting from the operations, acts or omissions of the Grantee, its officers, agents, representatives or employees, in connection with the Grantee's performance of its obligations under this Easement.

15. Transfer of Grantee's Interest. If the Grantee determines that it no longer is able to enforce its rights under this instrument or that it no longer desires to enforce the rights, or desires to assign enforcement rights to a qualified organization under Section 501(c)(3) and/or 170(h)(3) of the *Internal Revenue Code*, the Grantee shall be entitled to convey in whole or in part all of its rights under this instrument and deliver a copy of this instrument to an organization

designated by the Grantee and described in or contemplated by Section 501(c)(3) and/or 170(h)(3) of the Code, or the comparable provision in any subsequent revision of the Code, to ensure that the Easement is enforced. Furthermore, the Grantee is hereby expressly prohibited from subsequently transferring the Easement, whether or not for consideration, unless: (a) the Grantee, as a condition of the subsequent transfer, requires that the conservation purposes which the Easement is intended to advance continue to be carried out; and (b) the transferee is an organization qualifying at the time of the transfer as an eligible donee under Section 501(c)(3) and/or 170(h)(3) of the Code and regulations promulgated thereunder.

16. **Cessation of Grantee's Existence.** If Grantee shall cease to exist or if the Grantee is no longer authorized to acquire and hold conservation easements, then this Easement shall become vested in another entity. Any successor entity shall be a qualified organization for the purposes of Section 501(c)(3) and/or 170(h)(3) of the *Internal Revenue Code*.

17. **Termination of the Easement.** This Easement may be extinguished only by an unexpected change in condition which causes it to be impossible to fulfill the Easement's purpose or by exercise of eminent domain in accordance with the provisions set forth herein. The fact that the Grantee may purchase or otherwise obtain title to the Property and therefore becomes an Owner for purposes of this Easement shall not cause a termination of this Easement by operation of the doctrine of merger or otherwise. The Grantee shall not voluntarily or willingly allow the termination of any of the restrictions of this instrument, and if any or all of the restrictions of the Easement are nevertheless terminated by a judicial or other governmental proceeding, any and all compensation received by the Grantee as a result of the termination shall be used by the Grantee in a manner consistent with the conservation purposes of the Easement.

18. **Notices.** Any notice, demand, request, consent, approval, or communication shall be in writing and served personally or sent by registered or certified mail, postage prepaid, return receipt requested. Notice to the Grantee shall be addressed to the following:

Farmington City
c/o City Manager
130 North Main
Farmington, Utah 84025

or to such other address as the Grantee from time to time shall designate by written notice to the Grantor. The required address for notice to the Grantor shall be the address of the most recent fee title owner of the Property as shown on the tax records of Davis County, State of Utah, or to such other address as the current fee title owner of the Property from time to time shall designate by written notice to the Grantee.

19. **Title Warranty.** Grantor warrants that it has good and sufficient title to the Property, free from all encumbrances.

20. **Subsequent Encumbrances.** This Easement shall not restrict the right of Grantor or its successors or assigns to execute, deliver and record mortgages on the Property or to grant other rights or easements with respect to the Property, subject to the terms and conditions set forth herein. Any lien or security interest of a mortgage and any easement or other right created subsequent to the date hereof shall be subject to and subordinate to this Easement.

21. **Environmental Warranty.** Grantor warrants that it has no actual knowledge or threatened release of hazardous substances or wastes on the Property, as such substances and wastes are defined by applicable law, and hereby promises to indemnify Grantee against, and hold Grantee harmless from, any and all loss, cost, claim, liability or expense, including reasonable attorney's fees arising from or with respect to any release of hazardous waste or violation of environmental laws with respect to the Property, unless due to the gross negligence or willful misconduct of Grantee.

22. **Recordation.** The Grantee or Grantor shall record this instrument in a timely fashion in the official records of Davis County, Utah and may re-record it at any time as may be required to preserve its rights in this Easement.

23. **Controlling Law.** The interpretation and performance of this Easement shall be governed by the laws of the State of Utah.

24. **Attorneys Fees.** The parties herein each agree that should they default in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorneys fee which may arise or accrue from enforcing this Easement, or in pursuing any remedy provided hereunder or by the statutes or other laws of the State of Utah, whether such remedy is pursued by filing suit or otherwise, and whether such costs and expenses are incurred with or without suit or before or after judgment.

25. **Severability.** If any provision of this Easement, or the application thereof to any person or circumstance, if found to be invalid, the remainder of the provisions of this Easement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

26. **Joint Obligation.** Subject to the provisions set forth herein, the obligations imposed by this Easement upon Grantor or Grantors shall be joint and several.

27. **Successors.** The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the Grantee, the Grantor, and their respective personal representatives, heirs, successors, and assigns, and shall continue as a servitude running in perpetuity with the Property.

28. **Entire Agreement.** This Easement, together with all exhibits, sets forth the entire agreement of the parties and supercedes all prior discussions and understandings.

29. **Captions.** The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.

IN WITNESS WHEREOF, Grantor has executed this instrument on the day and year first above written.

GRANTOR:
WESTGLEN CORPORATION

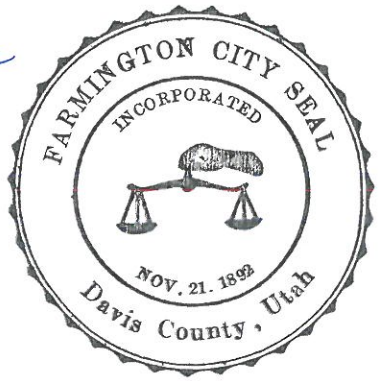
By: _____
Its: Secretary

GRANTEE:
FARMINGTON CITY

By: _____
Its: Mayor

ATTEST:

Margy Lomax
City Recorder



GRANTOR'S ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF DAVIS)

On the 5th day of March, 2007, personally appeared before me Randy Rigby who being by me duly sworn did say that (s)he is the Secretary of **WESTGLEN CORPORATION,** and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors; and they acknowledged to me that said corporation executed the same.

MARGY L. LOMAX
NOTARY PUBLIC • STATE of UTAH
130 No. Main Street
Farmington, Utah 84025
COMM. EXP. 11-29-2007

Margy L. Lomax
Notary Public
Residing at: Davis County, Ut

My Commission Expires:
11/29/07

GRANTEE'S ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF DAVIS)

On the 9th day of March, 2007, personally appeared before me Scott Harbertson, who being duly sworn, did say that he is the Mayor of **FARMINGTON CITY**, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said Scott Harbertson acknowledged to me that the City executed the same.

Margy L. Lomax
Notary Public
Residing at: Davis Co. Utah

My Commission Expires:
11/29/07

MARGY L. LOMAX
NOTARY PUBLIC • STATE of UTAH
130 No. Main Street
Farmington, Utah 84025
COMM. EXP. 11-29-2007

EXHIBIT "A"

Legal Description of Conservation Easement Area

All of Lot 220 less and except that portion labeled as "Buildable Area", "Front Setback" or "Side Setback"on the official plat of the Miller Meadows Subdivision, Phase 2, located in Township 3 North, Range 1 West, Salt Lake Base and Meridian, Farmington City, Davis County, State of Utah, containing 126,661 s.f (2.91 acres).

CITY COUNCIL AGENDA

For Council Meeting:
July 06, 2021

SUBJECT: Ordinance Adopting Water Supply Shortage and Drought Conditions Measures

ACTION TO BE CONSIDERED:

1. Move that the City Council approve ordinance adopting water supply shortage and drought condition measures.

GENERAL INFORMATION:

See enclosed staff report prepared by Larry Famuliner, Public Works 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: Larry Famuliner, Public Works Director

Date: June 30, 2021

SUBJECT: **ORDINANCE ADOPTING WATER SUPPLY SHORTAGE AND DROUGHT CONDITION MEASURES**

RECOMMENDATION

Adopt the water supply shortage and drought condition measures ordinance

BACKGROUND

Farmington City supplies the majority of its water through City owned wells. Over 95 percent of residents in the City can have access to irrigation supplied by Benchland Water or Weber Basin Water Conservancy District. Weather patterns and the climate are causing changes to how the water basin area will collect and store water for both culinary and secondary uses. Droughts, natural disasters, and mechanical failures can affect the demand, supply and availability of water. An ordinance is needed to allow City Staff to enact water restrictions and impose penalties when deemed necessary by City Staff, the City Council, water districts and the State Engineer. The proposed ordinance allows staff to make these restrictions based on weather conditions, consultations, and restrictions imposed by others in the water basin on either culinary or secondary supplies.

City Staff recommends that the Water Supply Shortage and Drought Condition Measures Ordinance be approved and adopted as it outlines the steps the City may take in the event of a water supply shortage.

SUPPLEMENTAL INFORMATION

1. Water supply shortage ordinance

Respectfully Submitted

Larry Famuliner
Public Works Director

Review and Concur

Shane Pace
City Manager

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ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF FARMINGTON CITY ADOPTING WATER SUPPLY SHORTAGE AND DROUGHT CONDITION MEASURES FOR THE PROTECTION OF AVAILABLE WATER SUPPLY AND QUALITY THEREOF FOR DOMESTIC INDOOR USE, PUBLIC HEALTH AND FIRE PROTECTION, WHILE MINIMIZING WATER SHORTAGES AND OTHER WATER SUPPLY EMERGENCIES.

WHEREAS, the City of Farmington currently requires the installation of secondary water systems for outdoor watering thereby encouraging preservation of culinary water supply at all sources; and

WHEREAS, due to existing drought conditions in the State, and specifically along the Wasatch Front, watering restrictions are necessary to protect public health and safety; and

WHEREAS, the City Council of Farmington City has been provided with general information from City Staff on the impacts of water supply limitations and the Council has been further advised that City culinary water supply is not sufficient to provide for outdoor watering as a supplement to or in place of secondary water sources; and

WHEREAS, it is recognized that the supply of culinary water service is an essential resource for the public health and safety for Farmington City; and

WHEREAS, the City Council has determined that to protect public health and safety, a three-stage restriction on culinary water use is mandatory and must be Implemented;

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

Section 1: Culinary Water Use Restrictions.

A. STAGE 1 - ADVISORY

The ADVISORY STAGE is intended to increase the community's awareness of the potential for future water shortages. Under this stage, conservation efforts which are on-going will receive additional emphasis. Public education and information will be distributed to assist all customers in understanding the state of water shortage and the need for voluntary action. Notification of this and all other stages may be through mail, newspaper, public service announcements, signs, fliers, and the Farmington City website.

B. STAGE 2 - MODERATE

The MODERATE STAGE is intended to have a demand reduction. No outdoor use of culinary water shall be permitted unless specifically approved by the City. The City may approve limited

outdoor culinary water use for the protection of public welfare and/or public safety. Other nonessential culinary water use should be voluntarily reduced.

C. **CRITICAL**

The CRITICAL STAGE ls intended to have a dramatic demand reduction thereby preserving an extremely challenged culinary water supply in cases of natural disasters, well failures, reservoir failure, contaminated system, extreme drought and other unforeseen circumstances. Culinary water shall only be used for essential health and safety functions.

Section 2: **Implementation.** The City Manager will recommend to the City Council when the City is to implement any water restrictions as identified in Section 1 and the City Council at a duly notified Council meeting will decide which restriction steps are to be implemented and when.

Section 3: **Penalties.** An initial violation of this ordinance shall result in the issuance of a warning citation from the city. A second violation shall be an infraction and be punishable by a fine not to exceed $100.00, and the discontinuation of inappropriate culinary water use with the disconnection of culinary water service. Culinary water will be restored upon payment of this fine. A third violation shall also be an infraction and shall be punishable by a fine not to exceed $200.00, and by the disconnection of culinary water until the fine is paid. A fourth violation shall be a Class B misdemeanor and shall be punishable as such. Culinary water service will be restored upon payment of any fines due and after a minimum two (2) day waiting period.

Section 4: **Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 5: **Effective Date.** The provisions of this Ordinance, for the preservation of public health and safety, shall become effective immediately upon publication and/or posting of the Ordinance, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS ____ DAY OF _____, 2021.

FARMINGTON CITY

By:_____
Mayor H. James Talbot

ATTEST:

_____
Heidi Bouck, City Recorder

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Anderson	_____	_____
Councilmember Beus	_____	_____
Councilmember Isaacson	_____	_____
Councilmember Shumway	_____	_____
Councilmember Wayment	_____	_____

CITY COUNCIL AGENDA

For Council Meeting:
July 06, 2021

SUBJECT: Minute Motion Approving Summary Action List

1. Approval of Minutes for May 18th
2. Approval of Minutes for June 15th

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

MAY 18, 2021

WORK SESSION

Physically present in Council Chambers:

Mayor Jim Talbot,
City Manager Shane Pace,
Councilman Brett Anderson,
Councilman Shawn Beus,
Councilwoman Amy Shumway,
Councilwoman Rebecca Wayment,
City Recorder Heidi Bouck,
Recording Secretary Deanne Chaston,
Human Resource Director Holly Gadd,
Community Development Director Dave Petersen,
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,
Public Works Director Larry Famuliner,
City Treasurer Shannon Harper,
and Wayne Kartchner, Davis Journal reporter.

Mayor **Jim Talbot** called the work session to order at 4:09 p.m. Finance Director **Greg Davis** offered the invocation. Councilman **Scott Isaacson** was excused.

BUDGET PRESENTATIONS AND DISCUSSIONS

Greg Davis noted that paramedics was a big topic at the last meeting, where some tentative budgets were adopted. He said a police budget item was missed last time, and the Council may have to adjust for that. June 15 is the deadline to adopt the budget.

Payroll increases will affect all operating budgets in all funds. The original adopted budget for Fiscal Year 2021 (FY21) had no payroll raises, but there was a mid-year payroll adjustment. Capital improvement funds can be seen as "children" of the general fund. The state applies limits to how much can be in the general fund, but that can be kept down by putting money into these "children" funds for parks, streets, buildings, etc. The Fiscal Year 2022 (FY22) has a recommended $14.7 million in general fund expenditures, spread into different operating accounts.

a. Parks and Recreation

$1.129 million from the General Fund comes to this department, including the cemetery fund. There is a recommended 5.9 percent, or $62,000, increase in cemetery funds.

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City Parks and Recreation Director **Neil Miller** addressed the Council, saying the increase was for payroll increases, and temporary/seasonal positions, among other things. He would like to have about $1.50 increase per hour for seasonal positions. $30,000 helped with supplies.

Davis said inflation was not accounted for in the recommended budget, and it is wise to keep an eye on that. For example, the 245 percent increase in lumber prices will affect this budget.

Miller said for park improvements, they got $24,000 for the cell tower. Shepard Park lights will not run all night, and the park workers will be able to control the lights from their phones. He hopes to have the half-acre south of the gym planted in grass. Field 3 at the four-plex was hitting balls into the pickle ball courts, so fencing is needed for the mens' teams to play on that field. Woodchips are needed for playgrounds. He would like to replace the scoreboard at Forbush Park and have lighting on the tennis courts.

Miller said the recreation programs have asked for additional money, with little league football requesting the most. Flag football (with 560 participants and 10 teams) has taken off while tackle football (with 69 participants) has waned. Flag football runs in the spring and fall. Funds were taken out of the recreation fund to go to the gym manager wages and permanent part-time wages. The budget was built on a new fee schedule, which he hopes the Council approves. The numbers participating in performing arts went down, so the budget was reduced. However, 50 people have signed up for the upcoming play. Since three revenue-makers were eliminated, the Festival Days revenue decreased.

DeAnn Carlile, administration billing clerk, surveyed cemetery fees in many Utah cities. Farmington has not adjusted theirs in 25 years, and is far behind in covering costs. The old charge of $250 is increasing to $500 for a residential burial right.

Miller discussed Wasatch Football League (WFFL) vs. Ute League. In the Ute League, which is not run by the City, you can have your own team. It is all volunteer. The City participates in WFFL, which is done according to high school boundaries. Kaysville has always been WFFL, and south of Farmington is all Ute League.

Miller hopes he has enough life guards to open the pool on Memorial Day. The pool fee is increasing by $100, and all but two nights have already been reserved. Pool maintenance and the size will be the biggest challenges in the Parks and Recreation budget in the coming two years. City Manager **Shane Pace** said that not a lot of cities have pools, so Farmington draws users from other surrounding cities.

Mayor Talbot said Farmington's pool is about half the size of what it needs to be. Pools are not cheap, but there needs to be appropriate room for the number of users. **Miller** said that even after COVID restrictions are lifted, Farmington will stay with the reservation system, as it is easier to lifeguard. Councilwoman **Rebecca Wayment** said the pool is always a big loss to the

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City. She requested to see pool usage data from 2019 to 2021 to see if there was a loss due to operating it on a reservation system. **Miller** said he would get those figures together next year. He said 14 years ago, the City covered pool expenses through swimming lesson charges.

Davis said the proposed budget accounts for the recent revenue decreases. The Festival Days budget is going up slightly compared to last year, when the event was mostly cancelled.

Councilwoman **Amy Shumway** asked if the City was putting money aside for major future renovations and upkeep of the pool. **Mayor Talbot** said the City does not have that luxury. **Davis** said setting apart funds in a replacement fund may be an option. The "children" funds can be built up without violating state law. **Mayor Talbot** said it is prudent to manage the City in a way that the General Fund balance is kept high. In the last eight to nine years, the General Fund shrank down to 9 percent, and he hopes to never get to that point again.

b. Human Resources and payroll

Davis said the budget increase of 2.4 percent is to cover FY21 and FY22 raises, with an average 4 percent merit increase for all employees.

Human Resource Director **Holly Gadd** said this covers reclassifications such as moving an employee from Police Officer 1 to Police Officer 2, as well as market adjustments. The 2.4 percent also includes an increase in health insurance. Some savings are realized if an employee retired and the position was filled with an employee drawing a lower wage.

Using the Compensation Survey System (CSS), cities report current wages, which are updated yearly. **Gadd** used this information to review City payroll, finding similar job titles and descriptions that fit Farmington positions. She pulled Davis County data as well as data from cities with populations of both 10,000 above and below Farmington's. This gave an average salary for each City position. A list was made of all employees under 95 percent of average, and those on the list will get market adjustments. Those at 70 to 80 percent of average will get a higher increase. She said market comparisons will be done every year, and hopefully Farmington's list of those under average will get smaller and smaller.

Pace said there are 22 position where adjustments will be made. He said it is worth it to keep wages competitive, and **Wayment** agreed. Of the City's 21 sworn police officers, 15 of them are getting an adjustment. This accounts for a majority of the adjustments. Some of these employees will get a 2 to 7 percent increase in addition to the 4 percent. **Davis** said years of service and training have an influence on pay as well.

Gadd said Farmington's wages are fairly similar to others along the Wasatch Front, but some larger cities pay quite a bit higher. **Pace** said Layton and Bountiful are two of the highest in the state. **Gadd** said Farmington doesn't get unsolicited resumes very often. Police and seasonal

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positions are difficult to fill with qualified employees. **Pace** said fire is competitive right now, and came up well on the wage survey. There is only one fire adjustment being made.

Assistant City Manager/City Engineer **Chad Boshell** said it is difficult to find a building inspector, as there is not a deep pool of building inspectors to hire from. Most come from public works or installing pipe in the private sector. Farmington recently lost their inspector to a private firm that works for public entities. The public sector used to have better benefits, but pensions have gone down. The private sector is catching up on health insurance. **Pace** said baby boomers are retiring, and there are 10 million fewer Gen Xers behind them.

c. Engineering

Davis said the Engineering Department budget is going up 2.8 percent, or $5,127, including $4,000 in personnel and $7,000 in supplies and services.

Boshell said he has a small department, but he helps spend a lot of money in a lot of other funds. He is eliminating $6,000 in autocad licenses that had been charged one time every couple of years. Instead, it will be changing to a yearly subscription cost.

He is planning to spend $12 million this year in capital streets planning, which is a lot of money. It is allocated but not spent yet, so may carry forward to next year. **Davis** said the timing of road projects is never quite sure, as design and construction projects can bleed over into other year's budgets. Of that $12 million, $6 million was lobbied from the State for 950 North and connections from Kaysville to Sunset. The design is almost done. He hopes to bid this out this spring. The West Davis Corridor (WDC) will be used this as a haul route, and the Sewer District will install a line down that road. Farmington has until 2023 to build that road.

Some $214,000 in revenues is coming from grants. The $4 million in revenue is coming from the County's third quarter taxes and will be spent on business park infrastructure.

Boshell said the design of the business park infrastructure is well on its way, but contingent on wetland mitigation, as the Army Corps is very slow. He would like to start construction this coming February. $320,000 of impact fees will help connect Clark Lane to Park Lane. The remaining leg at 1100 West will include a signal for a future Commerce Drive connection.

d. Public Works

Public Works Director **Larry Famuliner** said his budget from the General Fund and Streets Departments covers water, storm drain, sewer and garbage. The City is getting some cameras on Woodland Drive and Grandview Drive so the snowplow driers can watch remotely from home. Farmington needs a snow plow with a wing, as the City is getting some wide roads like Park Lane and Burke Lane around Station Park. The oldest truck will be replaced with a new one, complete with a plow and wing to increase efficiency. Rusted doors at the shop will be replaced.

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Fire alarms are being upgraded to automatic in fire buildings and cold storage. The department is getting a new weed sprayer. Old trucks and cars causing maintenance troubles may be put on the chopping block if the capital replacement fund can provide new equipment. A new sidewalk grinder will help mitigate tripping hazards on city sidewalks where roots are popping the sidewalks up or settling is occurring. It is more cost effective to grind down lifts of up to a quarter inch compared to replacing the sidewalk. Intergovernmental Risk Management Agency (IRMA) requires a City-wide sidewalk evaluation where risks are identified and put on a schedule for repair or replacement.

Famuliner said the $1.6 million well has been drilled and developed. The derrick should be coming down while the engineers work up the well house. The well is high in manganese, so it will need to be treated for that. However, it doesn't smell bad. The well is putting out 900 gallons per minute after being pumped for 24 hours. The state will use 600 gallons per minute for ERC calculations. Peterson Brothers is the driller.

Boshell said $800,000 will be added for treatment costs. He said the City has a lot of water projects, but not a lot of impact fees have been utilized. The City will be spending $1 million in impact fees for well design, for design of a new tank for fire flow and west side storage. It will be next to the existing tank on Canyon Road, where the City owns the property. Also, a fourth water line will be designed to join three other water lines crossing at Burke Lane under Interstate 15 (I-15). Gas lines will also be crossing Highway 89 and wetlands. **Pace** said American Rescue Plan (ARP) money can used to help pay for water projects.

Boshell said there needs to be a budget review in the future to consider bonding for water projects. $2.5 million will be needed for a new tank, $1.6 million for a building, and $1.5 million to $2 million for crossings. Impact fees can cover future bond payments. He hopes construction will start in eight months to one year, and would like a better plan of how to pay for it. **Davis** said he may come forward for a budget amendment and bonding request.

Famuliner said they will be trading one backhoe every three years on purchase instead of a lease. The truck for water will be coming in December, so will roll over to the next budget. The water laterals on 200 East and Main were bid and contracted out. The bid was higher than estimated, so FY22 money will keep them going. Construction prices are increasing, so firms can name their price and get it. Water rates are increasing, for the first time after 10 years. A 3 percent increase will be this year. Connection and impact fees will be high with some of the developments coming in. Wasatch will be coming in with an apartment project, which will help with water impact fees.

This is a big year for the storm water capital fund. A six-month to one-year delay may save $1 million. Expenditures of $2.5 million are proposed out of the storm drain impact fee. Design of a detention basin on 500 south will cost $100,000. This needs to be built to maintain the

proposed Miller Meadows subdivision to the north. The Evans property must detain storm water on site, necessitating a public/private facility to accommodate their water. $1.4 million will be spent on the Shepard Creek detention basin, near where the park will be. Construction will hopefully start this year. Storm water impact fees will be spent on Commerce and Maker Way in the business park.

Famuliner said money will be used to redo some drains in the Public Works Yard and to pay for an enclosed trailer. The Fairway Circle detention basin that was filled in a long time ago needs to be redone and piped to the golf course. Truck are being purchased, as well as one of two backhoes.

Garbage fees will go up slightly. Robinson Waste was the only bidder lately, and they passed on a 10 percent increase for the first can and a 20 percent increase on the second can. **Mayor Talbot**, who sits on the Wasatch Integrated Waste Management board, said they are not getting money on recycling. If blue cans are not being used for recycling, adjustments may need to be made.

Boshell said a 1.5 to 2-inch overlay will start on Burke Lane next week. There will be road closures during the day, and will take three days to pave. There will be additional work to stripe the road and finish the concrete median ends. It could end up being a two-week process in the Spring Meadow area.

e. Economic Development & Redevelopment Agency (RDA)

Assistant City Manager/Economic Development Director **Brigham Mellor**, the sole member of this department, addressed the Council. Last year he got a raise and a new job title. His budget covers EDCUtah (based on population and activity) and the Chamber of Commerce. He joined the legislative group with the Chamber. The RDA fund has $830,000 coming in from the General Fund. $1 million is tied in with Old Farm, property that is worth $6 million. Something has to be done with this property for affordable housing before 2024. The clock on that $1 million is ticking. He suggested an option to buy out the RDA's interest in Old Farm. With interest already in the account and money from the real estate fund, $1 million can be invested in affordable housing and the City would not have to worry about doing something with Old Farm. The City can spend money faster if it is in cash instead of land, and it will be easier to mobilize and get something going without contention. **Mellor** is working with a group on term sheets. **Pace** said this frees up the money that can be used on housing.

Mellor said if the City doesn't raise property taxes for paramedic services as discussed last week, they will have to pull funds from the RDA instead. He suggests retaining $550,000 in case as a backstop for roads and other needs. If not needed, the money will go to the General Fund. Without $12 million from Council of Governments (COG), roads would be up a creek.

f. Community Development

Davis said this budget is split into several pieces including the Inspection Department; Planning and Zoning; and supervision of the Building Department's budget, including utilities.

Community Development Director **Dave Petersen** said building inspections have gone up a little bit, an increase because the City is using a contractor more than WC3. When buildings inspectors fall behind, the City then uses a private firm, which was used more this year. The State requires that all inspections are done within three days. Since the State upped the ante, the City will use the private contractor even more. The contractor can do commercial plan reviews and more technical plan reviews that the City is not qualified to do. The City switched from Sunrise a few years ago.

Planning and Zoning is spending more money than in years past. The plotter was replaced, a precursor to developing and going vertical on the Utah Transit Authority (UTA) parking lot. It may have an affordable housing and residential component. GSBS Architects is a consultant for the station area master plan. A small grant was received for a Wasatch Front Regional Council (WFRC) market study to help capture market potential at each interchange from 950 North to West Point. The big item in capital overlay government buildings is wind storm expenses. The Public Works swamp coolers are worn out.

g. Administration

City Treasurer **Shannon Harper** said the City is not issuing new debt this year. The 2007 General Obligation (GO) Bond will be ending in 2022. The refinance will result in an interest savings of $22,000. The City's total outstanding debt is $10 million, after starting the year out at $10.3 million and making principle payments of $600,000. When two debts are paid off, there will still be $8 million in debt.

A $1.43 million transfer from the General Fund will be for the purchase or lease of new vehicles. **Davis** said this is large because of the replacement of a fire engine and efforts to replace old vehicles.

Harper said a Request for Proposals (RFP) was sent out for a new payroll and Human Resource software, since the City's current one is not user friendly. With 373 employees including over 80 full-time, the current system that is very paper-oriented was getting overwhelmed. Staff wants a more online, streamlined system that is more functional. She said the new software will cut down on data entry and allow for online employment applications. The new software will require an annual $60,000 payment. **Pace** said that is a bargain compared to IRMA's $85,000 annual software fee. **Harper** said if approved, the new software can be up and going in time for the new fiscal year. Paycom is the Staff's favorite. **Gadd** likes the evaluation piece. **Davis** said it will help increase efficiencies in all departments.

h. Mayor and Legislative

Davis said elections have gone up $40,000 due to mail-in ballots, and an increase in population and registered voters. Property insurance increased $27,000, a trend that is being seen nationwide. After going through equipment and properties, Staff found some that weren't being insured. The legislative budget increased $1,000 more to cover the Council retreat, education, travel, and contractual price increases.

Mayor Talbot said the City would be in in dire straits without Station Park. The future business park needs to get going as a revenue source so the City will not have to raise fees. Fruit Heights doesn't have an economic engine, something that is crucial to avoid raising property taxes. A quality development will put Farmington on the map.

Councilman **Shawn Beus** said staffing seems to be the greatest challenge, especially police, parks and cemetery. **Pace** said every city is understaffed. The police has one open officer position right now. **Mayor Talbot** said some positions are hard to fill because of the safety aspect in context of what is happening in the nation. Good officers are hard to come by. Farmington just lost an officer to Orem. He would like to hire a female police officer in the future. **Pace** said he would rather an opening go unfilled rather than filling it with a mediocre candidate. **Gadd** reminded the Council that in the next three to five years, there are four to five key employees that will be retiring. **Famuliner** said the City currently has an open building inspector position, which is difficult to fill.

Mayor Talbot said Farmington bonds low compared to its capacity. **Pace** said to have $10 million in outstanding bonds is good for a city the size of Farmington. Bonding for water projects is wise, as those projects last a lot of years and there is generational fairness in paying for them.

Beus asked if the City should bond for a pool upgrade for its 25-year-old pool. **Davis** replied that after talking to their municipal financial advisor, Zions, a pool is not considered an essential type of project. He said funding for the pool can be done in other ways, but remaining transparent and getting a feel for what the community wants is important. **Pace** said it could be funded with sales tax, but that would take $200,000 to $300,000 out of the existing budget. He said adding a wave river and lap pool has been considered. **Mayor Talbot** said the pool has to be regularly re-plastered and leaks have to be regularly fixed. The General Obligation (GO) bond on the gym barely passed, and he didn't think that would be controversial. If it wasn't for the soccer moms, it would have never passed. Cities aren't allowed to promote bonds. **Mellor** said some people make it a full-time job to oppose bonds.

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CLOSED SESSION

Physically present in Council Chambers:

Mayor Jim Talbot,
City Manager Shane Pace,
Councilman Brett Anderson,
Councilman Shawn Beus,
Councilwoman Amy Shumway,
Councilwoman Rebecca Wayment,
City Recorder Heidi Bouck,
Recording Secretary Deanne Chaston,
Human Resource Director Holly Gadd,
Community Development Director Dave Petersen,
Assistant City Manager/Economic Development Director Brigham Mellor,
Finance Director Greg Davis,
and City Attorney Todd Godfrey (joining by phone).

Motion:

At 6:35 p.m., Councilwoman **Rebecca Wayment** made the motion to go into a closed meeting for the purpose of character and competence of an individual, as well as property acquisition. Councilwoman **Amy Shumway** seconded the motion, which was unanimously approved. **Mayor Jim Talbot** excused Councilman **Scott Isaacson**, noting that he would be joining the regular City Council meeting via Zoom later in the evening.

Sworn Statement

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

_____

Jim Talbot, Mayor

Motion:

At 7:01 p.m., Councilman **Shawn Beus** made a motion to reconvene to an open meeting. The motion was seconded by Councilman **Brett Anderson**, which was unanimously approved.

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REGULAR SESSION

Physically present in Council Chambers:

Joining via Zoom:

Mayor Jim Talbot,
City Manager Shane Pace,
Councilman Brett Anderson,
Councilman Shawn Beus,
Councilman Scott Isaacson (joining by phone),
Councilwoman Amy Shumway,
Councilwoman Rebecca Wayment,
City Recorder Heidi Bouck,
Recording Secretary Deanne Chaston,
Community Development Director Dave Petersen,
Assistant City Manager/City Engineer Chad Boshell,
and Wayne Kartchner, Davis Journal reporter.

CALL TO ORDER:

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

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

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

PUBLIC HEARINGS:

Zoning and Sign Ordinance Amendments: Conditional Uses to Special Exceptions (ZT-9-21)

Community Development Director **Dave Petersen** presented this agenda item. This is an amendment to the zoning and sign ordinance, which changed the process from a conditional use to a special exception when the applicant or property owner requests a deviation from the ordinance as shown in the amended text. State Code, when applied, leaves little discretion to the City. The purpose of a special exception is to allow an adjustment to a fixed dimensional standard permitted in the ordinance. Dimensional standards regulate setbacks, height, lot coverage, etc. After combining the ordinances, Staff found six more. Staff is recommending the Council accept the zone text change. Residents aren't abusing conditional uses yet, and Staff wants to get the ordinances up to date.

Mayor Talbot opened the Public Hearing at 7:14 p.m. Nobody signed up in person or electronically to address the Council on the issue. **Mayor Talbot** closed the Public Hearing.

Councilman **Brett Anderson** said it is appropriate to make these changes to avoid unintended consequences. The Utah Supreme Court recently took on conditional use.

Motion:

Anderson moved that the City Council approve the enabling ordinance (enclosed in the Staff Report) amending Sections 11-3-045, 11-15-050, and 11-28-060 of the Farmington City Zoning Ordinance and Sections 15-4-100 and 15-5-040 of the Farmington City Sign Ordinance, including Findings 1-6.

Findings 1-6:

1. The amendment supports the purpose of a Special Exception as an adjustment to a fixed dimension standard.
2. The special exception provides the necessary discretion for such matters, whereas the conditional use process does not.
3. The amendment gives express authority to the Planning Commission to grant the request.
4. The Special Exception approval standards better represent criteria that should be considered by the Planning Commission including use, construction, character, location, landscaping, screening, parking, and whether or not the lot or parcel is of sufficient size to accommodate the special exception.
5. This amendment is in line with similar text amendments codified this year.
6. The Planning Commission has authority over Special Exceptions to approve or deny, through the approval standards set forth in 11-3-045, which gives more discretion to the City, and as such, it is appropriate that the City strike the phrase "has less potential impact than a conditional use but still."

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

NEW BUSINESS:

Modifications to "Maker Way" Street Cross-Section

Petersen presented this agenda item. Developer STACK is proposing the road to the north, formally referred to as "Digital," now be referred to as "Maker Way." Maker Way is identified as a principle street per the City's Regulating Plan set forth in Chapter 18 of the Zoning Ordinance, which includes specific cross section details. Staff is O.K. with STACK's plans, except the middle turn movements. Section 12-8-100 of the Subdivision Ordinance enables the City to modify standards, meaning the City Council has the authority to approve changes of the

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cross section horizontally, not vertically. It is in the Council's purview to modify locations of lane widths. Development Design Review will review it again, and chances are it will come back to the Council.

Pace said the Development Agreement required City maintenance of a median in Commerce, and STACK maintenance of Maker Way. Eliminating a median in the road changes the agreement, relieving STACK of the maintenance of a median since there is no median to maintain.

Trevor Evans (2801 N. Thanksgiving Way, Lehi, Utah), representing STACK Real Estate, addressed the Council. After coordination with CRS about how turn lanes work, parallel parking has been removed. Hales Engineering's traffic engineer looked at it also. It makes sense to have a median on Commerce, as it is a wide road and the median breaks it up. Maker Way has office on the east, and residential on the west. Removing the barriers increases the flow of people crossing the street. He mentioned room for a bike lane for accessibility for bicyclists, and raising the Denver and Rio Grande Western Rail Trail (D&RGW Trail) bike path to eliminate risk. He said it is not STACK's intent to get out of something.

Petersen said a typical cross section like Burke Lane has an 80-foot cross section measured from front of sidewalk to front of sidewalk. STACK's proposal is 70 feet. **Mayor Talbot** would like room for bicyclists to navigate. **Petersen** predicts there will be a lot of traffic here at one point in the future, and he doesn't want motorists having difficulty getting out of their car once parked. He cautioned against having major road connections—the intersection of Park Lane to Shepard Lane—as it could be a deal killer. If Maker Way is the size of Burke Lane, it could be a distraction. Because of the desire for a cohesive community, a wide road is not desired, according to Civitas. An additional 10-foot road width could make a big difference. Commerce Drive does not have a bike lane.

Shumway expressed her dislike of the name "Maker Way," as she is afraid it could become known as "Baby Maker Way" in the future. **Wayment** said she wants to protect landscaping in the business park, with green, open space and not a bunch of concrete. The elimination of a median, and therefore a change in landscaping, causes her heartburn.

Petersen said he has been noticing medians lately. For example, the medians on Burke Lane are nice, but turn lanes chop up the continuity of them. He asked if the park strips could be wide enough to incorporate green landscaping such as canopy trees.

Evans said the median would be chopped up quite a bit, eliminating a boulevard feel. This is something Civitas brought up. STACK doesn't want just asphalt and concrete everywhere.

DRAFT

Petersen said CRS is under contract to design Maker Way and Commerce. A condition can be tied to Development Design Review. If the buildings are tilted on the east side, there could be a lot of green space between the buildings, making the median more than 7 feet wide with potential room for canopy trees.

Beus said he has seen the new design and wonders why more cities don't go for this design, as it makes it more pedestrian- and bicycle-friendly. This is a great solution that is also efficient in water use, as it goes from three to two areas. **Anderson** said he doesn't have concerns with it, and he is persuaded that this is a good use of the land. **Isaacson** agreed, saying he is in favor and wants this on 1100 West as well. **Shumway** wants the Right of Way (ROW) bigger, which would allow for a wider park strip.

Pace said this would be an agreement that the City is buying the ROW, which will increase costs. **Anderson** noted that the spending will be less with a 70-foot width.

Motion:

Beus moved that the City Council approve a request from the developer/property owner to modify the "Maker Way" street cross section as prepared by Civitas in the exhibit (attached to the Staff Report) for STACK subject to the review and approval of the City's traffic engineer and Public Works Department, and final approval by the Development Review Committee (DRC) and Development Design Review for project abutting the ROW, including Findings 1-4. Measurements will be from back of bike lane to back of bike lane.

Findings for Approval 1-4:

1. The revised cross section will enhance the pedestrian-friendly environment the developer is committed to create in the vicinity of the remote hub and adjacent mixed-use area, which was approved by the City as part of the North Farmington Station Project Master Plan (PMP).
    a. The changes will provide less crossing distance and safer crosswalks for the pedestrian.
    b. Bicyclists will enjoy safer and more attractive routes of travel.
2. The improved pedestrian and bicycle facilities will offer better direct access to the North Farmington Station Center mixed use area, the remote hub, the future Spring Creek and Shepard Creek Trails, and the future City Park south of Burke Lane and improved in-direct access to the Legacy and D&RGW trails.

DRAFT

3. The proposed cross section solidifies the concept that Commerce Drive will serve as the primary north-to-south vehicular movement while Maker Way will support the remote hub area as mixed-use center.
4. The cross-section has worked successfully elsewhere, improving pedestrian safety and mobility.

Anderson seconded the motion, pointing out that the Council is not endorsing the name "Maker Way." 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 minutes from April 6, 2021; and Wright Development Group Improvements Agreement (a cash bond).

Motion:

Shumway moved to approve the Summary Action list items as noted in the Staff Report.

Wayment 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 April. He said he has a vacation planned July 21 to August 7 to Jerusalem, Egypt and Jordan. Since it is over 10 days, he needs approval from the Council.

Pace asked if there was an appetite to deal with a policy on temporary rentals. **Petersen** said Farmington does not have a short-term rental policy yet for rentals less than 30 days. He recently received an Airbnb complaint, the second he has ever had. **Mayor Talbot** said a Farmington home was used as a short-term rental during the ski season. The number of cars that were constantly changing alerted Staff to it.

Petersen said there is a state law written, which has been reviewed with the City Attorney. The City can't actively go after an Airbnb from their website list, as they are somewhat protected. The only way to enforce it is from citizen complaints or some other evidence. It may need to be linked to a particular zoning, depending on how the ordinance is crafted.

DRAFT

Pace said there are more temporary rentals out there than one may think. Most of the time problems such as parking, maintenance, and noise can be dealt with using code and zoning enforcement. Some cities handled it by limiting the number of temporary rentals in each neighborhood, but after getting extensive waiting lists, they got away from those types of ordinances. He suggested a simple, non-extensive ordinance.

Beus said it would be worth exploring, thinking about, and getting a head of. While the complaint came from the west side, with Lagoon and the housing crisis, it may be worth thinking about. **Wayment** doesn't want it to become an issue all of the sudden, and said a policy should be built around safety and nuisance enforcement. **Anderson** said he believes that people can do what they want with their home, but also that neighboring home values should be protected.

Petersen said that with the growing number of mother-in-law apartments in the City, this could become a growing problem. So far it has not, probably because people are O.K. with their neighbor and don't want to turn them in.

Mayor Talbot and City Council Reports

Shumway asked about the traffic study on Wendell Way. **Pace** said the results came back and the average speed is 20 miles per hour, with 400 cars per day. With kids going back and forth to school, it is hard to speed. On 620 South, the 85th percentile is 29 miles per hour, although some do 40 mph. Some speed enforcement may be needed there. **Wayment** asked about running the stop sign at 450 and Wendell Way. **Pace** said the traffic study didn't see anyone running the stop sign, and any enforcement there may not be helpful because motorists would see the cop before coming to the stop sign.

Shumway said she has had engine brake ordinance complaints from the Farmington Crossing area coming off Highway 89 going south. There are some signs on 4th North. **Mayor Talbot** said it can be brought to attention during construction, a good time when they may be more sensitive. **Pace** said the City could create an engine brake ordinance, but can't enforce it on Interstate 15 (I-15).

Shumway said she has had complaints about major weeds and dandelions at Heritage Park. **Pace** said it was handled last week, which was a month late. **Shumway** said there was an email about a lot full of weeds on a cul-de-sac near the Hidden Meadows retaining wall. **Pace** said he would have to look at it. He said there was another to look at on the north side of Rose Cove. The Homeowner's Association (HOA) has quit paying taxes on the vacant lot.

DRAFT

Anderson said with so many pocket parks and unused ground that Staff has to manage and maintain, it would be wise to do a park audit. **Mayor Talbot** said parks are usually set aside by agreement during housing developments. Farmington was big on open space for decades, and now the City has contractual obligations to fulfill. **Pace** said the City is not maintaining any pocket parks that they don't own.

Wayment wants to add trails to that parks and maintenance audit, as some trails haven't been touched since the windstorm. Woodland Park is still a mess from the wind storm, and needs heavy equipment. Farmington has wonderful amenities, but do they have the supportive man power to maintain them? Volunteers and selling property back to HOAs may be an option. It is important to have usable and maintained open space.

Mayor Talbot said the City doesn't want to give up control, but it may be a good assignment for the new gear-up in the trails committee to look at. **Shumway** said it is in the new budget for a payroll increase for a Park and Recreation seasonal employee to be over trails. There will be a lot more opportunities to volunteer and have community clean-ups for trails. Farmington should see a lot of progress in the trails in the next few years. The new employee will help, as legally even committee members can't use equipment such as a chainsaw. Someone from Parks and Rec has to use the equipment.

Mayor Talbot said any groups wanting to do service projects need to contact **Randy Rigby**. It takes a lot of work to coordinate volunteer projects, and they typically can only handle three or four a year. He asked that people be sensitive to the Parks Department, as they are very busy.

Beus reminded the Council of the affordable housing ordinance presentation at a work session on Thursday at 6 p.m., where the draft will be presented.

Mayor Talbot said that unless he hears from any Councilmember differently, he plans to use his budget to purchase a large oil painting from **Cindy Roybal**. It would retail for $7,5000 but she is willing to sell it to the City for $4,800. It will help finish off the building.

ADJOURNMENT

Motion:

Wayment made a motion to adjourn the meeting at 8:32 p.m. **Shumway** seconded the motion, which was unanimously approved.

_____

Heidi Bouck, Recorder

DRAFT

FARMINGTON CITY – CITY COUNCIL MINUTES

JUNE 15, 2021

WORK SESSION

Physically present in Council Chambers:

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,
Assistant City Manager/Economic Development Director Brigham Mellor,
Finance Director Greg Davis,
Assistant City Manager/City Engineer Chad Boshell,
Jayme Blakesley (filling in for City Attorney Todd Godfrey), and
Fire Chief Guido Smith.

Mayor **Jim Talbot** called the work session to order at 6:00 p.m.

WASATCH PROPERTIES PRESENTATION

This project is on 20 acres with 540 total units wrapped around a structured five-story parking garage. There will be outdoor kitchens, balconies, and a moderate income component of 40 to 80 percent Area Median Income (AMI). The 233 moderate income units are targeted for a family of four with an annual income of $36,000 to $72,000. The affordable housing units have between 750 to 1,300 square feet for one to three bedrooms. The others are 1,700 square feet. This is not for the lowest income band, which is Section 8 housing. Instead, this is mid-tier managed as typical market rate rentals. Those running this project have done 15 to 20 other similar projects.

City Manager **Shane Pace** reminded the Council they have seen a similar project in Sandy, Arcadia Apartments, just off the freeway at 90th South. That property has a lot of school teachers who use this as a stepping stone for qualifying for a home. Assistant City Manager/Economic Development Director **Brigham Mellor** said in other similar projects, it is impossible to identify which units are affordable, and they police themselves because they are interspersed among the others.

DRAFT

Mellor said a GSBS Architects consultant is working on a UDA update charrette this week. He said this will set the tone for what happens to the north. During this charrette, structured parking was mentioned. **Mellor** and Staff are excited to have one of the first structured parking buildings to come out in this area. It will be a different concept than anything else in Farmington up to this point.

Pace said Wasatch Properties will likely come to the City in the future for help financing the parking garage through the new CRA.

Adam Lankford, with Wasatch Residential Group, said his company is designing a new product with garages on the back side, main floor retail, and top-unit, setback living space. The top two levels are for-lease townhomes. The inverted town home concept includes rooftop amenity space, and bottom-level bedrooms. They will be three stories with two-car garages on the back side, with an enclosed patio, and garage access from an alley way. The rents on the top units will be close to $3,000 a month.

The unit balconies will face courtyards, with access from patios to the courtyard. There will be pickleball, a club house, playground, large gym/fitness center, outdoor kitchens, barbecue areas, shared amenities, and a pool similar to the Coliseum Pool at The Resort at Pelican Hill in Newport Coast, California. There will be a lot of small outdoor spaces and features, which have proven popular in past developments. Pedestrian circulation will be important to the design.

The project will be four stories on the corner, with interior elevators. They plan to dress up the corner of Burke and Maker Way, with windows emphasized on that corner of the pedestrian-friendly project. Construction is planned to start this upcoming spring, if they get tax bond allocations in October.

Councilman **Scott Isaacson** said he appreciates attention to trees, and suggested sycamores to line the streets in a nod to Farmington. He wants to preserve the uniqueness of the area, so suggested tying the design to something Farmington-specific such as Farmington rock or sycamore trees. **Pace** said sycamores on Maker Way and Commerce Drive would be fabulous.

Jeff Nielson, with Wasatch Residential Group, said he would bring the Council a conceptual map from STACK in order to show the residential project in context with the entire project. He said they are attempting to hide the parking and xeriscape small spaces with grasses that don't need much water.

Councilman **Shawn Beus** said the Low-Income Housing Tax Credit (LIHTC) in this project helps add stability and is a great feature point. He would like to see some for-sale units.

DRAFT

CLOSED SESSION

Physically present in Council Chambers:

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,
Assistant City Manager/Economic Development Director Brigham Mellor,
Finance Director Greg Davis,
Jayme Blakesley (filling in for City Attorney Todd Godfrey),
Building Official Eric Miller, and
Deputy Eric Johnson.

Motion:

At 6:33 p.m., Councilwoman **Rebecca Wayment** made the motion to go into a closed meeting for the purpose of property acquisition. Councilman **Shawn Beus** seconded the motion, which was unanimously approved.

Sworn Statement

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

_____

Brett Anderson, Mayor Pro Tempore

Motion:

At 7:02 p.m., **Beus** made a motion to reconvene to an open meeting. The motion was seconded by Councilwoman **Amy Shumway**, which was unanimously approved.

DRAFT

REGULAR SESSION

Physically present in Council Chambers:

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,
Assistant City Manager/Economic Development Director Brigham Mellor,
Finance Director Greg Davis,
Assistant City Manager/City Engineer Chad Boshell,
Jayme Blakesely (representing City Attorney Todd Godfrey), and
Fire Chief Guido Smith.

CALL TO ORDER:

Mayor **Jim Talbot** called the meeting to order at 7:08 p.m.

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

City Manager **Shane Pace** offered the invocation, and the Pledge of Allegiance was led by Councilman **Scott Isaacson**.

PUBLIC HEARINGS:

Amended Municipal Budget for Fiscal Year Ending June 30, 2021

Finance Director **Greg Davis** presented this agenda item. Various things have occurred during the year, some unplanned for or some that have been discussed with administration and the Council. This includes the following:

A. Apartments/property purchase by Station Park RDA
B. Windstorm September 2020 incremental costs
C. Fire Department support of County vaccination site
D. Fire vehicle repairs, high dollar unexpected
E. Council chamber Audio Visual upgrade – reallocation of budget
F. HVAC repair from power outage December 2020
G. Adult softball program implementation

H. Paramedics program changes – legal fees
I. Police vehicle repairs from collisions (no fault)
J. Educational assistance for paramedics, including prerequisites
K. Fire station perimeter lighting (safety issue)
L. Art purchase – painting (baseball boys, sidewalk) use of contingency
M. Key card system for City Hall – replace
N. Ballfield light pole replacement
O. Regional Park construction with escrowed bond funds
P. Sewer fees collected and transmitted to CDSD

Davis said he plans to be within budget by the end of the fiscal year. The windstorm was unplanned for, and the wait was on purpose in order to gather all associated costs. A shed was blown over, among other things. All resulted in $259,000 in unplanned expenditures. Property insurance may cover this with a future check.

Councilwoman **Amy Shumway** asked about the 50 percent of billing coming back into the ambulance fund. Fire Chief **Guido Smith** replied that a 50 percent collection rate seems to be the norm, as some revenues come in from a transport that was made years ago. Billing rates are set by the State Bureau of Emergency Services, which creates challenges and complications in the industry. Farmington's collection rate meets the average of what other agencies are seeing around the State.

Mayor Talbot opened and closed the Public Hearing at 7:16 p.m., as nobody signed up in person or electronically to address the Council on the issue.

Motion:

Councilman **Scott Isaacson** moved that the City Council approve the resolution to amend the FY21 municipal budget.

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

Adopt Municial Budget for Fiscal Year Ending June 30, 2022

Davis presented this agenda item. The highlight of this budget is initiation of the paramedic program, with the transfer coming from Davis County to the City, and a corresponding tax increase that has been discussed in order to hire six paramedics. The Council considered historical certified tax rates. **Davis** proposed holding a Truth in Taxation Hearing on August 17,

2021. It is suggested that no other agenda items are scheduled after the hearing, in order to allow for public comment and feedback.

The budget would also cover wages for an additional police officer, deferred vehicle maintenance, and an average 4 percent market and merit increase for employees. The budget also includes cemetery fund increases. Sales tax continues to do well, exceeding expectations.

Mayor Talbot said some revenues from the new liquor store help fund police officer wages. **Davis** said the March sales tax from the liquor store far exceeded what was budgeted, resulting in $25,000 additional sales tax collected. The City only gets a couple of months of sales tax history. **Mayor Talbot** suggested asking for two years' worth of sales tax information from the Syracuse liquor store.

Davis presented the Council with an information sheet to eventually share with residents regarding the impact the tax increase could have on an average home in Farmington in order to fund the paramedic program. It would include the City's portion going up and the County's levy going away. The calculations end up with a $52 annual property tax increase on the average home. The County tax transfer will pull of $21. Once a bond goes away next year, another $23 will be knocked off. The end result after a year and a half will be a $8 annual increase on the average home.

Mayor Talbot said this is a minimal impact on property taxes for the paramedic service level to increase significantly with more City control. He doesn't like raising taxes, but this is a good reason to. The info sheet is being finalized before being distributed to citizens.

Davis said the budget includes a new Human Resources payroll system with a one-time cost of $79,000. An IT position that was in community development will be moved to the finance area. **Mayor Talbot** mentioned that the new four plex needs to be maintained, which is a lot of money. **Isaacson** summarized that general fund expenditures are increasing by 29 percent in one year due mostly to the paramedics and a failed fire apparatus.

Pace said the American Rescue Plan (ARP) money to be spent on infrastructure is separate from CARES funds. **Isaacson** wants to inform the public that despite getting a lot of ARP and CARES funding, the way this money is spent is determined by the State legislature. He doesn't think the general public realizes that the Legislature tells the City how to spend those funds. **Davis** said half has to be spent in June, and it hasn't come in yet. A third of the CARES money came in last year, and the remaining 2/3 came in this year. CARES money was spent on public safety. **Mayor Talbot** said improving the City water infrastructure is not a bad idea, especially in a year of drought.

Mayor Talbot opened the Public Hearing at 7:47 p.m. Nobody signed up in person or electronically to address the Council on the issue. **Mayor Talbot** closed the Public Hearing at 7:48 p.m.

Motion:

Councilman **Brett Anderson** moved that the City Council approve the resolution to adopt FY22 Municipal budget with the corrected version of the resolution presented tonight, including the proposed tax levy rate of 0.001607, and a Truth in Taxation hearing scheduled for August 17, 2021.

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

REDEVELOPMENT AGENCY MEETING

Motion:

Councilwoman **Rebecca Wayment** made the motion to adjourn to the Redevelopment Agency (RDA) Meeting. The motion was seconded by Councilwoman **Amy Shumway**, which was unanimously approved.

CALL TO ORDER:

Mayor **Jim Talbot** called the meeting to order at 7:53 p.m. Roll call established that all members were present.

PUBLIC HEARING:

Amended Annual RDA Budget for Fiscal Year Ending June 30, 2021

Finance Director Greg Davis **Greg Davis** presented this agenda item. The RDA has evaluated many options for a particular parcel that has potential for affordable housing. The parcel falls within the boundary of the old Farmington Town Center Redevelopment Area jurisdiction. The current property owner has been patient with the City as the City assessed those options since December 2020. While a direct course of action for the parcel of land has not been determined, the owner has accepted an offer to be bought out by the RDA so as to allow time for the RDA to determine what is best going forward. An amendment for $150,000 was for renting out some units to do some work on that apartment complex. The $1.5 million is for a property transaction Staff recommends the Agency adopts tonight. It will be drawn from the fund balance out of the RDA, as there is sufficient cash in that fund to handle this property transaction.

DRAFT

Mayor Talbot opened the Public Hearing at 7:55 p.m. Nobody signed up in person or electronically to address the Council on the issue. **Mayor Talbot** closed the Public Hearing at 7:56 p.m.

Councilman **Brett Anderson** said any time you have a piece of property that is problematic, the question is: would it be a bad thing not to do. He is in favor of this, as this area has historically been problematic with a lot of criminal activity with the resulting impacts. He would like to avoid potential victims in that area. He feels the Agency would kick themselves if they didn't do it.

Motion:

Shumway moved that the RDA approve the Resolution to amend FY21 RDA budget.

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

Adopt RDA Budget for Fiscal Year Ending June 30, 2022

Davis presented this agenda item, which included the Highway 89 (old Kmart site) RDA and the Station Park RDA. The two RDAs continue to collect property tax revenues and maintain a balance.

The Highway 89 RDA is authorized to run through Fiscal Year 2025. In FY22, this fund is expected to receive approximately $175,000 representing both the City's portion and portions of other entities of the property tax increment. This fund handles debt service of approximately $175,000 annually through FY25. The FY22 recommended budget includes a transfer in from the Real Estate Fund as a reimbursement for the RDA's prior funding towards the purchase of the Old Farm land. This RDA fund will consequently have a cash balance ready for outlay towards a future affordable housing project or piece of property. **Davis** said this is an unusual and non-routine transaction for next year.

The Station Park RDA special revenue fund accounts for RDA transactions conducted by Farmington City, including property acquisition, site improvements, preparation cost, installation of public improvements, and administration costs. These are funded by property tax increments. In FY22 this fund is expected to receive approximately $464,000, representing the City's portion of the property tax increment.

Mayor Talbot said this is just repositioning the money; it is a good idea to reposition the Old Farm money.

DRAFT

Mayor Talbot opened the Public Hearing at 8:03 p.m. Nobody signed up in person or electronically to address the Council on the issue. **Mayor Talbot** closed the Public Hearing at 8:04 p.m.

Councilman **Shawn Beus** said this is prudent fiscal management of the two RDAs.

Motion:

Beus moved that the RDA approve the Resolution to adopt FY22 RDA budget.

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

Beus was excused for a family obligation at 8:05 p.m.

BUSINESS:

Purchase of Jeff Sidwell Property

Assistant City Manager/Economic Development Director **Brigham Mellor** presented this agenda item. The RDA has evaluated options for this particular parcel, which falls within the boundary of an old redevelopment area jurisdiction (Farmington Town Center). **Sidwell** has been patient with the City as they assessed the different options since December of 2020. While a direct course of action for the parcel of land has not been determined, **Sidwell** has accepted an offer to be bought out by the RDA so as to allow time for the RDA to determine what is best to do with the property. In Fiscal Year 2020-2021, all 10 of his units have been rented at $800+ per month. A simple income-based appraisal puts the fair market value at approximately $1.6 million. The City's appraisal done by Wall Appraisal out of Layton, Utah, puts the fair market value at $1.38 million. Given those conditions, the Staff was able to negotiate a purchase price of $1.5 million with **Sidwell**. The City has worked with **Sidwell** for the last six months to repair units and lease them out to Section 8 recipients or entertain affordable housing and redevelopment options. **Mellor** said the best course of action is to buy the property and then decide what to do with it afterward.

Wayment said she would like to be prudent with that amount of money, making sure the City's benefits of general health and public welfare far outweigh the costs. The price tag looks daunting, but overall she feels this is a very good decision.

Councilman **Scott Isaacson** said acquiring the land for $1.5 million would certainly result in an future increase of value. **Mayor Talbot** said this is a good purchase, as the City would control what happens to that land in the future. He thanked **Mellor**, **Petersen** and Staff for their efforts.

DRAFT

Motion:

Wayment moved that the RDA approve the Real Estate Purchase of the apartment complex located at 29 S. 200 E., Farmington, Utah 84025 Parcel ID: 070310048 for $1,500,000 (one million, five hundred thousand dollars).

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

Motion:

Anderson made a motion to adjourn and reconvene to an open City Council meeting at 8:10 p.m. The motion was seconded by **Shumway**, which was unanimously approved. **Beus** was excused.

NEW BUSINESS:

Interagency Cooperative Agreement – Utah Transit Authority (UTA) Bus Stop Upgrade Project

Community Development Director **David Petersen** presented this agenda item. UTA is upgrading a number of bus stops in Bountiful, Centerville and Farmington. The improved stops will immediately benefit bus users now, and Bus Rapid Transit (BRT) patrons in the future. The BRT line will eventually replace the 455 and 470 bus routes. In addition to the $101,810 that UTA is setting aside for the project, they are requesting that each city contribute $7,200 and Davis County provide $22,000, for a total estimated project cost of approximately $145,410. Other cities have already approved this, and **Petersen** got a reminder email.

Mayor Talbot said Bountiful is totally on board with the BRT, and North Salt Lake is heavily involved and very supportive. The issues have been with Centerville as **Mayor Clark Wilkinson** has been working with the Council to get it done. **Mayor Talbot** is not sure if Centerville has approved it yet, but Farmington really wants to be part of this.

Petersen said the improvements are detailed in Paragraph 4 of the Interagency Cooperative Agreement. UTA will administer the design services contract. Throughout the design process, UTA will have the design firm provide the parties with the opportunity to review and comment on the design submittals. According to the agreement, "While UTA will have final design authority, it will carefully consider all comments, suggestions or recommendations provided by the Parties."

DRAFT

Mayor Talbot said the two book ends of the route will be Station Park and University of Utah. He would like to have benches changed and have the bus stops be bigger and more inviting, like on Park Lane and Main.

Motion:

Councilman **Scott Isaacson** moved that the City Council approve the "Interagency Cooperative Agreement for Design of the Davis County Bus-Stop Upgrade Project" and authorize the Mayor to sign the same.

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

Award Bid for Garbage Collection

Public Works Director **Larry Famuliner** presented this agenda item. It has been eight years since the City went out to bid for garbage collection. The City had extended the original contract for three years with Robinson Waste Services. The City advertised and spoke to four major garbage haulers regarding a new contract for garbage service, and a Request for Bid was emailed to all four companies. Robinson Waste Services was the only company to submit a bid. The new bid includes a 10 percent increase for the first black can, almost 20 percent for the second black can, and the recycling can.

Famuliner feels very comfortable recommending Robinson for this bid due to the outstanding service they have provided in the past. One example is during a recent windstorm, they did the route three times that day, and did the route again the next day. The few complaints that do come stem from residents not following the rules, such as not putting the cans out on time or overfilling the cans.

Anderson asked how can thefts and rouge cans are handled. Owner **Steve Robinson** (2719 Willow Bend Road, Mountain Green, Utah) answered that there are annual audits of the cans. **Pace** said if rates are raised next year, the City has fund balance to cover the increased costs for one year. **Wayment** said that compared to New York when it is at 90 degrees and 100 percent humidity and the city smells like garbage everywhere, Farmington is well taken care of.

Motion:

Wayment moved that the City Council award the bid and approve the new contract for garbage collection service to Robinson Waste Services.

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

Consider Addendum Approval from Horrocks Engineers for Additional Design Work for the 950 North Street Project

Assistant City Manager/City Engineer **Chad Boshell** presented this agenda item. A year ago, Farmington, Kaysville and Horrocks Engineers entered into a three-way agreement to help with a $12 million project to connect Sunset to Angel Street. The agreement with Horrocks was for $238,000, but issues have arisen after coordination with the West Davis Corridor and the Farmington business park. The lion's share of the issues have been with designing roads through the sewer plant. The original design did not work, and there is an attempt to have the Right of Way (ROW) reduced. **Boshell** said there have been more concessions to the land owner than normal, and almost all of the change orders have been on the Kaysville side. The change orders are justified. There has been $6 million from the State, and Kaysville got $4 million in federal funds and third quarter tax. That is the only place that that money can be spent.

Mayor Talbot said he would yield to **Boshell** on that, to make sure the change orders are justified. This has been a nice opportunity for the two cities to cooperate with one another for something critical to both of them. The legislature likes to see two cities working together for a common cause, which may have contributed to the State funding received for this project, which has gone relatively smoothly.

Boshell said Kaysville is set to pass this on Thursday. Councilman **Scott Isaacson** said the addendum doesn't mention a 50/50 split. **Boshell** said everything being spent on the project is coming out of shared money.

Motion:

Isaacson moved to approve the addendum to the contract with Horrocks Engineers for the design of the 950 North Street Project in the amount of $88,800 to be paid from State and STP funds.

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

Boshell said 950 North is pretty much designed, but is on hold as the Utah Department of Trnasportation (UDOT) catches up. While the interaction lately has been O.K., this is the worst project and experience **Boshell** said he has ever experienced. City Manager **Shane Pace** said that is in contrast to the West Davis Corridor Design Build. **Boshell** said they should expect to see trucks coming down Shepard Lane in a week or two, which is behind schedule.

DRAFT

Approval of Kilgore Companies to Construct the FY22 Road Maintenance Project

Boshell presented this agenda item. This yearly maintenance project was bid out before the budget was approved. The City tries to save money by bidding projects out in January. There were five bidders ranging from $1.16 million to $1.5 million. Kilgore was the lowest bid, and Staker Parson was the lowest bid last year. Kilgore does an excellent job of managing projects. **Mayor Talbot** said that the City has worked with Kilgore for more than four years, and they have done an outstanding job.

Shumway asked if there is a list of which roads are on schedule to be repaired when. She said it would help Council members while interacting with the public, who likes to know when their road is due for repair. **Boshell** said he has those lists and will get a copy to the Council.

Motion:

Anderson moved to approve the contract and bid from Kilgore Companies for the construction of road maintenance improvements in the amount of $1,163,012.18 to be paid from various street maintenance funds.

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

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including Fiore' Investments LLC Improvements Agreement (escrow bond); Davis County Dispatch Agreement; and approval of minutes from May 4 and June 1, 2021. **Shumway** asked for a change on page 5 of the June 1 minutes, asking that her requests for a better plan refer to the sides of the building facing the roads. **Isaacson** pointed out that the Fiore' letter referenced 10 percent, but the actual amount is 20 percent; therefore, the letter is incorrect. **Pace** said it should be 20 percent.

Motion:

Shumway moved to approve the Summary Action list items 1-4 as noted in the staff report.

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

DRAFT

Shumway asked if Davis County Dispatch takes all of Farmington's 911 calls. **Pace** said they do take all calls, and then transfer them afterward. They take all calls except for Layton and South Davis Fire.

GOVERNING BODY REPORTS:

City Manager Report

Pace presented the Building Activity Report for May that included building permits. Weber Basin Water Conservancy District sent the City a notice, along with residents, that they should only water twice a week. This is a concern to the City due to the maintenance of parks, especially regional parks where grass is still new. While he wants the City to set an example for others, he does not want to lose infrastructure. He said they are developing a plan where they will water some parks less so that they can water others more. He thinks secondary water will be cut off in August, and the City Council may have to meet again on this issue.

Mayor Talbot said the City can't afford to let the fourplex grass die. They spent two years nursing the grass from seed before opening the facility to the public. It still needs a couple of years to grow and fill in.

Mayor Talbot and City Council Reports

Mayor Talbot asked the Council to put Festival Days on the calendar, and plan to ride on the fire truck while carefully tossing candy. He said Saturday is the critical day for the Council to be there. Imagination, a Beetles Band, will be performing. **Brian Hatch**, director of the Davis County Health Department, will be the grand marshal, due to his work with COVID this past year.

He also wants the Council to be aware that the Utah Open will be coming through the City the first week of August. This event will be televised across the world.

Wayment asked if the City has a reverse emergency alert system. **Pace** said Farmington is part of a county-wide emergency alert system. It was used that evening to alert residents of water being turned off, and also during the recent wind storm. The City should re-emphasize every six months that residents get their information in the system, possibly using the newsletter for the reminder. It can only be used for emergencies. **Mayor Talbot** said residents would have to give personal information to be included in the system.

Shumway asked for an update on the lot next to Roybals and Russon Brothers Mortuary, as she noticed the signs had come down. **Pace** said he had not heard anything for months.

DRAFT

Wayment said the Youth City Council will meet next week to organize help with Festival Days. **Shumway** said it is exciting that Shepard Lane is getting an island put in.

Anderson asked about the email from a landowner concerned with a fire six days ago. **Pace** said he has not seen that email. However, Fire Chief **Guido Smith** did receive another call regarding Main Street.

Mayor Talbot said it is an order from the State not to have fireworks east of Cottonwood due to potential fire risks. The fireworks boundaries are already published on the City website. He said there are few fires that are actually caused by fireworks, as a majority are caused by guns or people being careless. The fire on the mountainside years ago that set the whole mountain ablaze was caused by an old power line.

Pace discussed the strip of land between the Denver and Rio Grande Western Rail Trail (D&RGW Trail) and Avenues project that is owned by UTA, who doesn't maintain it. It has weeds on it, and has seen no maintenance for a year. They are in violation of the City weed ordinance, and the issue will be passed on to **Petersen** for follow up. The first notice of violation will have to be delivered to the UTA office.

DRAFT

CLOSED SESSION

Physically present in Council Chambers:

Mayor Jim Talbot,
City Manager Shane Pace,
Councilman Brett Anderson,
Councilman Scott Isaacson,
Councilwoman Amy Shumway,
Councilwoman Rebecca Wayment,
City Recorder Heidi Bouck,
Recording Secretary Deanne Chaston, and
Jayme Blakesley (representing City Attorney Todd Godfrey)

Motion:

At 9:03 p.m., **Wayment** made the motion to go into a closed meeting for the purpose of litigation. **Shumway** seconded the motion, which was unanimously approved. **Beus** was excused.

Sworn Statement

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

_____

Jim Talbot, Mayor

Motion:

At 10:03 p.m., **Anderson** made a motion to reconvene to an open meeting. The motion was seconded by **Shumway**, which was unanimously approved. **Beus** was excused.

ADJOURNMENT

Motion:

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

_____

Heidi Bouck, Recorder

CITY COUNCIL AGENDA

For Council Meeting:
July 06, 2021

S U B J E C T: City Manager Report

1. Fire Department Activity Report for May

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

Farmington City Fire Department

Monthly Activity Report

May 2021




Emergency Services

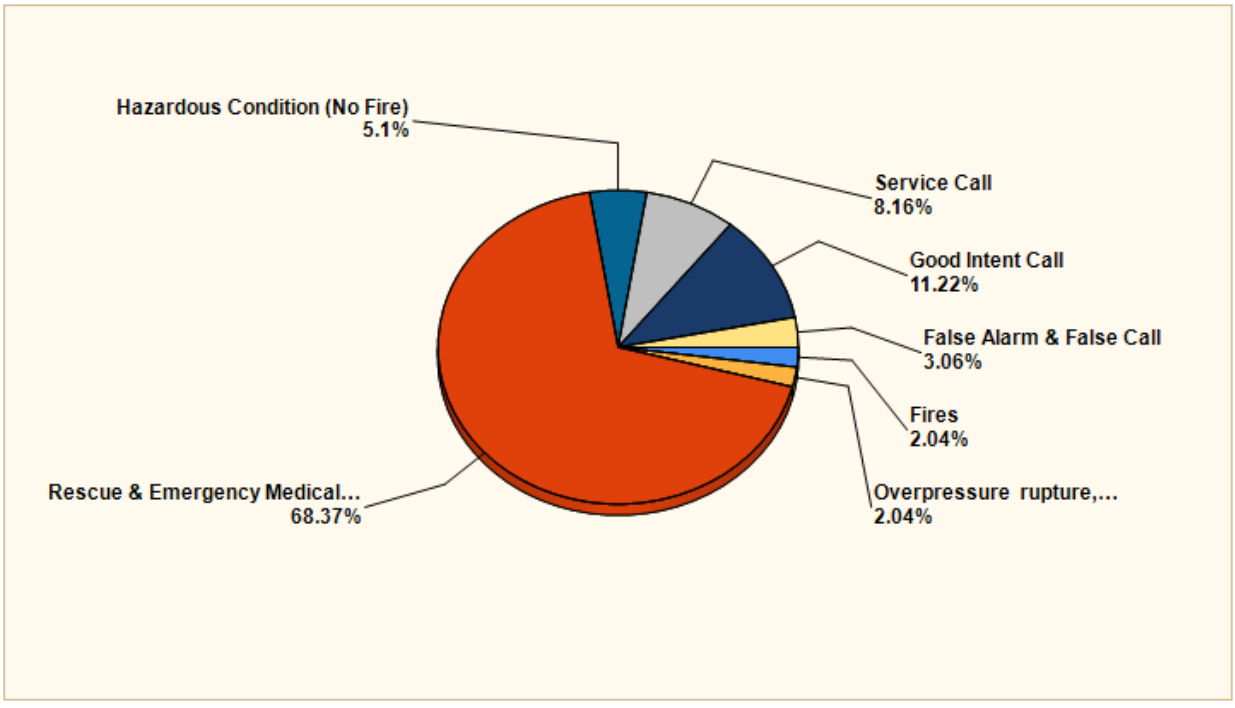
Fire / Rescue Related Calls: **31**

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

Ambulance / EMS Related Calls: **67 / Transported 47 (48%)**

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

Calls Missed / Unable to Adequately Staff:	**6 (6.1 %)**	**33 YTD (7.4%)**
Overlapping Calls:	**11 (11.2 %)**	**64 YTD (11.4%)**



On-Duty Crew / Dynamic Data / April:

Emergent Incident / On-Scene Hours / Month Total:	**55.7 Hrs.**	**(Approximate 223 Man Hours)**
EMS Transport / Turn-Around Hours / Month Total:	**94 Hrs.**	**(Approximate 188 Man Hours)**

Urgent EMS Related Response Times (average):	**5.40 Min/Sec**	**GOAL 5 minutes or less (+ 0.44)**
Urgent Fire Related Response Times (average):	**6.33 Min/Sec**	**GOAL 5 minutes or less (+ 1.33)**

Part-Time Man-Hours *based on the following 28-day pay periods – May 7th and May 21st*

Part-Time Shift Coverage / Staffing:	**1,002**	**Budgeted 672**	**Variance +330***
Training & Drill Hours:	**60**	**628.5 (FY21)**	
Emergency Calls/ Station Staffing:	**15**	**FIRE 2 / EMS 13**	**40 YTD**
Special Event Hours:	**276**	**1,501 (FY21)**	
Part-Time Fire Marshal:	**126.5**	**Budgeted 120**	**Variance + 6.5**
Part-Time Fire Inspector	**25**	**Budgeted 90**	**Variance – 65**
Total PT Staffing Hours:	**1,504.5**	**13,986 (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 +52****

** Vacation Coverage and Search & Rescue Operations – Laura Waldron*
***Monthly Officers Meeting, Training and Search & Rescue Operations – Laura Waldron*

Revenues & Grant / Donation Activity YTD

Ambulance Revenue (April 2021)

	Month	Calendar Year	FY 2021
Ambulance Services Billed	$66,112.97	$242,334.92	$745,574.57
Ambulance Billing Collected	**$38,860.43**	**$129,531.11**	**$350,570.97**
Variances:	*$27,252.54*	*$112,803.81*	*$395,003.60*
Collection Percentages	59%	53%	47%

Grant / Donation Activity "Requests":
State of Utah / COVID Supplies *$0* ***$359,000 YTD***

Grant / Donation Activity "Received":
State of Utah / COVID Supplies *$0* ***$1,500 YTD***

Department Training & Man-Hours

Monthly Staff Meeting & Leadership Training	15
Shift Drill #1 – FIRE – Scene Size Up	24
Shift Drill #2 – EMS – Drug Calculations	24
Shift Drill #3 – FIRE – Salvage & Overhaul	24
Shift Drill #4 – EMS – Seizures	24
Shift Drill #5 – FIRE – Wildland Training	24
Pandemic / COVID-19 Update Trainings	22
USAR Training / Extrication	12
Active Shooter / RTF	24
Total Training Hours:	**193**

1,145 HRS YTD

Fire Prevention & Inspection Activities	**QTY**		
New & Existing Business Inspections:	26		
Re-Inspections:	03		
Fire Plan Reviews & Related:	08		
Consultations & Construction Meetings:	14		
Public Education Sessions:	4	**(COVID-19)**	**24 YTD**

Health, Wellness & Safety Activities	**QTY**	
Reportable Employee Injuries:	0	0 YTD
Physical Fitness / Gym Membership Participation %:	100%	(Station COVID-19)
Chaplaincy Events:	1	**8 YTD**

Process Improvement Activities:	**QTY**	
Process Improvement Program (PIP) Submittals:	0	**1 YTD**

Monthly Activity Narrative:

Emergent response times averaged over five and a half minutes for EMS calls and six and a half minutes for fire calls. Month of May incidents included ongoing COVID-19 responses, carbon monoxide alarms, gas leaks, vehicle fires, brush fires and a fatal structure fire. Six 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). *Forty-eight percent of all EMS calls resulted in transporting patients to hospitals. Ambulance collection revenues continue with little predictability due to mandated billing variables. FFD continued to place much time and effort into seasonal preparations for this year's fire season, to include ongoing cross training of fire support staff (Mr. Eric Miller – Building Official, Mr. Cody Nelson and Mr. Brad Thurgood – City Shops). These individuals play a critical support role during fire season, often providing immediate logistical support during business hours. Department wide training for May encompassed Scene Size-up, Drug Calculations, Salvage & Overhaul Operations, Seizures, Wildland Firefighter Training, Regional USAR and Rescue Task Force (Active Shooter) trainings. FFD participated in a multi-agency Search and Rescue operation of Mrs. Laura Waldron, who went missing May 5th, and was located the following afternoon. Mrs. Waldron was treated and transported to a local hospital for observation. FFD facilitated "Alpha Division" as assigned by IC and oversaw several groups and operations:* ***FIRE GROUP*** *– FD personnel systematically searched areas within city limits.* ***C.E.R.T & VOL. GROUP*** *– Assigned and tracked volunteers searching within the city limits.* ***Communications Group*** *– Radio operators communicating activities throughout the incident. FFD maintained ICS & NIMS practices throughout the assignment.*

FFD received blankets and stuffed toys for the less fortunate in addition to gift cards from local business for our EMS professionals. A special "THANK YOU" to all involved (to include Councilwoman Amy Shumway). FFD assisted on a fatal residential structure fire in Bountiful that claimed the life of one occupant and injured several public safety personnel. FFD participated in multiple regional RTF / Active Shooter training evolutions in addition to specialized USAR extrication training. FFD continued to evaluate various replacement structural / urban interface apparatuses best suited for Farmington. Ongoing fire hazard assessments indicate extreme fire potentials for the upcoming fire season. FFD wildland firefighting equipment and apparatuses are currently 100% mission capable with our tactical water tender (WT-71) staged in Pretty Valley near the firebreak road for rapid deployment.

FFD COVID-19 UPDATE: *Continued decrease of new COVID-19 cases and ongoing reduction of hospitalizations occurred throughout May. It is anticipated that all restrictions will be removed providing numbers continue to diminish. FFD is still providing modified COVID-19 vaccination standby services at the Legacy Center.*

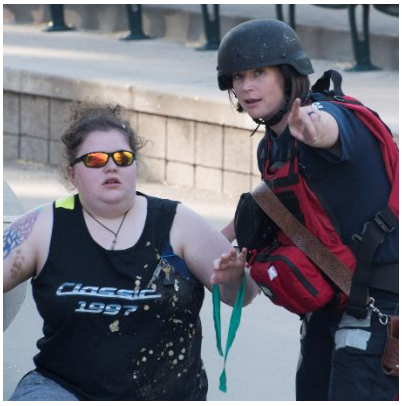
Please feel free to visit or contact myself at your convenience with questions, comments or concerns:
Office (801) 939-9260 or email gsmith@farmington.utah.gov – Fire Chief Guido Smith

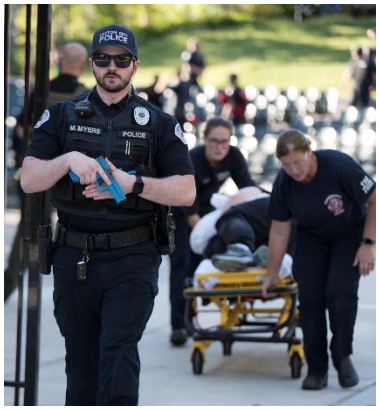
May 2021 Snapshots

Missing Person – Laura Waldron Located, Fatal Mutual-Aid Structure Fire, Ongoing COVID-19 Vaccine Standby, Regional Rescue Task Force Training - Layton, Heavy Rescue HD Cribbing Cache Completion & Training, Urban Interface Pumper Evaluations, Farmington Canyon & Bench Area Fuel Assessments.















CITY COUNCIL AGENDA

For Council Meeting:
July 06, 2021

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

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