WORK SESSION: A work session will be held at 5:00 p.m. in the kitchen of the City Hall. The agenda of the work session is as follows:

1. Work session on budget - 5:00 - 6:00 p.m.
2. Review of agenda items 6:00 - 7:00 p.m.

FARMINGTON CITY COUNCIL MEETING
NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, May 18, 2010, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 130 North Main Street, Farmington, Utah. The agenda for the meeting shall be as follows:

CALL TO ORDER:

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

7:05 2. Approval of Minutes of Previous Meetings

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS

7:10 3. "Tree City USA" Presentation - Scott Zeidler, State Land & Forestry

7:15 4. Utah Child Protection Registry - Ciera Pecarcik

7:20 5. Introduction to the Family Connection Center - Daneen Adams

7:25 6. Planning Commission Report

PUBLIC HEARINGS:

7:30 7. Public Hearing: Consideration of Ordinance annexing 0.43 acres of property located at approximately 1700 North and 1500 West/Designation of zone annexed area (George Clark Property A-1-10)

7:40 8. Public Hearing: Consideration of Ordinance amending 12-7-080(2) and 12-6-110 of the City's Subdivision Ordinance proposing the elimination of public utility easements along rear property lines with exceptions and making certain minor amendments to the final plat submittal requirements (ZT-2-10)

7:45 9. Pubic Hearing: Consideration of amendments to Zoning Ordinance as follows: (11-29-103(3)(4) number of students, teachers, etc., with home occupation permit; (11-35-103(12) parking in the front yards; (11-32-103[5] (11-28-110) proposed amendment to minimum dwelling size.

PRESENTATION OF PETITIONS AND REQUESTS:

7:25 10. Consideration of final plat approval for Park Lane Commons Subdivision located at approximately 500 North 1000 West

8:00 11. Consideration of well drilling proposal, engineering services related thereto, proposed site, public notice consideration

SUMMARY ACTION:

8:10 12. Minute Motion Approving Summary Action List

- Ratification of Construction & Storm Water Bond Agreements.
- Approval of March's disbursement list.
- Approval of Change Order #6 - Farmington City Hall contract with Hughes General Contractors
- Approval of Sidewalk Repair Agreements with Vincent Greenwood, Anthony Hopson

CONSIDERATION OF ORDINANCES/RESOLUTIONS/AGREEMENTS

8:15 13. Review of Glen Leonard Contract to write Farmington's History

8:20 14. Financial Advisor Contract with Zion's Bank

8:25 15. Resolution approving Inter-local Cooperation Agreement between City and Davis County relating to CDBG Program for FY 2011, 2012 and 2013

8:30 16. Resolution to Claim unused "Rights to Burial" in the Farmington City Cemetery

8:35 17. Water Rate Discussion

OLD BUSINESS:

8:40 18. City Manager Report

GOVERNING BODY REPORTS:

8:45 19. Mayor Harbertson and City Council Reports

MISCELLANEOUS:

8:50 20. Miscellaneous

a. Miscellaneous items.

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

NOTICES OF COMMUNICATION

8:55 21. Items of General Correspondence

Neil
2 months of the year — Tell Neil

9:00 **ADJOURN**

DATED this 14th day of May, 2010.

FARMINGTON CITY CORPORATION

By: Margy Lomax
Margy Lomax, City Recorder

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

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

Agenda Item 1

CITY COUNCIL AGENDA

[ ] Appointments, Hearings, Etc.
[ ] Discussion Items - Recommendations
[ ] Reports

For Council Meeting:
May 18, 2010

Petitioner _____

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

It is requested that Margy Lomax give the invocation/opening comments to the meeting and that Council Member John Bilton 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.

Agenda Item 2

CITY COUNCIL AGENDA

[ ] Appointments, Hearings, Etc.
[ ] Discussion Items - Recommendations
[ ] Reports

For Council Meeting:
May 18,2010

Petitioner _____

SUBJECT: **Approval of Minutes of Previous Meeting**

ACTION TO BE CONSIDERED:

Minute motion approving the minutes of the regular City Council meeting held May 4, 2010.

GENERAL INFORMATION:

Please see enclosed minutes. They have been reviewed by staff and are ready for Governing Body review and approval.

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

DRAFT

FARMINGTON CITY COUNCIL MEETING

Tuesday, May 4, 2010

CITY COUNCIL WORK SESSION/EAST CONFERENCE ROOM

PRESENT: *Mayor Scott Harbertson, Council members John Bilton, Rick Dutson, Cory Ritz, Jim Talbot and Sid Young, City Manager Max Forbush, Assistant City Planner Glenn Symes, City Finance Director Keith Johnson, and Recording Secretary Cynthia DeCoursey*

Mayor Harbertson began the work session at 5:40 p.m. **Cory Ritz** offered the opening prayer.

Howard Wilson from Modern Display gave a presentation of possible Christmas decorations for Farmington City. The Council discussed issues such as vandalism, possible locations, and the cost of the decorations. They determined that it was not prudent to commit $100,000 to Christmas decorations at the current time. They suggested that a much smaller proposal be prepared, and they discussed the possibility of allocating a certain amount of funds for decorations spread over a two or three year time period. It was also suggested that cost be spread over a two or three year time period. The Council agreed on the idea of placing ribbons at each of the five entrances to the City and wreaths at the City Hall. **Mr. Forbush** said he would meet with the Council to discuss which decorations should be purchased and how much should be spent.

At 6:10 p.m. pictures of the Council were taken in the City Chambers, and the work session resumed at 6:20 p.m.

(Agenda Item #2) – APPROVAL OF MINUTES OF PREVIOUS MEETING

There were several minor amendments to the minutes.

(Agenda Item #5) – PUBLIC HEARING: CONSIDERATION OF SCHEMATIC PLAN AND MINOR SUBDIVISION FINAL PLAT APPROVAL FOR 2 LOTS IN BELL ESTATES AT APPROXIMATELY 780 SOUTH COUNTRY LANE (S-2-10)

Mr. Symes referred to the Planning Commission report dated April 15, 2010, and there was a brief discussion regarding this item.

(Agenda Item #6) – HOWARD KENT/SLI: CONSIDERATION OF FINAL PLAT APPROVAL FOR THE SPRING CREEK ESTATES SUBDIVISION, PHASES 3-A AND 3-B, LOCATED AT APPROXIMATELY 400 NORTH AND 1875 WEST (S-1-10 AND S-3-10)

Mr. Symes said the original plat of this subdivision included eight phases, but the economic situation required the developer to break it into smaller sub-phases, and this approval is for the first two sub-phases of Phase 3. The Planning Commission reviewed and recommended approval on both 3-A and 3-B. The City has also secured an easement for a future right-of-way, and Phase 3-B will include another access to the subdivision. Because the lots are each a full acre in size, there are no conservation requirements, but a development agreement must be finalized and recorded with the plat.

Mayor Harbertson mentioned Agenda Items 7-12, and there was a brief discussion of issues related to those items. The work session ended at 6:58 p.m.

REGULAR CITY COUNCIL/CITY CHAMBERS/CALL TO ORDER

PRESENT: *Mayor Scott Harbertson, Council members John Bilton, Rick Dutson, Cory Ritz, Jim Talbot and Sid Young, City Manager Max Forbush, Assistant City Planner Glenn Symes, City Finance Director Keith Johnson, City Engineer Paul Hirst, City Recorder Margy Lomax and Recording Secretary Cynthia DeCoursey*

Mayor Harbertson opened the meeting at 7:00 p.m. and welcomed those in attendance, including **Tyler Anderson** from the Trails Committee and **Alyssa Utley** from the Farmington Youth City Council. **Cory Ritz** offered the invocation, and the Pledge of Allegiance was led by local Boy Scout **Sam Jardine**.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS (Agenda Item #2)

Motion

John Bilton made a motion to approve the minutes of the Special City Council Work Session held April 27, 2010. The motion was seconded by **Jim Talbot** and was approved by all Council members.

Motion

Cory Ritz made a motion to approve the minutes of the regular City Council meeting held April 20, 2010 with the amendments as noted in the work session. The motion was seconded by **Sid Young** and approved by Council members **Dutson**, **Ritz**, **Talbot**, and **Young**. **John Bilton** abstained because he was not in attendance.

"RELAY FOR LIFE" – FUTURE EVENT PLANNED TO BE HELD IN KAYSVILLE (Agenda Item #3)

Denise Smith, representing the Central Davis Chapter of the American Cancer Society, informed the Council of the annual Relay for Life fundraising event to be held July 30-31, 2010 at Barnes Park in Kaysville. She said the Central Davis Chapter includes Farmington, Kaysville and Fruit Heights. On July 30th the dinner for survivors will begin at 5:00 p.m., and the Relay for runners and/or walkers will begin at 6:00 p.m. The event raises money for cancer research and assists people who are affected by cancer. She complimented the Farmington Youth City Council for their expressed support and will meet with them in June to discuss their participation.

PLANNING COMMISSION REPORT (Agenda Item #4)

Glenn Symes reported on the Planning Commission meeting held April 29, 2010:

- The Commission recommended final plat approval for Phases 3-A and 3-B of the Spring Creek Estates Subdivision.
- The Commission approved the request for a Preliminary Plat for the Park Lane Commons Subdivision which is associated with the Park Lane Commons Master Plan and will subdivide property for Park Lane Village and the dedicate the adjacent rights-of-way.
- The Commission approved the site plan for the Park Lane Village apartment project located at approximately 500 North 1000 West consisting of 324 units on approximately 13 acres of property with conditions as listed in the staff report.
- The Commission approved a request for an addition to an existing home (94 North 100 West) in the OTR zone. The addition will be 80 square feet larger in area and about a foot higher than the existing home.

PUBLIC HEARING: CONSIDERATION OF THE SCHEMATIC PLAN AND MINOR SUBDIVISION FINAL PLAT APPROVAL FOR 2 LOTS IN BELL ESTATES AT APPROXIMATELY 780 SOUTH COUNTRY LANE (S-2-10) (Agenda Item #5)

Background Information

Mr. Symes informed the Council that this subdivision has fewer than ten lots which qualify it as a minor subdivision rather than a major subdivision. The conservation requirements do not apply because each lot will be a full acre in size. The final plat also includes a 55-foot right-of-way easement for a future roadway dedication which may be necessary when the remainder of the area is developed.

Public Hearing

Mayor Harbertson opened the public hearing at 7:25 p.m. There was no one to speak regarding this agenda item, and the public hearing was closed.

Cory Ritz said the flood plain map portion of the Development Agreement was discussed at the previous City Council, and he asked if the issue had been resolved. **Mr. Symes** said they planned to include it as a condition.

Blake Matthews was involved with the partnership that developed Farmington Creek Estates, and he explained the history of this subdivision. He said when the Development Agreement was drafted, developers spent $7,000 on engineering work to comply with the flood plain map revision. However, during the approval process, there was a member of the Planning Commission, **Kim Wallace**, who worked for Davis County Flood Control, and he said the County would like to take over the project. The County released the developers from the responsibility and committed to follow through with the flood plain issue. (The minutes of the December 2004 City Council meeting validate this agreement). However, **Mr. Wallace** no longer works for the District, the plan was never implemented, and the City required the developers to follow through with the original commitment. **Mr. Matthews** said that in the past 2 ½ years, they have sold only one building lot, and they have incurred $21,000 in expenses with Wilding Engineering. Wilding will not submit the work they have done for approval from FEMA until they have been paid, and they put a lien on the property which will ensure that as the lots are sold, they will be paid. He said it is unfortunate because the findings of Wilding Engineering show that the area is not actually part of the flood plain. **Mr. Matthews** said an additional issue is that they received a list of fees from the City when Phase 3 of Farmington Creek Estates was developed. The City failed to list a required $30,000 park fee, and when application was made for a building permit, the City denied the permit until the fee was paid. A proposal with the City was agreed upon, and a portion of the $30,000 was paid each time a building permit was issued. That obligatino is now paid off. He suggested that the engineering fee be handled in a similar way.

Motion

Cory Ritz made a motion to approve the vacation of Parcel 4 of the Farmington Creek Estates Phase 3 Planned Unit Development First Amended Plat. **Rick Dutson** seconded the motion, and it was approved by all Council members.

Motion

Cory Ritz made a motion to approve the schematic plan, a minor subdivision plat and the final plat of the Bell Estates Subdivision with the following conditions:

1. The plat will not be signed and released until the **Mayor** is satisfied that a mechanism is in place which will finalize the flood plain map amendment as was agreed to in the past.

2. The applicant will work with the City's Development Review Committee to address any outstanding issues related to the final plat including but not limited to planning, engineering, storm water, sewer, culinary and secondary water and public works.
3. The changes discussed in the staff report of April 15, 2010 will be made prior to final approval and plat recordation.
4. An easement must be added to the plat for a sewer lateral across the eastern portion of Lot 2.

Findings for Approval

1. The proposed schematic plan is consistent with the requirements of the underlying zoning ordinance requirements.
2. The lots are large enough to avoid any conservation subdivision requirements and do not require a waiver from such requirements.
3. The provision of an easement for future right-of-way allows the City to maintain adequate access for future development to the west of the proposed subdivision.

Sid Young seconded the motion, and it was unanimously approved.

CONSIDERATION OF FINAL PLAT APPROVAL FOR THE SPRING CREEK ESTATES SUBDIVISION, PHASES 3-A AND 3-B, LOCATED AT APPROXIMATELY 400 NORTH AND 1875 WEST (S-1-10 AND S-3-10) (Agenda Item #6)

Mayor Harbertson said there is a portion of this subdivision which requires a road dedication for the continuation of Burke Lane. The Council discussed the costs involved with the construction of a new road and determined that the developer will be responsible for the curb, gutter sidewalk and half of the road. The City will cover the cost for the remainder of the road.

Mr. Symes referred to a map of Spring Creek Estates and explained some of the issues involved with the proposal.

Motion

Cory Ritz made a motion to approve the final plat for the Spring Creek Estates Subdivision Phases 3-A and 3-B (half of Parcel D and fronting Lot 301) and authorize **Mayor Harbertson** to sign the final plat, with the following conditions:

1. The dedication of the right-of-way for the road in Parcel D.
2. The developer's bond amount will be increased to pay for half of the costs incurred with the installation of the road.

3. The applicant will work with the City's Development Review Committee to address any outstanding issues related to the final plat including but not limited to planning, engineering, storm water, sewer, culinary and secondary water and public works.
4. The applicant will work with staff to finalize and present to the City Council a development agreement for the Spring Creek Estates Subdivision.

Findings for Approval

1. The proposed final plat is consistent with the approved preliminary plat.
2. The proposed subdivision meets all of the requirements for approval of a final plat.

Sid Young seconded the motion, and it was approved by all Council members.

MINUTE MOTION APPROVING SUMMARY ACTION LIST (Agenda Item #7)

- **Ratification of Construction and Storm Water Bond Agreements.**
- **Approval of Change Order #5 to Farmington City Hall Project.**

Motion

Rick Dutson made a motion to approve the items on the Summary Action List. **John Bilton** seconded the motion, and it was unanimously approved.

CONSIDERATION OF FIRST AMENDMENT TO THE SPRING CREEK ESTATES DEVELOPMENT AGREEMENT (Agenda Item #8)

Motion

John Bilton made a motion to approve Amendment #1 to the Spring Creek Estates Development Agreement. **Rick Dutson** seconded the motion, and it was unanimously approved.

ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE 8, CHAPTER 2 OF THE CITY CODE REGARDING STREETS AND PUBLIC WAYS (Agenda Item #9)

Motion

Rick Dutson made a motion to approve the Ordinance amending various Sections of Title 8, Chapter 2 of the City Code regarding streets and public ways. **John Bilton** seconded the motion, and it was approved by a roll call vote with Council members **Bilton**, **Dutson**, **Ritz**, **Talbot**, and **Young** voting in favor of the motion.

ORDINANCE AMENDING TITLE 8, CHAPTER 5 OF THE CITY CODE REGARDING EXCAVATION PERMITS (Agenda Item #10)

The **Mayor** said a number of changes were made, and the Ordinance has been reviewed by staff and the City Attorney.

Motion

Jim Talbot made a motion to approve the Ordinance amending Title 8, Chapter 5 of the City Code regarding Excavation Permits as presently constituted. The motion was seconded by **Cory Ritz**, and the **Mayor** asked if there were any further comments.

Sid Young mentioned that in Section 8-5-140 (a) there should be more flexibility with the type of bond required and suggested that it should read "a cash bond and/or a corporate surety bond." Following a brief discussion, the Council agreed to state "a cash bond and a corporate surety bond or other type of measure acceptable to the Public Works Director."

Amended Motion

Jim Talbot made a motion to approve the Ordinance amending Title 8, chapter 5 of the City Code regarding Excavation Permits with the language in Section 8-5-140: "an acceptable cash bond and a corporate surety bond or another type of measure acceptable to the Public Works Director." **John Bilton** seconded the motion, and it was approved by a roll call vote with Council members **Bilton**, **Dutson**, **Ritz**, **Talbot**, and **Young** voting in favor of the motion.

PUBLIC HEARING: ADOPTION OF THE TENTATIVE BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2011 (Agenda Item #11)

Public Hearing

Mayor Harbertson informed the Council that the State requires each City to adopt an annual budget. He opened the public hearing at 7:55 p.m. There was no one to speak concerning this agenda item, and the public hearing was closed.

Motion

Rick Dutson made a motion to adopt the tentative budget for the fiscal year ending June 30, 2011 and set the final adoption hearing for June 15, 2010. **Jim Talbot** seconded the motion, and it was unanimously approved.

REVIEW OF ADDITIONAL WATER RATE INFORMATION PROVIDED BY LEWIS YOUNG ROBERTSON BURNINGHAM, INC. (Agenda Item #12)

Mayor Harbertson said the public hearing on this item is scheduled for the June 15, 2010 City Council meeting and referred to the information provided in the staff report. **Mayor Harbertson** pointed out that with the proposed increase in water rates, Farmington would have the second highest water rates in Davis County. North Salt Lake's rates are similar, and West Bountiful's water rates have risen substantially (200-300%) as their infrastructure ages. He predicted that many of the other cities will likely be assessing higher rates as they go through a similar process. Farmington's proposal is a 40% increase on residential water rates.

GOVERNING BODY REPORTS (Agenda Item #13)

Mayor Harbertson

1. Several bikers have expressed concern regarding the overpasses and the raising of drains. **Mr. Forbush** asked UDOT to assist in the resurfacing of the overpasses, but if they will not assist, the City will be responsible for the repairs. An initial bid of $19,200 has been received, and staff plans to obtain at least one more bid.

2. The Wasatch Integrated Waste Management District recycling center will open on June 2, 2010. Tours will be given at 11:00 a.m. and there will be a ribbon cutting ceremony at 3:30 p.m. The District is anticipating rate increases in either 2014 or 2015. When the landfill is completely full, the garbage will have to be transported further, and additional transfer stations will be necessary.

3. The **Mayor** asked for suggestions of topics which could be discussed during the upcoming Town Hall meeting and for the remainder of meetings during 2010. The water rate increase was suggested for May 19, 2010, and additional suggestions were the City's budget, volunteerism, and the Trails Committee.

4. The April issue of the Farmington Ranches HOA Report quotes the **Mayor's** request to decrease lawn watering.

John Bilton

- No report

Rick Dutson

- No report

Sid Young

- He informed the Council that there is money in next year's budget for the lights and the flag pole at the cemetery. He suggested the possibility of a fund-raising event which could assist with additional improvements at the cemetery. The American Legion will not do a flag raising ceremony on Memorial Day because of the flag pole problem.

- He mentioned that several residents in his neighborhood have back yards near a creek area where there are many trash trees. They would like to remove them and plant some nice trees, and he was not sure how to advise them. **Mr. Forbush** said that they should contact the Davis County Public Works Department concerning any issues within 100 feet of a stream channel.

- He received a notice from the Second District Juvenile Court regarding a graduation ceremony to be held at noon on May 11, 2010, and he plans to attend.

Cory Ritz

- **Mr. Ritz** asked if the **Mayor** had heard from the Davis School District or from Davis County regarding the vote on the tax incentive for the CDA. **Mayor Harbertson** said he had not heard from Davis County, but he spoke with a representative from the School District who was supportive of Farmington City's position on the issue.

(**Rick Dutson** left the meeting at 8:20 p.m.).

Jim Talbot

- The Bird Festival will be held on Friday, May 14, 2010 at 9:00 a.m. The public will be allowed to tour the boardwalk, and it is an opportunity for residents to support the Trails Committee.

City Manager Report

- **Mr. Forbush** explained that any burial site where no action has occurred in 60 years can be reclaimed by the City. This is a state law, and the City must give notice to the public. If there is no response, the burial rights revert back to the City and can be resold. He recommended that the City implement this process every five years.

- **Mr. Forbush** said CRS is interested in leasing a portion of the new City Hall, and a proposal was submitted by City Engineer, **Paul Hirst**, of CRS.

There was an extended discussion regarding issues related to this proposal, and it was determined that the process needs to be open to the public and that rental rates need to be advertised. **Mayor Harbertson** said he considers this opportunity to be a win-win situation for

both the City and CRS. However, he thinks the City could possibly be criticized for constructing a building that was too large for its current needs and for leasing the extra space to another tenant. A benefit to the City is that CRS will finish the remaining space which the City cannot afford to do at the current time.

Motion

Sid Young made a motion to authorize staff to advertise the 4500 square feet of unfinished office space in the Farmington City Hall in a local newspaper and to contact interested public entities, including Davis School District and Davis County, regarding the availability of the space. The City Attorney will review the advertisement and offer advice regarding the lease proposal. **Cory Ritz** seconded the motion, and it was approved by all Council members.

ADJOURNMENT

Motion

John Bilton made a motion to adjourn the meeting. The motion was seconded by **Sid Young**, and it was approved by all Council members. The meeting was adjourned at 8:50 p.m.

_____

Margy Lomax, City Recorder
Farmington City Corporation

Agenda Item 3

CITY COUNCIL AGENDA

[ ] Appointments, Hearings, Etc.
[ ] Discussion Items - Recommendations
[ ] Reports

For Council Meeting:
May 18, 2010

Petitioner _____

S U B J E C T: **"Tree City USA" Presentation - Scott Zeidler, State Land & Forestry**

Postponed until June!

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

Scott Zeidler will be at the City Council meeting to present to the Mayor and City Council the Tree City USA Award.

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

Agenda Item 4

CITY COUNCIL AGENDA

[ ] Appointments, Hearings, Etc.
[ ] Discussion Items - Recommendations
[ ] Reports

For Council Meeting:
May 18,2010

Petitioner _____

S U B J E C T: Utah Child Protection Registry - Ciera Pecarcik

ACTION TO BE CONSIDERED:

None.

GENERAL INFORMATION:

Please see attached email.

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

Margy Lomax

From: Neil Miller [nmiller@farmington.utah.gov]
Sent: Friday, May 14, 2010 1:48 PM
To: Max Forbush
Cc: mlomax@farmington.utah.gov
Subject: FW: City Council

Max this is what she wants to come and talk to the City Council about.

From: Stefanie Gallagher [mailto:stefanie.gallagher@yahoo.com]
Sent: Monday, May 03, 2010 4:00 PM
To: Neil Miller
Subject: CIty Council

Hi Neil!

I was wondering if you could schedule Ciera for a City Council meeting. She would like to introduce them to a program that the Miss Utah Organization has partnered with called the Utah Child Protection Registry. They are holding a contest to see which Miss Utah contestant can get the most email addresses and phone numbers registered. More importantly it is a free service to make sure we are protecting our children against adult-oriented content which is, too often, sent unsolicited. She would like to gain the support of the City Council to promote the registry throughout Farmington.

The registry link is:

www.donotcontact.utah.gov/missutah/missfarmington

Let me know if you are able to get her on the next available agenda.

Thanks!

Stefanie

Agenda Item 5

CITY COUNCIL AGENDA

[ ] Appointments, Hearings, Etc.
[ ] Discussion Items - Recommendations
[ ] Reports

For Council Meeting:
May 18,2010

Petitioner _____

S U B J E C T: Introduction to the Family Connection Center - Daneen Adams

ACTION TO BE CONSIDERED:

None.

GENERAL INFORMATION:

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

Agenda Item 6

CITY COUNCIL AGENDA

[ ] Appointments, Hearings, Etc.
[ ] Discussion Items - Recommendations
[ ] Reports

For Council Meeting:
May 18,2010

Petitioner _____

S U B J E C T: Planning Commission Report

GENERAL INFORMATION:

Please see enclosed Planning Commission Agenda and related information. The Planning Commission Chair or staff will be present to give the report.

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

FARMINGTON

HISTORIC BEGINNINGS • 1847

Farmington City Planning Commission

May 13, 2010

AGENDA
PLANNING COMMISSION MEETING
May 13, 2010
Public Meetings at City Hall, 130 North Main
Study Session: 6:30 p.m.
Regular Session: 7:00 p.m.

(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Planning Department prior to noon the day before the meeting.)

(7:00) 1. Minutes

(7:05) 2. City Council Report

SUBDIVISION APPLICATIONS

(7:10) 3. The Haws Company – (Public Hearing) – Applicant is requesting approval for a Preliminary Plat as well as a recommendation for a Final Plat approval for the Park Lane Commons subdivision located at approximately 500 North 1000 West. This subdivision is associated with the Park Lane Commons Master Plan and is proposed to subdivide property for the accommodation of Park Lane Village, the dedication of the adjacent rights-of-way and the subdivision of a small lot for the development of a sewer pump station. (S-5-10)

(7:20) 4. Merrill Law – (Public Hearing) – Applicant is requesting a recommendation of approval for a schematic subdivision plan for a proposed flag lot subdivision on property located at 661 West 1400 North. (S-6-10)

ZONE CHANGE APPLICATION

(7:40) 5. Merrill Law – (Public Hearing) – Applicant is requesting a recommendation of approval for a proposed rezone of approximately 1.68 acres of property located at 661 West 1400 North from A (Agricultural) to LR (Large Residential). (Z-2-10)

CONDITONAL USE APPLICATION

(7:50) 6. Eric Malmberg – (Public Hearing) – Applicant is requesting approval of a conditional use permit for a driveway and associated curb cut for access to an RV pad located to the side of an existing 3-car garage on property located at 688 North 2050 West. (C-6-10)

OTHER BUSINESS

(8:00) 7. Miscellaneous, correspondence, etc…

a. Current Development Report/Map
b. Other

8. Motion to Adjourn

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. if the Planning Commission feels there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Posted May 6, 2010

Glenn Symes, AICP
Assistant City Planner

PARK LANE COMMONS

FARMINGTON CITY, DAVIS COUNTY, UTAH

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
DAVIS COUNTY, UTAH

LINE TABLE

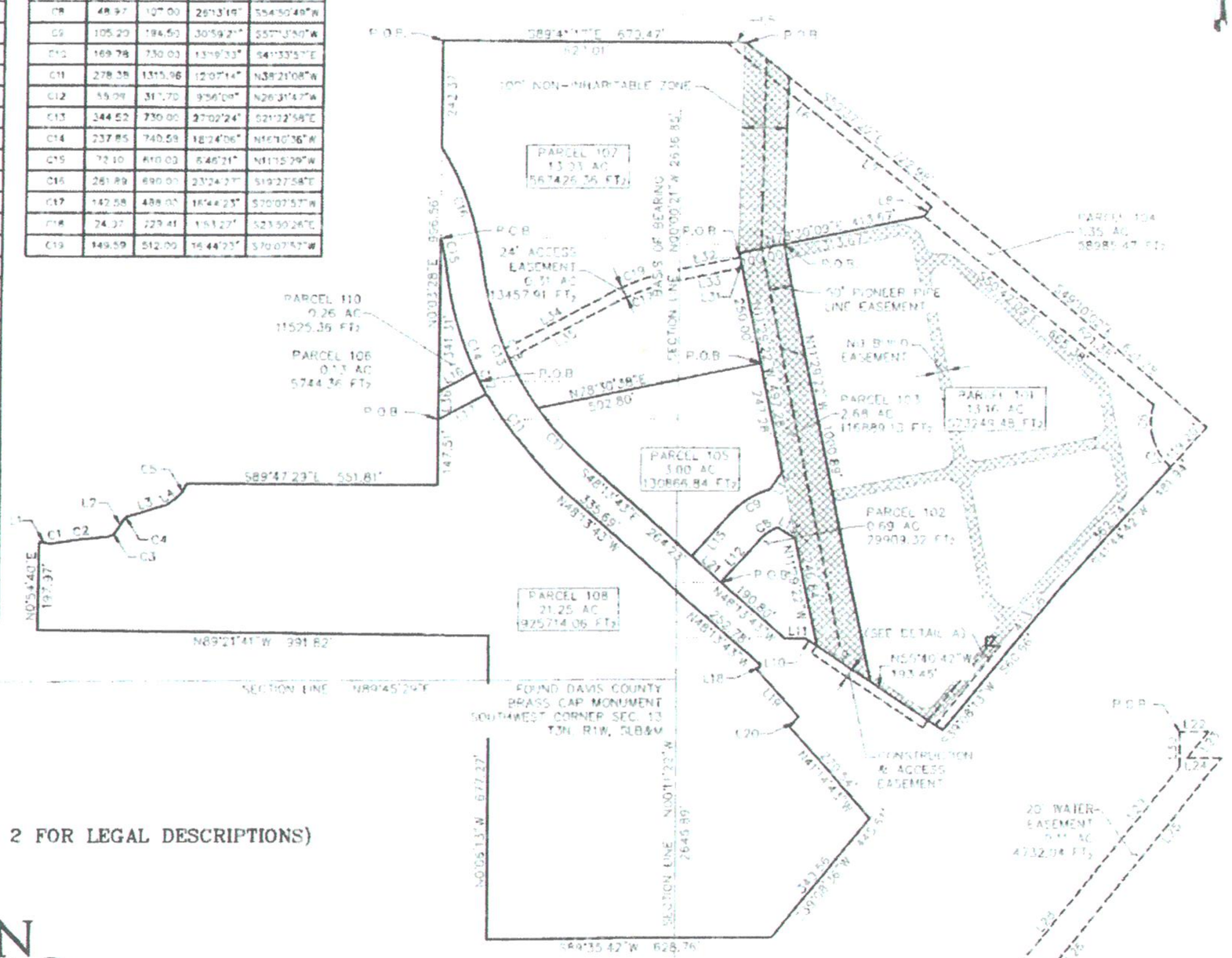
LINE #	LENGTH	DIRECTION
L1	19.10	S82°42'27"E
L2	27.03	N20°16'43"E
L3	89.87	N72°41'18"E
L4	26.74	N53°19'50"E
L5	47.46	N89°41'17"W
L6	261.75	S50°37'22"E
L7	327.45	S50°51'43"E
L8	38.87	S39°22'38"W
L9	143.47	S55°40'42"E
L10	28.88	S55°40'42"E
L11	44.86	N89°46'36"E
L12	128.06	S41°44'09"W
L13	45.98	N57°19'50"W
L14	47.04	S33°03'04"W
L15	128.01	S41°44'09"W
L16	91.25	S61°45'46"W
L17	119.22	S61°45'46"W
L18	15.24	N41°46'17"E
L19	141.39	N41°32'56"W
L20	30.80	N41°46'17"E
L21	87.50	S48°13'43"E
L22	21.96	N89°22'36"E
L23	25.97	N38°52'25"E
L24	25.92	S89°22'36"W
L25	131.28	N38°52'25"E
L26	99.14	N38°52'25"E
L27	20.06	S55°40'42"E
L28	99.73	S38°52'25"W
L29	106.19	S38°52'25"W
L30	26.64	S03°37'24"E
L31	24.00	S11°29'22"E
L32	153.29	N78°30'09"E
L33	153.29	N78°30'09"E
L34	258.42	S61°45'46"W
L35	260.26	S61°45'46"W
L36	67.46	S01°12'28"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	16.44	58.50	16°06'08"	N89°14'20"E
C2	115.15	214.97	30°68'58"	N82°45'57"E
C3	24.09	20.86	66°08'24"	N53°16'15"E
C4	12.11	17.18	40°23'14"	N50°08'20"E
C5	39.92	42.46	36°37'10"	N35°01'15"E
C6	76.50	135.00	32°25'03"	N03°32'15"E
C7	76.64	135.00	32°31'10"	N31°49'32"W
C8	48.97	107.00	26°13'19"	S54°50'49"W
C9	105.29	194.50	30°59'21"	S57°13'50"W
C10	169.78	730.03	13°19'33"	S41°33'57"E
C11	278.35	1315.98	12°07'14"	N38°21'08"W
C12	55.09	317.70	9°56'09"	N26°31'47"W
C13	344.52	730.00	27°02'24"	S21°22'58"E
C14	237.85	740.59	18°24'06"	N15°10'36"W
C15	72.10	610.03	6°46'21"	N11°35'39"W
C16	261.89	690.00	23°24'27"	S19°27'58"E
C17	142.58	488.00	16°44'23"	S20°07'57"W
C18	74.37	229.41	18°57'27"	S23°50'24"E
C19	149.59	512.00	16°44'23"	S20°07'57"W

GRAPHIC SCALE
0' 75' 150' 300' 450'
Scale: 1"=150'

N



(SEE SHEET 2 FOR LEGAL DESCRIPTIONS)

FORSGREN Associates Inc.
370 EAST 500 SOUTH, #200 SALT LAKE CITY, UT 84111
PH: 801.364.4785 FAX: 801.364.4802

SURVEYORS CERTIFICATE

I, [illegible], DO HEREBY REPRESENT THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. – AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY. THE PURPOSE OF THE SURVEY IS TO MARK THE BOUNDARY OF THE BELOW DESCRIBED PROPERTY IN THE FIELD WITH A REBAR AND CAP AT EACH PROPERTY CORNER AND PREPARE THIS MAP SHOWING THE SURVEY. THE DEVELOPMENT IS AND ALL THE PROPERTIES AND THE TOTAL AREA.
THE BASIS OF BEARING IS AS NOTED FROM [illegible]

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THE ____ DAY OF ____ ____, ____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE PIONEERS OF THE ABOVE OWNERS' CERTIFICATE, WHO IN NUMBERS, AND DULY ACKNOWLEDGED TO ME THAT THEY ____ A ____ AND THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USE AND PURPOSE THEREIN MENTIONED.

MY COMMISSION EXPIRES: ____

NOTARY PUBLIC
RESIDING IN: ____

NOTE: PUBLIC STREETS DEDICATED HEREON ARE SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR PRIVATE UTILITIES IN FAVOR OF ____ AND/OR ITS ASSIGNS.

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE OWNER OF THE HEREON DESCRIBED TRACT OF LAND HEREBY CAUSES THE SAME TO BE DIVIDED INTO LOTS AND STREETS TOGETHER WITH AN INGRESS AND EGRESS EASEMENTS, AS DEPICTED OR DESCRIBED ON THIS PLAT, HEREINAFTER TO BE KNOWN AS

PARK LANE COMMONS

AND DO HEREBY DEDICATE THE STREETS AS INDICATED HEREON (PARCEL 103) AND TRAIL (PARCEL 104) FOR PERPETUAL USE OF THE PUBLIC. THE UNDERSIGNED FURTHER CONSENTS TO THE RECORDATION OF THIS PLAT IN ACCORDANCE WITH UTAH STATE LAW.

IN WITNESS HEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____ ____, A.D., 20__

BY: FAIRFORE INVESTMENTS II, LC

BY: FARMINGTON SQUARE, LLC

BY: PARK LANE 33 LAND PARTNERS LLC

IRRIGATION COMPANY APPROVAL	SEWER DISTRICT APPROVAL	PLANNING COMMISSION	FARMINGTON CITY ENGINEER	APPROVAL AS TO FORM	CITY COUNCIL APPROVAL
APPROVED THIS ____ DAY OF ____ A.D. 20__ BY ____	APPROVED THIS ____ DAY OF ____ A.D. 20__ BY THE CENTRAL DAVIS SEWER DISTRICT	APPROVED THIS ____ DAY OF ____ A.D. 20__ BY THE FARMINGTON CITY PLANNING COMMISSION	APPROVED THIS ____ DAY OF ____ A.D. 20__ BY THE FARMINGTON CITY ENGINEER	APPROVED AS TO FORM THIS ____ DAY OF ____ A.D. 20__	PRESENTED TO FARMINGTON CITY COUNCIL THIS ____ DAY OF ____ A.D. 20__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

DAVIS COUNTY RECORDER
ENTRY NO. ____ FEE PAID ____
FILED FOR RECORD AND RECORDED THIS ____ DAY OF ____ 20__ AT PAGE ____ IN BOOK ____ OF OFFICIAL RECORDS.
DAVIS COUNTY RECORDER
BY: ____

Planning Commission Staff Report
May 13, 2010

Item 4: Merrill Law Flag Lot Schematic Subdivision

Public Hearing:	Yes
Application No.:	S-6-10
Property Address:	661 West 1400 North
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	A (Agricultural)
Area:	1.68 acres
Number of Lots:	2
Property Owner:	Merrill Law
Agent:	Merrill Law

Request: *Applicant is requesting a recommendation for a schematic flag lot subdivision on property located at 661 West 1400 North.*

Background Information

The applicant is requesting a recommendation for a schematic subdivision plan for a flag lot on property located at 661 West 1400 North. The property is approximately 1.68 acres and is located to the east of and parallel to Main Street between 1300 and 1400 North. The property sits on the old Bamberger rail line and is a very flat piece on an otherwise sloped hillside. The proposed flag lot is to have one additional lot on the southern portion of the property with the stem accessing 1400 North.

Zoning and Flag Lots

The current zoning for the property is A or Agricultural. Many of the properties that resulted from the abandonment of the rail line are zoned as Agricultural. Some properties have been rezoned but there remains a strip of lots parallel to Main Street north of Park Lane that are still zoned Agricultural. Flag lots may be approved in any residential zones which would include all of the single-family residential zones, the multi-family residential zones and in the Agricultural zones as residential uses are a permitted use. The standards for flag lots are found in the City's Subdivision Ordinance in Section 12-7-030 (10). The ordinance states that a flag lot may be approved if a standard subdivision is not feasible due to topographic conditions or unusual parcel dimensions or configurations. The property does have both dimensional and topographic limitations associated with it. The parcel has direct access only on 1400 North and is not wide enough for two standard lots. However, the size of the property would suggest a subdivision of some kind is possible and appropriate. The flag lot provision is designed for such circumstances. There are other requirements set forth in the ordinance for flag lots regarding dimensional requirements, stem lengths and widths and lot size calculations. The submitted schematic

plan needs some adjustment but these adjustments are possible on the property. Specifically, the stem length shown is approximately 165 feet in length and the maximum length under the ordinance is 150 feet. If the proposed rear lot line for the front lot were to be moved accordingly, there would be no violation of setbacks or lot size beyond that which is discussed under the Conservation Subdivision section of this report. The rear lot, or new lot, would still be well over an acre in size with plenty of yard space for setback requirements.

Conservation Subdivisions

The applicant is requesting a zone change in conjunction with the flag lot subdivision. Since a flag lot may be approved in either the existing zone or the proposed zone, the main reason for the zone change request would be a change in minimum lot size requirements. Under the A zone classification the minimum lot size for a standard subdivision is two acres. The minimum lot size under the LR zone is 20,000 square feet or just less than one-half acre. If an applicant wishes to reduce the minimum lot size from that which is listed in any zone, the applicant may proceed with the development as a conservation subdivision or a planned unit development. The applicant may also request a waiver to the conservation subdivision requirements if the proposed subdivision has unusual circumstances associated with it. In the case of both the conservation subdivision and the waiver, the minimum lot size would be cut in half. If the requested zone change is approved and the conservation subdivision waiver is granted, in this case the minimum lot size for a subdivided lot would be 10,000 square feet. In the case of flag lots, only one lot may be created from the stem access. This means that even though the property is 1.68 acres and the minimum lot size potentially could be as small as 10,000 square feet, only one new lot could be created with the proposed subdivision. The lot width would allow only one front lot with one single stem leading to the flag lot and the limitation on stem access would prohibit any further flag lots behind the front lot. The plan currently shows the front lot at approximately 16,000 square feet. This will be slightly smaller with the adjustment for the maximum stem length but in either case the front lot is smaller than the required size for the A or LR zone. With a conservation subdivision waiver and a zone change, the front lot would be in compliance.

One of the provisions set forth in the conservation subdivision requirement section is a provision which allows the City to require comparable compensation, off-site improvements, amenities or other consideration of comparable size, quality and/or value. The reason for this is that with conservation subdivisions come open space or some other type of public amenity. A waiver would allow an applicant to benefit from smaller lot sizes without providing any public amenity. This provision simply allows the developer to offer compensation that is not typical of a conservation subdivision or that is not viable due to unusual property conditions. Staff would like to explore several options with the applicant with regard to compensation in exchange for a conservation subdivision waiver. Specifically, staff would like to propose a trail access of some kind along the eastern portion of the subject property. This idea has been discussed for many years and would connect the subdivisions along 1300 North with the trail system north of 1400 North without a person having to descend to Main Street to make this connection. Since this subdivision is in a schematic phase, staff would like to explore this option with the applicant further and will have further suggestions and recommendations at the meeting.

Possible Motions:

Move that the Planning Commission recommend approval of a schematic subdivision plan for a proposed flag lot on property located at 661 West 1400 North with the following conditions:

1. The applicant continue to work with staff to address any comments or changes to the plans necessary for compliance with the provisions set forth for flag lots.
2. A zone change must be approved from A to LR to accommodate the proposed lot size for the front lot.
3. A conservation subdivision waiver must be granted by the City Council to allow a reduction in the minimum lot size to accommodate the front lot.

-AND-

Move that the Planning Commission recommend approval of a conservation subdivision waiver for a proposed flag lot subdivision located at 661 West 1400 North with the following conditions:

1. The applicant and the City continue to work to agree upon comparable compensation for a conservation subdivision waiver as set forth in Section 11-12-065 of the Farmington Zoning Ordinance.
2. A zone change must be approved from A to LR to accommodate the proposed lot size for the front lot.

Findings

1. If a zone change is approved and a conservation subdivision waiver is granted, the proposed subdivision will meet all necessary requirements for a flag lot subdivision.
2. There are unusual circumstances associated with this property in that it is a long, narrow piece of property with accessible frontage only on 1400 North which is too narrow for a second standard lot.
3. A potential zone change is consistent with the general plan and will not create a subdivision that is significantly more impactful than those which currently exist.
4. A conservation subdivision is difficult and not recommended on this property as there would not be a sufficient amount of open space generated to be a significant public amenity.

-OR-

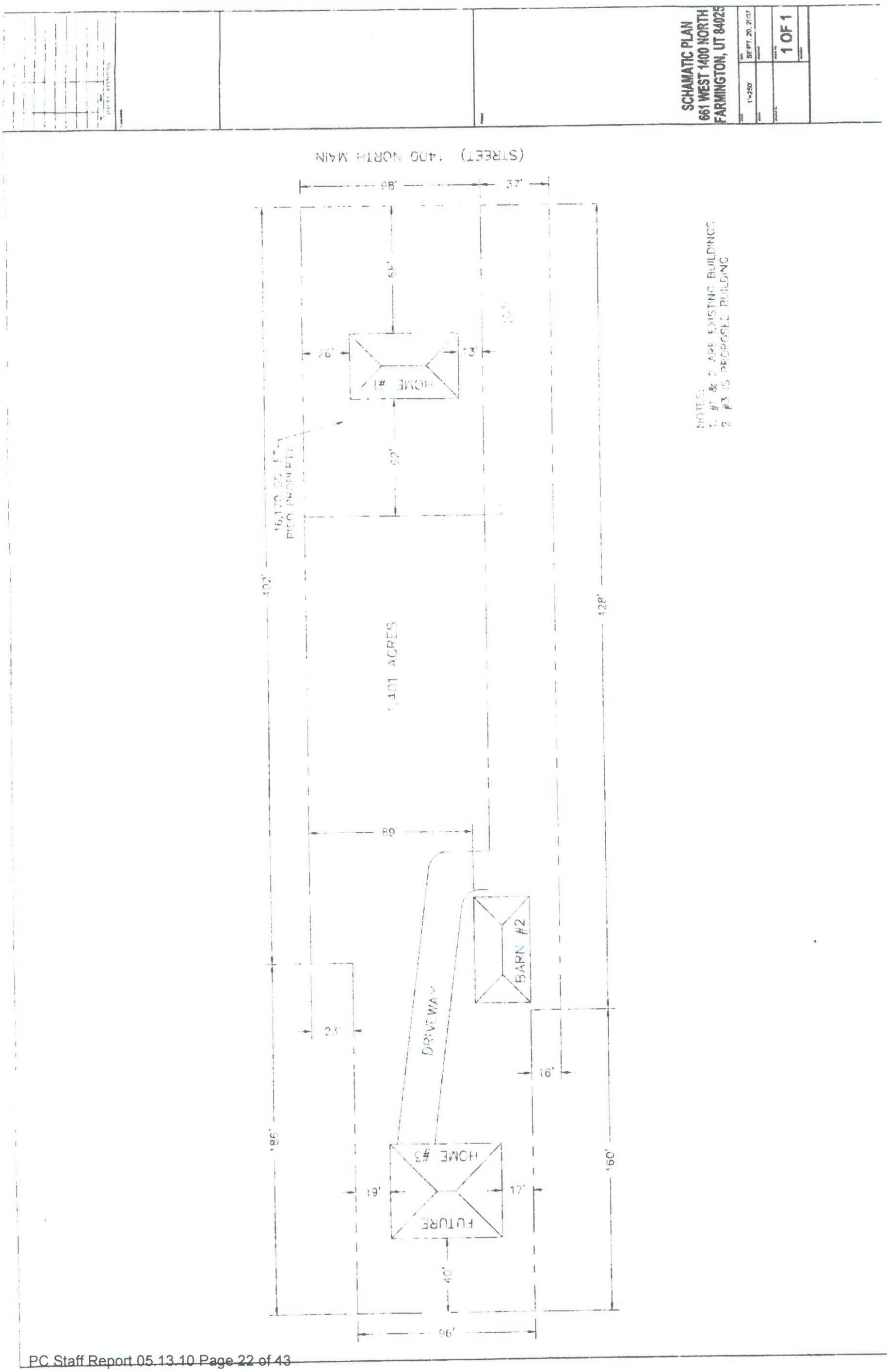
Move that the Planning Commission table the proposed subdivision to allow staff and the applicant to gather any necessary information regarding the application.

Supplemental Information

1. Proposed schematic subdivision plan
2. Flag lot provision of the City's Subdivision Ordinance
3. Conservation subdivision waiver provision of the City Zoning Ordinance
4. Vicinity Map

Applicable Ordinances

1. Title 11, Chapter 12 – Conservation Subdivisions
2. Title 12, Chapter 6 – Major Subdivisions


SCHAMATIC PLAN
661 WEST 1400 NORTH
FARMINGTON, UT 84025
1"=250'
SEPT. 20, 2007
1 OF 1
(STREET) 1400 NORTH MAIN
98'
37'
54'
26'
13'
HOME #1
62'
16,170 SQ. FT.
PICO PROPERTY
402'
1.401 ACRES
128'
38'
BARN #2
DRIVEWAY
23'
16'
186'
HOME #3
FUTURE
19'
17'
160'
40'
96'
NOTES:
1. #1 & 2 ARE EXISTING BUILDINGS
2. #3 IS PROPOSED BUILDING

example, phase two would be numbered 201, 202, 203, etc.

(9) Except for group dwellings and planned unit developments, as specifically authorized by this Title and the Zoning Ordinance, not more than one dwelling unit shall occupy any one lot.

(10) Flag lots may be approved by the Planning Commission in any residential zone where, due to unusual parcel dimension, configuration, or topographic conditions, traditional lot design is not feasible. Approval of flag lots shall not be permitted solely on the basis of economic benefit. Such lots shall meet the following criteria:

(a) The stem of the lot shall be not less than twenty feet (20') in width and shall not exceed one hundred fifty feet (150') in length;

(b) The stem of the lot shall serve one lot only and shall have direct access to a dedicated and improved street;

(c) The nearest fire hydrant shall be located no further than one hundred fifty feet (150') from the nearest corner of the proposed building on the lot; and

(d) The body of the lot shall meet the lot size and dimensional requirements of the applicable zone. The stem area shall not be used in computing lot size. Proposed buildings shall comply with the minimum setbacks required for the zone. Determinations as to which are the front, side, and rear setbacks shall be made by the Zoning Administrator at the time a building permit is requested and shall be based on the orientation of the proposed home on the lot.

(e) The number of flag lots shall not exceed ten percent (10%) of the total lots in the subdivision unless it is determined by the City that the property could not reasonably be developed otherwise.

(11) On lots with available access only onto a Major Arterial, Minor Arterial or Major Collector Street, a circular drive or some other type of vehicular maneuvering area shall be provided to enable vehicles to enter traffic moving forward rather than backing. The minimum depth of such lots shall be not less than one hundred ten feet (110').

12-7-040 Streets.

(1) All streets shall be designated and constructed with the appropriate street classification requirements specified herein:

STREET CLASSIFICATION

(b) Option Two: Enhanced Conservation. Option Two Conservation Subdivision provides for residential development at the base density permitted in the relevant zone plus any corresponding increased density incentive as provided herein for Option Two Conservation Subdivisions. In order to obtain the increased density incentive provided herein for an Option Two Conservation Subdivision, the development must utilize a conservation design which sets aside and preserves all constrained and sensitive lands, natural hazards and resources, and provides the required increased percentage of conservation land within the development.

11-12-050 Approval Process.

Applications for a Conservation Subdivision shall be submitted and processed in accordance with the requirements and procedures set forth in the City Subdivision Ordinance, including submission and approval of schematic, preliminary and final plans or plats, and any additional procedural requirements set forth in this Chapter, including, but not limited to, submission of a Subdivision Yield Plan, Sensitive Area Designation Plan and/or Master Development Plan.

11-12-060 Development Activities Prohibited.

In order to ensure the preservation and enhancement of existing conditions of certain property within the City, including, but not limited to, constrained and sensitive lands, natural and cultural resources, wildlife habitat and other unique and sensitive lands, no new development activity shall be permitted on property proposed for development as a Conservation Subdivision prior to final plat approval as provided herein. Upon final plat approval, all development activity shall be conducted in accordance with and subject to applicable permit and development approval processes required by City Ordinances, rules and regulations. For purposes of this Section, "development activity" shall include any disturbance or alteration of the property in any way, but shall not include continuation of any currently existing permitted use of the property.

11-12-065 Waiver.

Subject to the provisions set forth herein, any provision of this Chapter may be waived by the City upon a vote of not less than four (4) members of the City Council. Such waiver(s) shall be granted only in limited circumstances as deemed appropriate and necessary by the City Council. No waiver shall be granted absent a finding of good cause based upon specific special circumstances attached to the property. No waiver should be granted that would be contrary to the public interest or contrary to the underlying intent of this Chapter. Any waiver of the required minimum conservation land dedication shall require comparable compensation, off-site improvements, amenities or other consideration of comparable size, quality and/or value.

Farmington City

FARMINGTON

HISTORIC BEGINNINGS • 1847

Planning Commission Staff Report
May 13, 2010

Item 5: Merrill Law Request for Zone Change

Public Hearing:	Yes
Application No.:	Z-2-10
Property Address:	661 West 1400 North
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	A (Agricultural)
Area:	1.68 acres
Number of Lots:	1
Property Owner:	Merrill Law
Agent:	Merrill Law

Request: *Applicant is requesting a zone change from A (Agricultural) to LR (Large Residential) on 1.68 acres of property located at 661 West 1400 North.*

Background Information

The applicant is requesting a zone change from A to LR on 1.68 acres of property located just east of Main Street between 1300 and 1400 North. The property is a remnant of the Bamberger rail line and is currently zoned as Agricultural. There are many parcels along the old rail line that are still zoned as A rather than the surrounding LR zone. The applicant is requesting the zone change in conjunction with a proposed flag lot on the subject property. This request, even without a subdivision application, is a fairly straight-forward application in that all of the surrounding property is zone LR and the general plan shows a land use designation of Low Density Residential. There is no real agricultural activity taking place on the site that would be better suited for an Agricultural zone. The change in zoning would allow smaller lot sizes for a future subdivision but there are no significant allowable use differences between the zones compared to what the property is being used for currently or what it could be used for in the future based on size, location and access.

Suggested Motions:

Move that the Planning Commission recommend approval of a zone change on 1.68 acres of property located at 661 West 1400 North from A (Agricultural) to LR (Large Residential).

Findings:

1. The proposed zone change is consistent with the adopted general plan for the area.
2. The surrounding properties are zoned as LR and a zone change to the subject property would not create a zone different from that which is surrounding the subject property.

3. The proposed zone change would allow lot sizes and uses that are more consistent with the surrounding area.

-OR-

Move that the Planning Commission table the request for a recommendation for a zone change to allow staff and the applicant to gather any necessary information regarding the application.

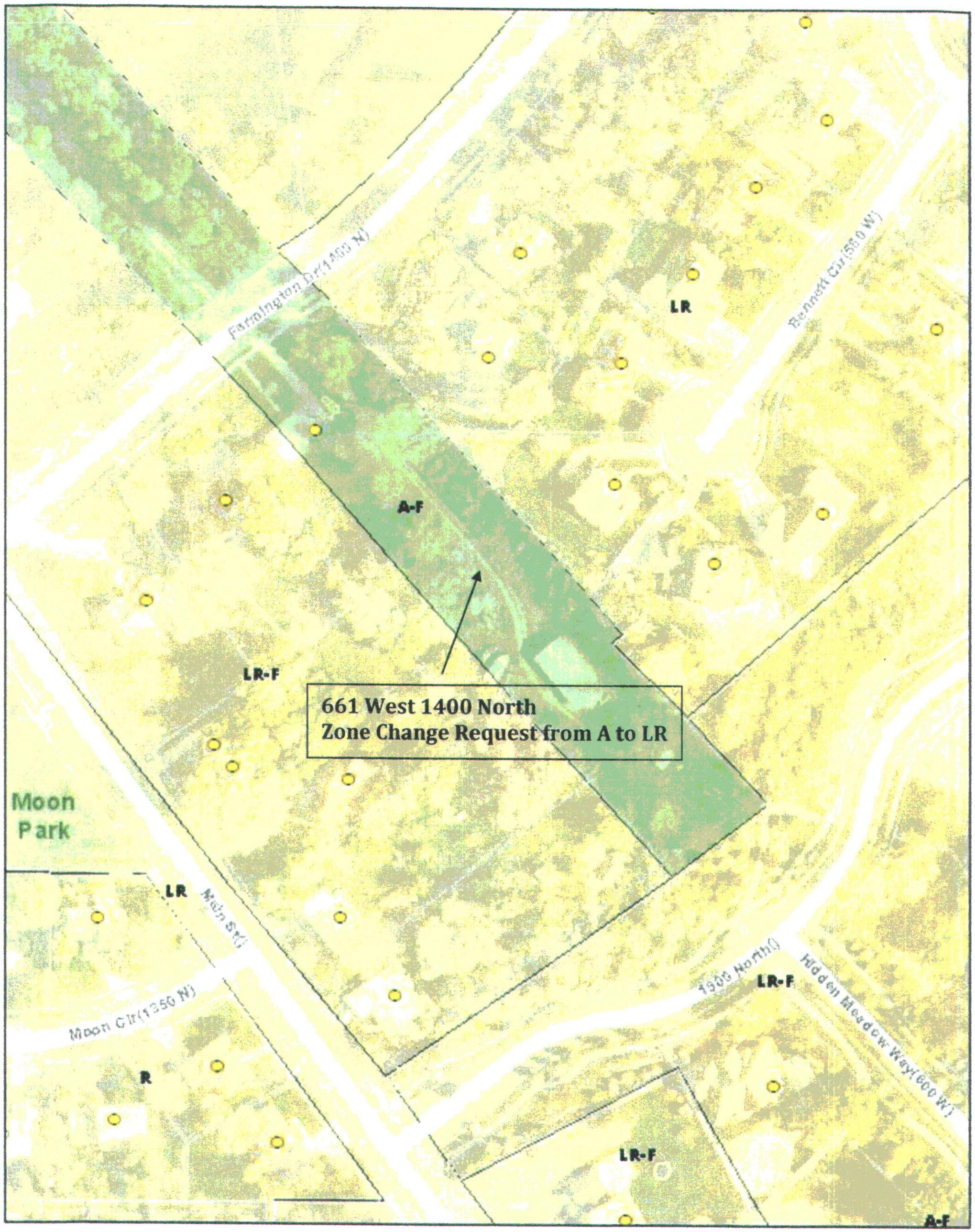
Supplemental Information

1. Vicinity Map

Applicable Ordinances

1. Title 11, Chapter 10 – Agricultural Zones
2. Title 11, Chapter 11 – Single-family Zones
3. Title 12, Chapter 6, Section 030 (10) – Flag Lots

Farmington City



Planning Commission Staff Report
May 13, 2010

Item 6: Malmberg Driveway Width Conditional Use Permit

Public Hearing:	Yes
Application No.:	C-6-10
Property Address:	688 North 2050 West
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agricultural Estates)
Area:	0.25 acre
Number of Lots:	1
Property Owner:	Eric & Kerryn Malmberg
Agent:	Eric Malmberg

Request: *Applicant is requesting a conditional use permit for the extension of an existing driveway on property located at 668 North 2050 West.*

Background Information

The applicant is requesting a conditional use permit for the construction of an additional driveway and associated curb cut for the placement of an RV pad on the side of the existing home. The applicant currently has a three car garage with the associated driveway and would like to add the pad to the side of the garage. The City's off-street parking standards ordinance states that the maximum width of a residential driveway serving a three car garage is 30 feet. A property owner may request a larger driveway with a conditional use permit if the proposed addition is for a properly designated parking space. In this case, the RV pad would need to be set behind the front setback of the home to be considered a properly designated parking space.

The most general concerns regarding an additional driveway space would be pedestrian safety and the absence of a park strip in a residential zone. In this case, no fences exist on any of the adjacent property lines and the proposed driveway is not directly adjacent to a corner lot or a lot fronting on a different street. Often times when a lot is adjacent to another lot that faces an opposing direction, the side or year yard is fenced directly adjacent to the driveway creating a blind spot for pedestrians and motorists. Another concern is the width of driveway a pedestrian would have to traverse if it is larger than a standard driveway. The extended width creates a longer distance a pedestrian would have to cross which creates a larger potential conflict area. In this case, the driveway on the adjacent lot is on the opposite side of the lot creating a significant refuge between driveways. The last significant concern is largely aesthetic. Single-family residential neighborhoods typically have roadway side treatments that include curb, gutter, sidewalk and park strip. If larger driveways become too pervasive, the character of

the neighborhood often changes. In this case, there is ample park strip not only on this lot but in the surrounding neighborhood as well.

Suggested Motion:

Move that the Planning Commission approve a conditional use permit allowing an extension of an existing driveway and associated curb cut an additional eleven (11) feet.

Findings:

1. The proposed driveway extension is leading to a properly designated parking space.
2. The adjacent properties front on to the same road as the subject property and fencing would not be tall enough to create a significant blind spot for pedestrians and motorists.
3. There are not driveways directly adjacent to the proposed driveway extension and therefore a significant refuge is available for pedestrians between the driveways along this street.
4. Park strips are present in this neighborhood and the proposed extension would not significantly impact the current roadway side treatments.

-OR-

Move that the Planning Commission table the request for a conditional use permit to allow staff and the applicant to gather any necessary information regarding the application.

Supplemental Information

1. Correspondence from the applicant
2. Site plans and images for the proposed extension
3. Section 11-32-106 (1)(a) regarding residential driveways

Applicable Ordinances

1. Title 11, Chapter 32 – Off-street Parking, Loading and Access
2. Title 11, Chapter 8 – Conditional Uses

5/5/2010

Farmington City, Utah
Attention: Planning Commission
P.O. Box 160
130 North Main
Farmington, UT 84025

Dear Members of the Planning Commission,

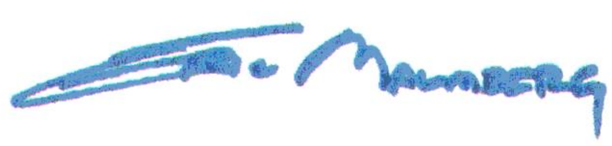
I have been instructed to complete a Conditional Use and/or Site Development Application in order to request authorization from the City of Farmington to extend the curb cut for our driveway. Below is a description of the proposed plan for extending the curb cut.

We propose to extend the curb cut approximately 11 feet to the north of the existing curb cut as indicated in the attached figures. We also propose to excavate the area (approximately 11' x 7.5') in the existing parking strip and replace the grass with concrete (6" minimum thickness). The concrete placed in the parking strip area will be placed over a 6-inch gravel base or road-base equivalent.

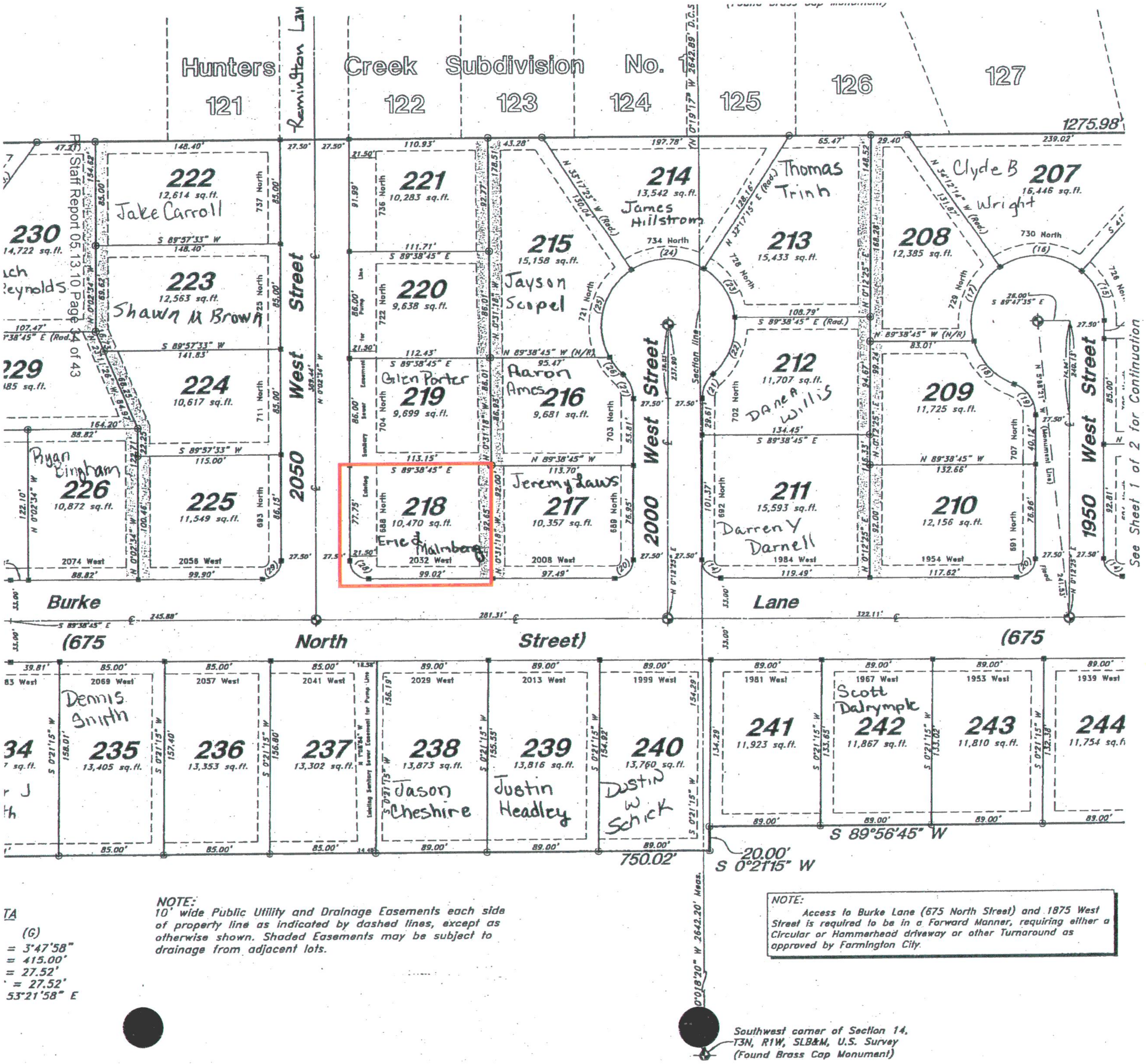
This improvement will allow easy access for one small trailer to be easily maneuvered and parked on the RV pad located on the north side of our home.

Thank you for your consideration of our proposal.

Sincerely,



Eric Malmberg



Legend

- Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- Monument to be se
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- D.C.S. Davis County Surve
- Existing Fence Line
- Drainage Easement

PROPERTY LINE

(21)	(22)	
Δ = 47°32'45"	Δ = 53°57'00"	Δ
R = 26.50'	R = 53.50'	R
L = 21.99'	L = 50.38'	L
LC = 21.37'	LC = 48.54'	LC
S 23°58'48" W	N 20°46'40" E	N

(25)	(26)	
Δ = 85°24'57"	Δ = 18°38'00"	Δ
R = 53.50'	R = 53.50'	R
L = 79.76'	L = 17.40'	L
LC = 72.57'	LC = 17.32'	LC
S 14°00'08" W	S 38°01'20" E	N

(29)	(30)	
Δ = 90°23'49"	Δ = 13°22'08"	Δ
R = 15.00'	R = 382.00'	R
L = 23.67'	L = 89.13'	L
LC = 21.29'	LC = 88.93'	LC
N 45°09'21" E	S 82°57'41" E	S

(33)	(34)	
Δ = 69°30'46"	Δ = 103°53'34"	Δ
R = 26.50'	R = 53.50'	R
L = 32.15'	L = 97.01'	L
LC = 30.22'	LC = 84.26'	LC
S 69°29'26" W	N 52°18'02" E	N

(37)	(38)	
Δ = 35°51'36"	Δ = 11°11'49"	Δ
R = 53.50'	R = 448.00'	R
L = 33.48'	L = 87.55'	L
LC = 32.94'	LC = 87.41'	LC
S 52°39'51" W	S 78°02'06" E	S

TA

(G)
= 3°47'58"
= 415.00'
= 27.52'
= 27.52'
53°21'58" E

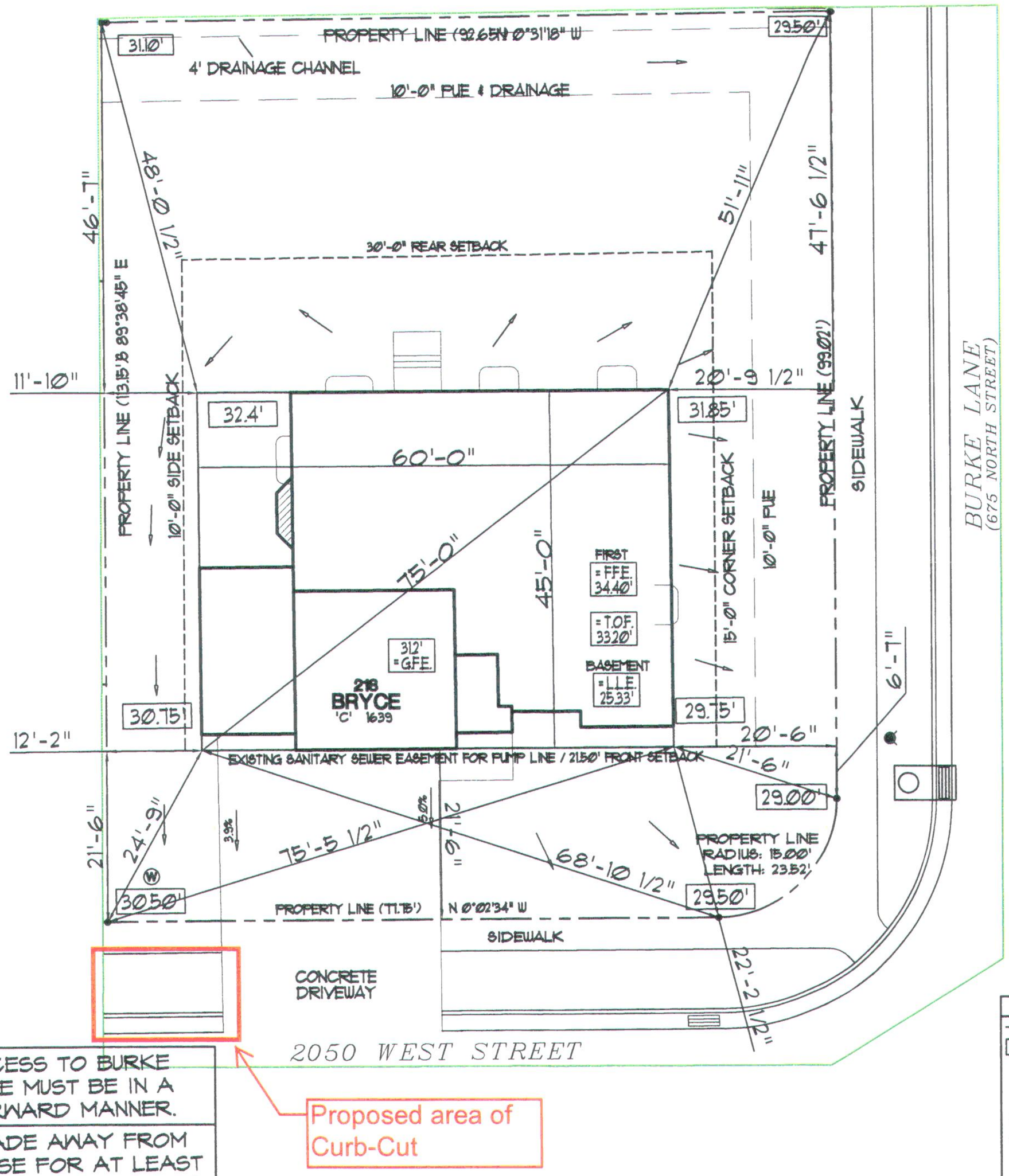
NOTE:
10' wide Public Utility and Drainage Easements each side of property line as indicated by dashed lines, except as otherwise shown. Shaded Easements may be subject to drainage from adjacent lots.

NOTE:
Access to Burke Lane (675 North Street) and 1875 West Street is required to be in a Forward Manner, requiring either a Circular or Hammerhead driveway or other Turnaround as approved by Farmington City.

Spring Creek Estates No. 2

A part of the Southwest 1/4 of Section 14, and the
Southeast 1/4 of Section 15, T3N, R1W, SLB&M, U.S. Survey
Farmington City, Davis County, Utah

PLOT PLAN — 2032 WEST BURKE LANE/688 NORTH 2050 WEST S — PLOT PLAN



ACCESS TO BURKE LANE MUST BE IN A FORWARD MANNER.

GRADE AWAY FROM HOUSE FOR AT LEAST 10'-0" AT 5% MINIMUM

VERIFY DIAGONAL IN FIELD

LEGEND

- 51 = FINISH CONTOUR
- 0000 = SPOT ELEV + 4200
- T.O.F. = TOP OF FOUNDATION
- G.F.E. = GARAGE FLOOR ELEV
- P.F.E. = PORCH FINISH ELEV
- E.O.C. = EDGE OF CONCRETE
- = DRAINAGE ARROW
- W = WATER LATERAL
- S = SEWER LATERAL
- • = PROPERTY CORNERS

LOT SIZE: 10,470 SQ. FT	LOT: 218	SCALE: 1' = 20'

SUBDIVISION: SPRING CREEK ESTATES 2 (FARMINGTON POINTE) PLAN: BRYCE (1639) 'C'

LOT ADDRESS: 2032 WEST BURKE LANE/688 NORTH 2050 WEST STREET DATE: 2008 4-23 JB

BUILDER: RICHMOND AMERICAN HOMES

NOTES:
1. ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.
2. STREET, CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.
3. GRAVEL BAGS TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.
4. GRADE AWAY FROM HOUSE FOR AT LEAST 10'-0" @ 5% MIN.
5. DURING CONSTRUCTION, WETLAND AREAS SHALL BE PROTECTED BY SILT FENCE, SAND BAGS, OR STRAW BALES AS REQ'D.
6. BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW INTO ADJACENT LOTS. FINAL GRADING SHALL BLEND IN WITH ADJACENT LOTS.
7. DRIVEWAY SLOPE SHALL NOT EXCEED 14%.

HOME OWNER SIGNATURE: DATE

SUPERINTENDANT SIGNATURE: DATE

** SUBJECT TO ANY CHANGES NECESSARY MADE AT THE DISCRETION OF RICHMOND AMERICAN HOMES **

Figure 1

Photograph of proposed area for curb-cut extension showing adjacent property to the North.

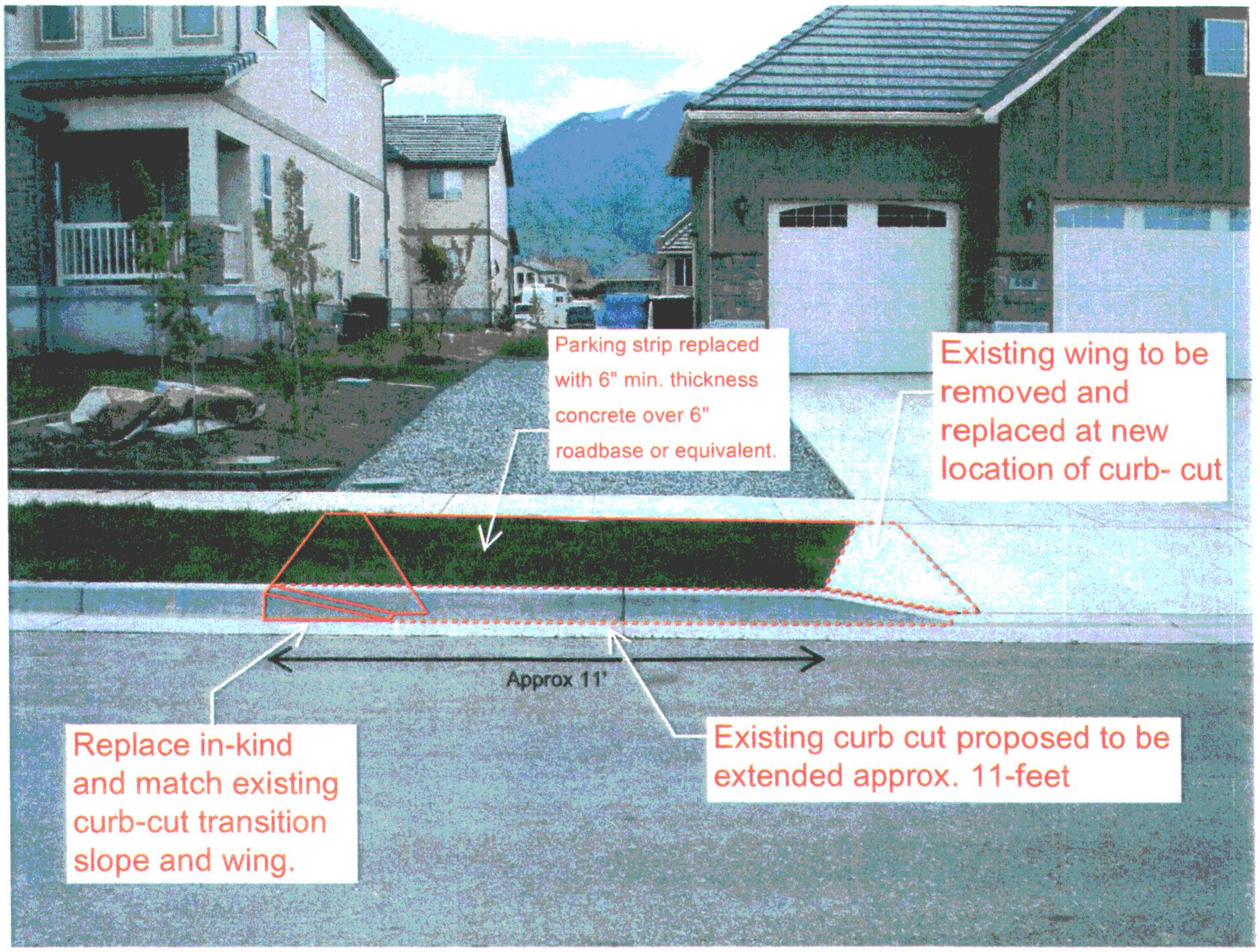


Figure 2

Photograph of proposed area for curb-cut extension showing proposed dimensions and description.

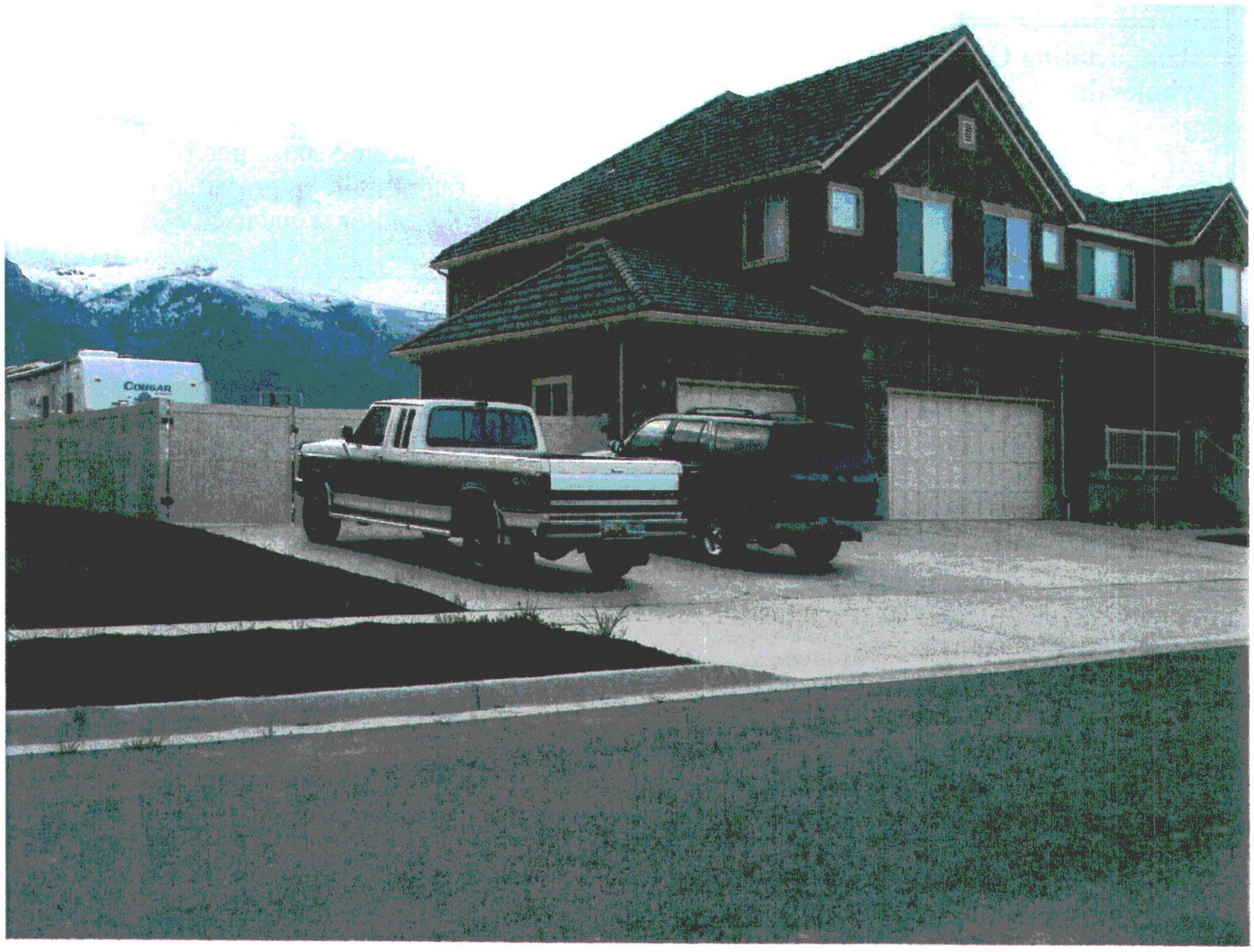


Figure 3

Photograph of similar, but much longer, curb-cut extension in the neighborhood.

USE	PARKING SPACES REQUIRED
Manufacturing Uses, Research and Testing, Wholesale	2 parking spaces per 1,000 square feet of gross floor area plus 1 space for each company vehicle operating from the premises. 1 parking space per 1000 s.f. of gross floor area shall be provided for warehousing and/or space used exclusively for storage.
Senior High Schools	7 parking spaces per classroom
Elementary and Junior High School	2 parking spaces per classroom

11-32-105 Off-Street Loading.

(1) **Off-Street Loading Required.** For every building with a floor area over ten thousand (10,000) square feet which contains a commercial or industrial use, to or from which deliveries are regularly made by motor vehicle, at least one (1) off-street loading space shall be provided and maintained on the same lot with the building. For buildings larger than ten thousand (10,000) square feet, an additional loading space shall be provided for the next thirty thousand (30,000) square feet, or portion thereof. One (1) additional loading space shall be provided for each increment of forty thousand (40,000) square feet thereafter.

(2) **Size of Loading Space.** Each loading space shall be not less than fourteen (14) feet wide and twenty-five (25) feet long with a vertical clearance of fourteen (14) feet.

(3) **Location of Loading Space.** Required loading spaces may occupy any required yard except the front yard. The loading space shall be designed and arranged so that no vehicle may be parked or stored or requires maneuvering room within a public street. No loading space shall be located closer than fifty (50) feet to a residential boundary except when it is screened by a six (6) foot wall or solid fence.

11-32-106 Access to Off-Street Parking and Loading Spaces.

(1) Ingress and Egress - Adequate ingress and egress to all uses shall be provided as follows:

(a) Residential driveways shall be not more than twenty (20) feet in width when serving as access to two (2) properly designated spaces or thirty (30) feet in width when serving as access to three (3) properly designated parking spaces. "Properly designated parking spaces" shall include spaces in a garage, carport, or on a parking pad located to the side of a dwelling and not located within the minimum front yard setback. Additional driveway width for access to a rear yard, for more than three (3) properly designated parking spaces, or for multiple-family residential developments may be reviewed by the Planning Commission as a conditional use (no fee shall be required). Residential driveways shall be designed at a width which is the minimum necessary to provide adequate access to designated parking spaces.

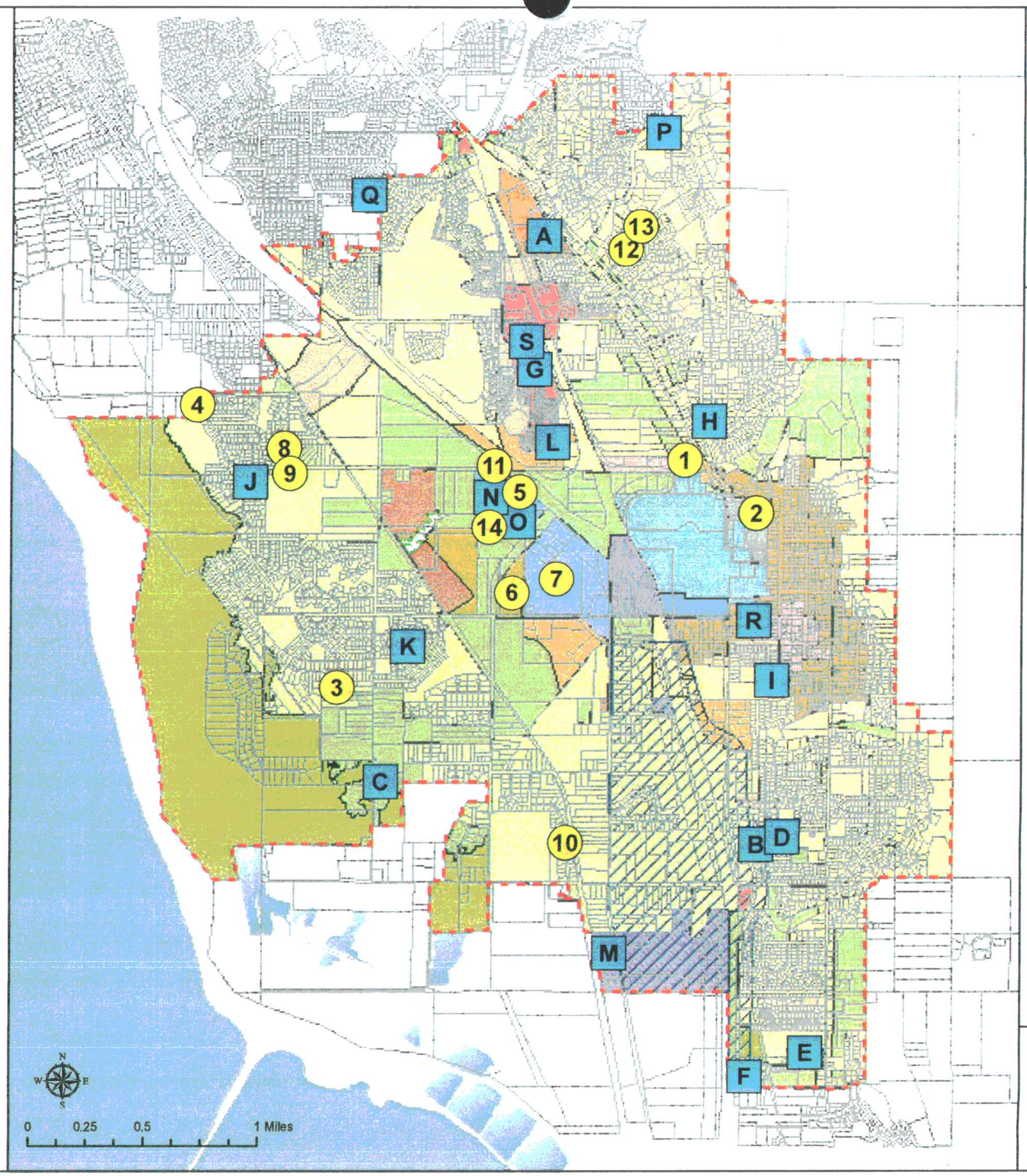
(b) Not more than one (1) driveway for each separate street frontage shall be permitted on lots occupied by a one-family or two-family dwelling except

ACTIVE PROJECTS

1. Hampton Inn & Suites
   3320 West Park Lane
   Site Plan/CUP
2. The Grove (Palmer Estates)
   525 North Main Street
   Subdivision/PUD
3. Van Zweden Subdivision
   160 South Bonanza Road
   Minor Subdivision
4. Hunter's Creek LDS Church Subdivision
   905 North 2215 West
   Minor Subdivision
5. Park Lane Village Subdivision
   500 North Park Lane
   Minor Subdivision
6. Station Park Apartments
   1100 West Clark Lane
   Site Plan
7. Station Park Comm Development
   800 West Clark Lane
   Site Plan/CUP
8. Spring Creek Estates Ph 3A
   600 North 1875 West
   Subdivision
9. Spring Creek Estates Ph 3-B
   600 North 1875 West
   Subdivision
10. Bell Estates Subdivision
    780 South Country Ln
    Subdivision
11. Park Lane Village Site Plan
    970 W. Broadway
    Site Plan
12. Merrill Zone Change Request
    661 West 1400 North
    Zone Change
13. Merrill Flag Lot request
    661 West 1400 North
    Flag Lot Subdivision
14. Central Davis Sewer District
    600 North Station Parkway
    Site Plan/CUP

PROJECTS UNDER CONSTRUCTION

A. Village at Old Farm PUD
   1600 North Main Street
B. Rice Farms Estates PUD Ph. 3
   750 South Hollie Ave.
C. Farmington 14 LDS Chapel
   550 South 1525 West
D. Rice Farms Estates PUD Ph. 5
   750 South 50 East
E. Tuscany Village PUD
   1600 South 200 East
F. East Willow Creek PUD
   104 West Lund Lane
G. Farmington Crossing PUD
   850 North Shepard Creek Pkwy
H. LDS Church Compton Rd. Parking Lot
   850 North 300 West
I. Farmington City Hall
   160 South Main Street
J. Farmington Meadows Ph. 2
   2050 West 575 North
K. Farmington Greens PUD
   1505 West Clark Lane
L. Farmington Crossing South Ph. 2
   750 N Spring Pond Rd
M. Farmington Bay Office Warehouse
   1200 South 650 West
   Site Plan/CUP
N. Park Lane Commons PMP
   500 North Park Lane
   Project Master Plan
O. Park Lane Commons PMP
   500 North Park Lane
   Project Master Plan
P. Cahoon/Bray Lot Line Adjustment
   1961 N. Compton Rd.
   Lot Line Adjustment
Q. Clark Annexation
   1700 North 1500 West
   Annexation Petition
R. Gregson Addition
   94 North 100 West
   CUP for Addition
S. Farmington Crossing North Ph. 3
   1150 North Shepard Creek Pkwy
   Plat Amendment



FARMINGTON
Historic Beginnings · 1847

Farmington City Current Projects

Date: 5/3/2010

Legend

- Municipal Boundary
- Parcels
- Great Salt Lake
- Active Projects
- Under Construction

Zoning

- AA; AA (PUD)
- A; A-F
- AE; AE(PUD)
- B
- BP
- BR
- C-H
- C-R
- C; C(PUD)
- CMU
- GMU
- LM & B
- LR-F; LR; LR(PUD)
- LS; LS-F
- NMU
- OS
- OTR; OTR-F
- R; R-F
- R-2-F; R-2
- R-4; R-4(PUD)
- R-8-F; R-8
- RMU
- S-F
- TMU
- Scenic Byway

Farmington City
Planning Department
130 N. Main Street
Farmington, UT 84025
(801) 451-2383

COMMUNITY DEVELOPMENT APPLICATIONS LIST - May 4, 2010

Map #	Application Number	Project Name	Location	Type of Application	Size in acres	Lots/ Units	PC Approval	CC Approval	Comments
Active Projects									
1	SP-1-09	Hampton Inn & Suites	332 West Park Lane	Site Plan/CUP	2	1	N	N/A	Applicant addressing DRC comments, no recent activity
2	**S-17-05**	**The Grove (Palmer Estates)**	**525 North Main Street**	**Subdivision/PUD**	**9**	**23**	**Y**	**Y**	**Updating final plans, plat recorded**
3	S-3-07	Van Zweden Subdivision	160 South Bonanza Road	Minor Subdivision	3	3	Y	Y	Plat ready to record
4	**S-10-09**	**Hunter's Creek LDS Church Subdivision**	**905 North 2215 West**	**Minor Subdivision**	**4**	**2**	**Y**	**Y**	**Project approved, waiting for plat**
5	PMP-1-09	Park Lane Village Subdivision	500 North Park Lane	Minor Subdivision	33+	9	Y	N	Schematic plan approved, Preliminary plat approved by PC, waiting for corrected Final Plat
6	**SP-3-09**	**Station Park Apartments**	**1100 West Clark Lane**	**Site Plan**	**14**	**188**	**N**	**N/A**	**Applicant addressing SPARC comments, waiting for resubmittal**
7	SP-2-08	Station Park Commercial Development	800 West Clark Lane	Site Plan/CUP	52	-	Y	Y	Reviewing Final Plans for development
8	**S-1-10**	**Spring Creek Estates Phase 3-A**	**600 North 1875 West**	**Subdivision**	**13**	**17**	**N**	**N**	**CC to review amendment to development agreement, final plat 05.04.10**
9	S-3-10	Spring Creek estates Phase 3-B	600 North 1875 West	Subdivision	7.5	18	N	N	CC reviewing final plat 05.04.10
10	**S-2-10**	**Bell Estates Subdivision**	**780 S. Country Lane**	**Subdivision**	**2**	**2**	**N**	**N**	**PC approved schematic and minor subdivision, CC to review 05.04.10**
11	SP-1-10	Park Lane Village Site Plan	970 W. Broadway	Site Plan	13	324	N	N	DRC finalizing submittals, site plan approved by PC
12	**Z-1-10**	**Merrill Zone Change Request**	**661 West 1400 North**	**Zone Change**	**1.68**	**1**	**N**	**N**	**Zone change from A to LR (Large Residential)**
13	S-6-10	Merrill Flag Lot request	661 West 1400 North	Flag Lot Subdivision	1.68	2	N	N	Flag Lot subdivision request, schematic only, waiting for zone change
14	**C-5-10**	**Central Davis Sewer District**	**600 North Station Parkway**	**Site Plan/CUP**	**0.1**	**1**	**N**	**N**	**Sewer pump station, need metes and bounds subdivision**
Projects Under Construction									
A	**S-17-07**	**Village at Old Farm PUD**	**1600 North Main Street**	**Subdivision/PUD**	**16**	**69**	**Y**	**Y**	**Single-family and townhomes**
B	S-1-09	Rice Farms Estates PUD Ph. 3 (Amended)	750 South Hollie Avenue	Subdivision/PUD	4	25	Y	Y	Twin homes, townhomes
C	**C-4-09**	**Farmington 14 LDS Chapel**	**550 South 1525 West**	**Site Plan/CUP**	**4**	**1**	**Y**	**N/A**	**Stake center site**
D	S-10-08	Rice Farms Estates PUD Phase 5	750 South 50 East	Subdivision	6	10	Y	Y	Single-family residential
E	**S-26-05**	**Tuscany Village PUD**	**1600 South 200 East**	**Subdivision/PUD**	**16**	**43**	**Y**	**Y**	**Single-family residential**
F	S-34-05	East Willow Creek PUD	104 West Lund Lane	Subdivision	2	5	Y	Y	Single-family residential
G	**S-30-05**	**Farmington Crossing PUD**	**850 North Shepard Creek Pkwy**	**Subdivision/PUD**	**-**	**-**	**Y**	**Y**	**Master Plan approved, each phase approved separately**
H	C-11-08	LDS Church Compton Rd. Parking Lot	850 North 300 West	Site Plan	-	-	Y	N/A	Parking lot expansion
I	**C-3-09**	**Farmington City Hall**	**160 South Main Street**	**Site Plan/CUP**	**-**	**-**	**Y**	**N/A**	**Expected completion Summer 2010**
J	S-1-07	Farmington Meadows Ph. 2	2050 West 575 North	Subdivision	11	25	Y	Y	Single-family residential
K	**S-15-06**	**Farmington Greens PUD**	**1505 West Clark Lane**	**Subdivision/PUD**			**Y**	**Y**	**Single-family residential**
L	S-7-09	Farmington Crossing South Ph. 2	750 North Spring Pond Road	Minor Subdivision	0.7	8	Y	Y	Project finalized, applicant acquiring signatures for plat recordation
M	**SP-6-08**	**Farmington Bay Office Warehouse**	**1200 South 650 West**	**Site Plan/CUP**	**2**	**1**	**Y**	**N/A**	**Final Plans Approved, building permits issued for first building**
N	PMP-1-09	Park Lane Village PMP	500 North Park Lane	Project Master Plan	13	324	Y	N	PMP approved by PC, SPARC, DRC.
O	**PMP-1-09**	**Park Lane Commons PMP**	**500 North Park Lane**	**Project Master Plan**	**33**	**N/A**	**Y**	**Y**	**PMP for larger 33 acre area approved by PC, DA approved by CC**
P	S-4-10	Cahoon/Bray Lot Line Adjustment	1961 N. Compton Rd.	Lot Line Adjustment	2	2	N	N	Minor lot line adjustment
Q	**A-1-10**	**Clark Annexation**	**1700 North 1500 West**	**Anexation Petition**	**0.43**	**N/A**	**N/A**	**Y**	**Small annexation petition for development of single-family home**
R	C-4-10	Gregson Addition	94 North 100 West	CUP for Addition	0.2	1	Y	N/A	Conditional use permit for addition in OTR zone
S	**S-13-09**	**Farmington Crossing North Ph. 3 Amd**	**1150 North Shepard Creek Pkwy**	**Plat Amendment**	**2.5**	**38**	**N**	**N**	**Plat Recorded, multi-family residential**
Stale Applications									
	S-2-07	Nicholl's Nook PUD	35 South 100 West	Subdivision/PUD	1	9	Y	Y	Updating final plans, preparing plat for recordation
	STR-4-09	**Burke Lane Right-of-Way Vacation**	**1200 West Burke Lane**	**Street Vacation**	**-**	**-**	**N**	**N**	**Application currently under review**
	STR-5-09	Unnamed Right-of-Way Vacation	1100 West near Burke Lane	Street Vacation	-	-	N	N	Application currently under review
	C-5-09	**Farmington Heritage LDS Church**	**1015 North Main Street**	**Site Plan/CUP**	**-**	**-**			**Plat recorded, plans for chapel not finalized**
	SP-5-08	Park Lane PMP	1100 West Clark Lane	Project Master Plan					PMP Approved, project not finalized
	SP-3-08	**Park Lane Development**	**1100 West Clark Lane**	**Site Plan/CUP**					**PMP Approved, project not finalized**
	S-4-07	Meadow View Subdivision	441 North 1525 West	Subdivision/PUD		22			PUD Master plan approved, plans not finalized
	SP-4-08	**Shepard Crossing Quick Lube**		**Site Plan/CUP**	**-**	**-**			**Site plan approved by PC, plans not finalized**
	S-6-08	Pheasant Hollow Subdivision		Subdivision		11			Schematic plan approved by PC, CC; no other submittal
	S-20-07	**Farmington Hollow, Ph. 1**		**Subdivision/PUD**		**53**			**Plans approved, no plat recorded**
	S-15-07	Farmington Hollow, Ph. 2		Subdivision/PUD		56			Plans approved, no plat recorded
	S-13-07	**Miller Meadows Ph. 4**		**Subdivision**					
	S-19-07	Miller Meadows Ph. 5		Subdivision		7			

S-24-07	**Spring Creek Phase 4 & 5**	**675 North 1525 West**	**Subdivision**					
S-9-07	Spring Creek Phase 3	675 North 1525 West	Subdivision					
S-10-07	**Shepard Park Estates**	**1000 North Main Street**	**Subdivision**		**14**			**Preliminary submittals only**
S-5-07	Hidden Meadows Ph. 3 & 4		Subdivision		14			
S-23-07	**Canyon Park Subdivision (Rock Mill Est)**	**25 West 600 North**	**Subdivision/PUD**		**25**			
	Lock-it Up Self Storage		Site Plan/CUP	1	1			Plans approved by PC, no plans finalized
S-7-07	**Wild Woods Subdivision**	**150 East 300 South**	**Subdivision**		**3**			
S-6-07	Brynleigh Cove PUD	1386 South 200 East	Subdivision/PUD		8			Final master plan/plat approved, project not finalized
S-22-07	**Lindsley Lane Subdivision**	**250 South 1525 West**	**Subdivision**	**3.7**	**2**	**N**	**N**	**Schematic plan approved, plat not yet approved**

PC	Planning Commission
CC	City Council
DRC	Development Review Committee
SPARC	Site Plan & Architectural Review Cmte
CUP	Conditional Use Permit
DA	Development Agreement
PUD	Planned Unit Development

Agenda Item 7

CITY COUNCIL AGENDA

[ ] Appointments, Hearings, Etc.
[ ] Discussion Items - Recommendations
[ ] Reports

For Council Meeting:
May 18,2010

Petitioner _____

S U B J E C T: Public Hearing: Consideration of Ordinance annexing 0.43 acres of property located at approximately 1700 North and 1500 West/ Designation of zone for annexed area (George Clark Property A-1-10)

ACTION TO BE CONSIDERED:

Minute motion approving the ordinance.

GENERAL INFORMATION:

See enclosed ordinance and staff report.

Continued to July 6th

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

FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
RICK DUTSON
CORY R. RITZ
JIM TALBOT
SID YOUNG
CITY COUNCIL

MAX FORBUSH
CITY MANAGER

FARMINGTON
HISTORIC BEGINNINGS · 1847

*MEMORANDUM***

To: Mayor and City Council

From: David E. Petersen, Community Development Director DEP

Date: May 14, 2010

Re: George Clark Annexation (A-1-10)

The Planning Commission voted on April 15, 2010, to recommend that the City Council approve a petition from George Clark and annex 0.43 acres as requested and to accept the findings set forth in the staff report, and to rezone the same to LR. This may be accomplished by your approval and the Mayor's signature of the enclosed ordinance and plat. Thereafter, upon recordation in the office of the Davis County Recorder the property will be annexed into Farmington City.

cc: Max Forbush, City Manager

130 N MAIN · P.O. BOX 160 · FARMINGTON, UT 84025
PHONE (801) 451-2383 · FAX (801) 451-2747
www.farmington.utah.gov

ORDINANCE NO. 2010 -

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF FARMINGTON CITY TO INCLUDE THE ANNEXATION OF 0.43 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1700 NORTH 1500 WEST AND AMENDING THE FARMINGTON CITY ZONING MAP TO ZONE AND DESIGNATE THIS AREA AS "LR" UPON ITS ANNEXATION TO THE CITY.

WHEREAS, there has been filed with the City Recorder of Farmington City, a petition by George Clark, together with an annexation plat showing the territory to be annexed, and requesting that the property described in said petition be annexed within the corporate limits of Farmington City; and

WHEREAS, the petition is signed by a majority of the owners of the real property and the owners of more than one-third in value of all real property within the territory to be annexed as shown by the last assessment rolls; and

WHEREAS, the petitioners have caused an accurate plat to be made and certified by a licensed engineer, or a licensed land surveyor, to be approved by the City prior to filing; and

WHEREAS, the Farmington City Council, on the 30th day of March 2010, passed Resolution No. 2010-08 accepting said petition for consideration; and

WHEREAS, notice as required by law has been given to the public and to any affected entity regarding the proposed annexation; and

WHEREAS, the Farmington City Council, after examining said petition, having received a recommendation from the Planning Commission, having the petition reviewed by its administrative staff, having considered the circumstances thereof at a properly advertised and noticed public hearing, and after finding said proposed annexation to be consistent and in keeping with the City's Comprehensive General Plan; and

WHEREAS, no objection or protest to such annexation has been received by the Davis County Boundary Commission.

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

Section 1. Annexation. The Farmington City limits are hereby enlarged and extended so as to include the below described property in northwest Farmington including approximately 0.43 acres of unincorporated territory in Davis County, State of Utah. The territory hereby annexed is more particularly described as follows:

Situated in the SW 1/4 of Section 11, T. 3 S., R. 1 W., S.L.B. & M. the boundaries of said parcel of land are described as follows:

Beginning at point on the west line of a 66 wide road (1500 West Street) said point also being on the west line of Farmington City, which point is 87.12 feet N 89°43'09" W along the Quarter Section line and 52.80 feet S 0°11'33" W along said west line of said road to the Northwest corner of a parcel of land recorded in Book 1018 Page 439 in the

Davis County Recorders office, from the center of Section 11, Township 3 North, Range 1 West, Salt Lake Meridian, and running thence S 0°11'33" W 110.00 feet; thence N 89°43'09" W 188.78 feet to the center line of Haight Creek; thence Northeasterly two courses along said center line as follows: N 18°25'13" E 71.42 feet; thence N 21°33'43" E 45.28 feet; thence S 89°48'27" E 149.94 feet to the point of beginning.

The above described parcel of land contains 0.43 acres, or 18717.24 sq. ft.

Section 2. Zoning. Be it further ordained and declared that the territory described in Section 1 is hereby zoned "LR", and that the Farmington City Zoning Map is hereby correspondingly amended.

Section 3. General Jurisdiction. Be it further ordained and declared that the said territory described above in Section 1 shall thenceforth be within the Farmington City Corporate limits and shall be zoned as provided in Section 2. All ordinances, jurisdictions, rules, and obligations of, or pertaining to, Farmington City are extended over, and made applicable and pertinent to the above described tract of land and the streets, blocks, alleys, and ways, of said tracts, shall be controlled, and governed by the ordinance, rules, and regulations of Farmington City.

Section 4. Effective Date. This ordinance shall become effective upon publication or posting, or 30 days after passage, whichever occurs first.

Section 5. Filings and Notice. The Farmington City Recorder is hereby directed to file with the Davis County Recorder, after approval by the City Engineer, a copy of the annexation plat duly certified and acknowledged together with a certified copy of this ordinance. The City Recorder is further directed to provide notice to the State Tax Commission under the provisions of Section 11-12-1 of the Utah Code Annotated, 1953, as amended.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 18th day of May, 2010.

FARMINGTON CITY

_____

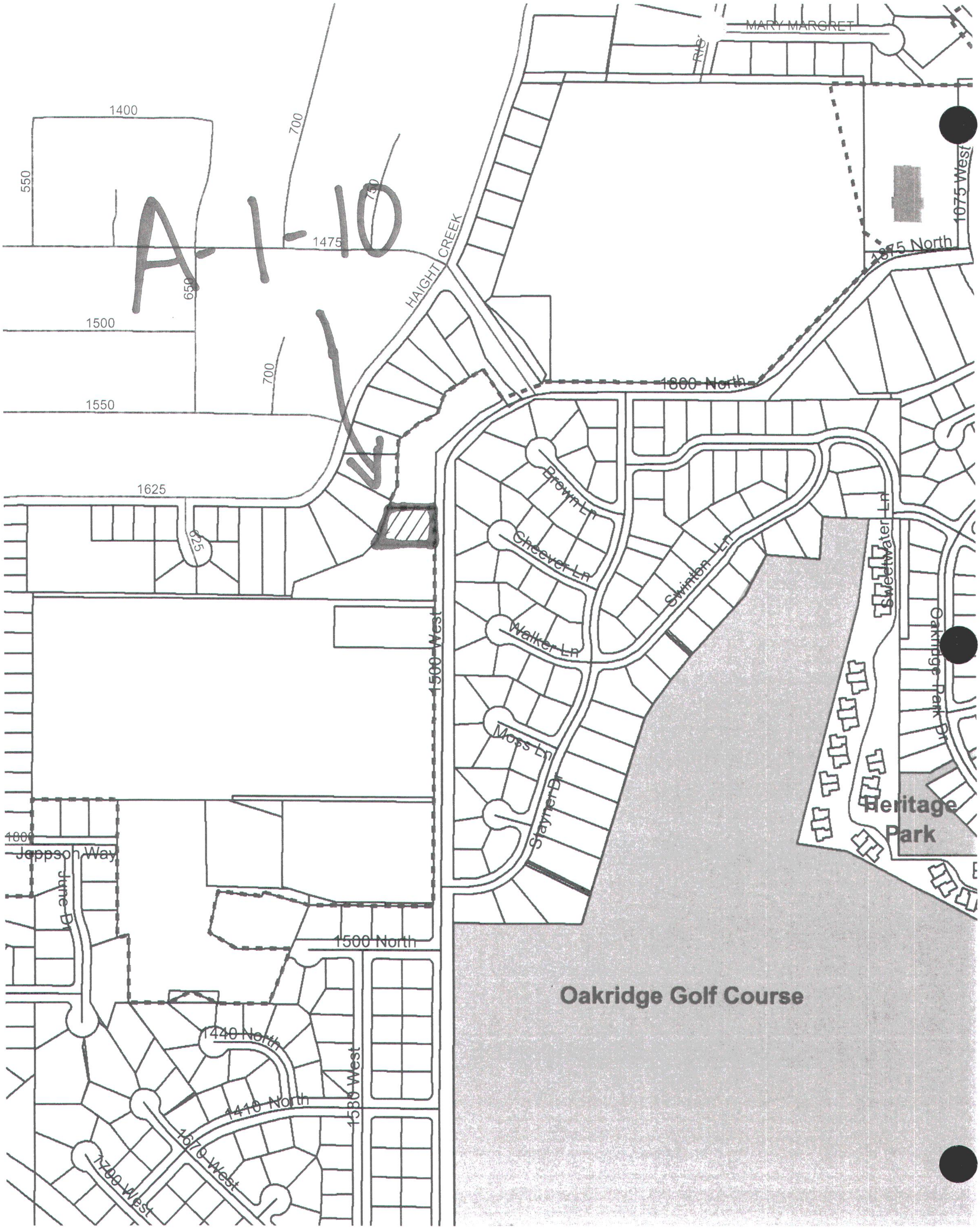
Scott C. Harbertson
Mayor

ATTEST:

_____

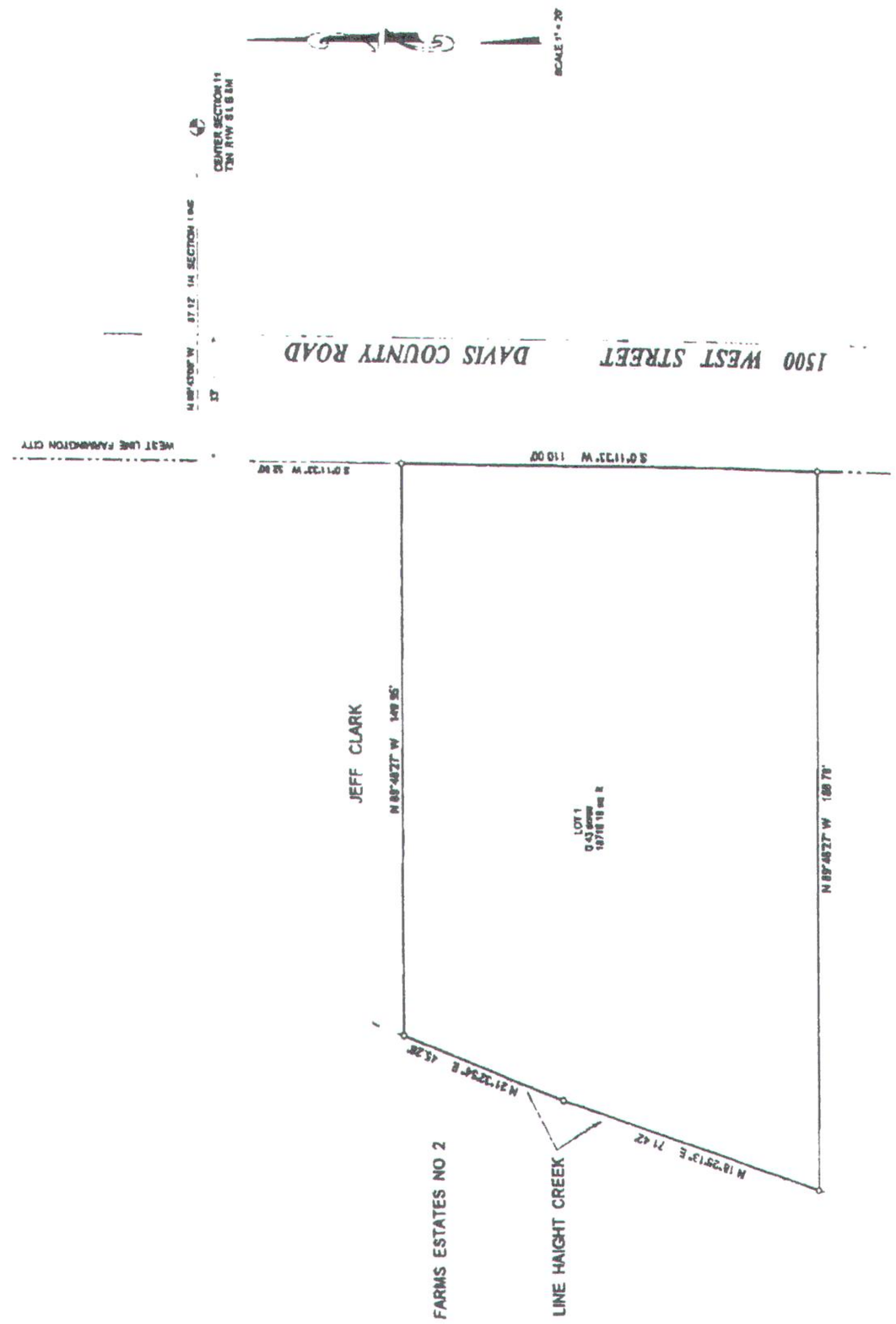
Margy L. Lomax
City Recorder

A-1-10


MARY MARGRET
1400
550
700
750
1475
HAIGHT CREEK
650
1500
700
1550
1625
625
1075 West
1875 North
1800 North
Brown Ln
Cheever Ln
Walker Ln
Moss Ln
Swinton Ln
Sweetwater Ln
Oakridge Park Dr
Heritage Park
1500 West
Slayter Dr
1800
Jappson Way
June Dr
1500 North
Oakridge Golf Course
1440 North
1410 North
1580 West
1670 West
1700 West

PROPERTY ANNEXATION TO FARMINTON CITY UTAH

A PART OF SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN.



SURVEYOR'S CERTIFICATE

I, RONALD B. STRINGHAM, A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 156511, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT I HAVE MADE COMPILED AN ACCURATE MAP OF LAND TO BE ANNEXED INTO FARMINGTON CITY BY AUTHORITY OF THE OWNERS OF SAID LAND

REGISTERED LAND SURVEYOR # 156511

BOUNDARY DESCRIPTIONS

A parcel of land situated in the SW¼ of Section 11 T3S R1W SLB&M
The boundaries of said parcel of land are described as follows:

Beginning at a point on the west line of a 66 rods road (1500 West Street) said point also being on the west line of Farmington City which point is 87.12 feet N 89°43'00" W along the Quarter Section line and 32.00 feet S 0°11'32" W along said west line of said road to the Northeast corner of a parcel of land recorded in Book 1918 Page 438 in the Davis County Recorders office from the center of Section 11, Township 3 North, Range 1 West, Salt Lake Base and Meridian (Bearing S 0°11'32" W 110.00 feet, thence N 89°48'27" W 189.78 feet to the corner line of Haight Creek, thence Northeasterly two courses along said corner line as follows: N 18°25'13" E 71.42 feet and N 21°32'54" E 45.28 feet, thence S 89°48'27" E 149.95 feet to the point of beginning

The above described parcel of land contains 0.43 acres or 18716.19 sq ft

FARMINGTON CITY ATTORNEY	CITY ENGINEER'S APPROVAL	PLANNING COMMISSION APPROVAL	FARMINGTON CITY COUNCIL	DAVIS COUNTY RECORDER
APPROVAL AS TO FORM Approved this ____ day of _____ AD 2010 _____ Farmington City Attorney	I hereby certify that this office has examined this plat and find it to be correct and in accordance with the information on file in this office Approved this ____ day of _____ 20__ Farmington City Engineer	Approved this ____ day of _____ AD 2010 by the Farmington City Planning Commission _____ Chairman	Presented to the Council of Farmington City Utah this ____ day of _____ AD 20__ at which time this subdivision was approved ATTEST: Farmington City Recorder Mayor	ENTRY NO _____ FEE PAID _____ FILED FOR RECORD AND RECORDED AT _____ IN BOOK _____ OF _____ PAGE _____ DAVIS COUNTY RECORDER BY _____ DEPUTY

WASATCH SURVEYING L.L.C.

PROFESSIONAL LAND SURVEYORS
3037 SOUTH 200 EAST
BOUNTIFUL, UTAH 84010

FARMINGTON

HISTORIC BEGINNINGS · 1847

Planning Commission Staff Report
April 15, 2010

Item 7: Request for recommendation regarding annexation and zone designation

Public Hearing:	No
Application No.:	A-1-10
Property Address:	1700 North 1500 West
General Plan Designation:	PPR (Public/Private Recreation Open and/or Parks, Very Low Density); and LDR (Low Density Residential)
Zoning Designation:	To be determined
Area:	0.43 Acre
Number of Lots:	1
Property Owner:	George Clark
Agent:	NA

Request: *George Clark is requesting recommendation regarding a petition to annex property for the purpose of establishing a building lot for a single family home.*

Background Information

Farmington City accepted an annexation petition from George Clark, for review and study, on March 30, 2010. After the City Recorder certified that it met minimum submittal standards as set forth in state law, she referred the matter to the Planning Commission for its recommendation.

One of the annexation policies contained in the Farmington City General Plan states, **"As** property is annexed into the City, it should be classified with a zoning **designation "A" unless the owners request another zoning designation."** The applicant requested that the City zone the property R or LR. The General Plan supports either designation. The subdivision east of the site, Oakridge Village which was developed in the **1970's, is zoned R. The typical lot size in this subdivision is between 8,000 and** 10,000 square feet.

George Clark owns approximately 26 acres of undeveloped land which straddles Haight Creek south of the site, which creek also traverses across the westerly portion of the proposed annexation parcel. If and when major portions of the greater area are developed the City may likely zone it LR, because the LR conservation subdivision standards, if applied to the property, may result in lot sizes averaging 9,000 square feet in size derived from a yield plan consisting of 10,000 square foot lots, while at same time provide opportunity to preserve open space next to the stream. For similar reasons, the

City zoned the Silverwood conservation subdivision to LR. This subdivision is located southwest of the area and was developed about 5 years ago.

Suggested Motion

Move that the Planning Commission recommend that the City Council annex the property as requested with the Zoning Designation of LR.

Findings:

1. The property abuts the Farmington corporate limits and is located within the City's future annexation area adjacent to a city street with culinary water, sanitary sewer and other services available to the site.
2. The annexation parcel represents a smaller portion of a much larger area owned by the petitioner. If the greater area is some day annexed, the City may likely rezone it to LR, resulting in a compatible lot size with other development in the area while allowing for the preservation of the stream corridor consistent with the PPR General Plan designation. The zone designation of the present annexation parcel should be consistent with the likely future zone designation for the entire greater area.
3. The LR zone also conforms to the Low Density Residential designation called for in the General Plan for the area.

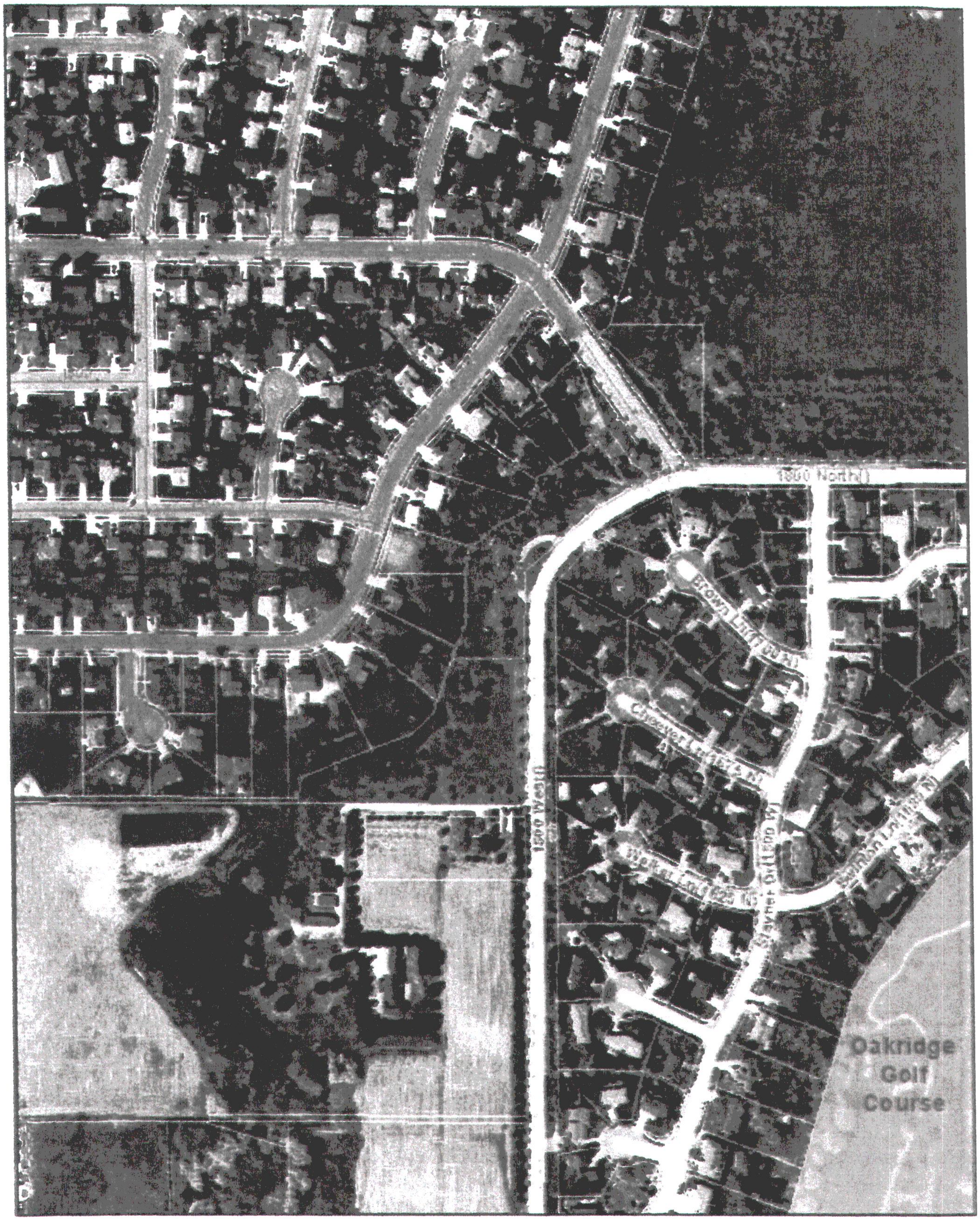
Supplemental Information

1. Vicinity Maps
2. Zoning and General Plan maps
3. Annexation Petition and Plat
4. Annexation policies contained in the General Plan

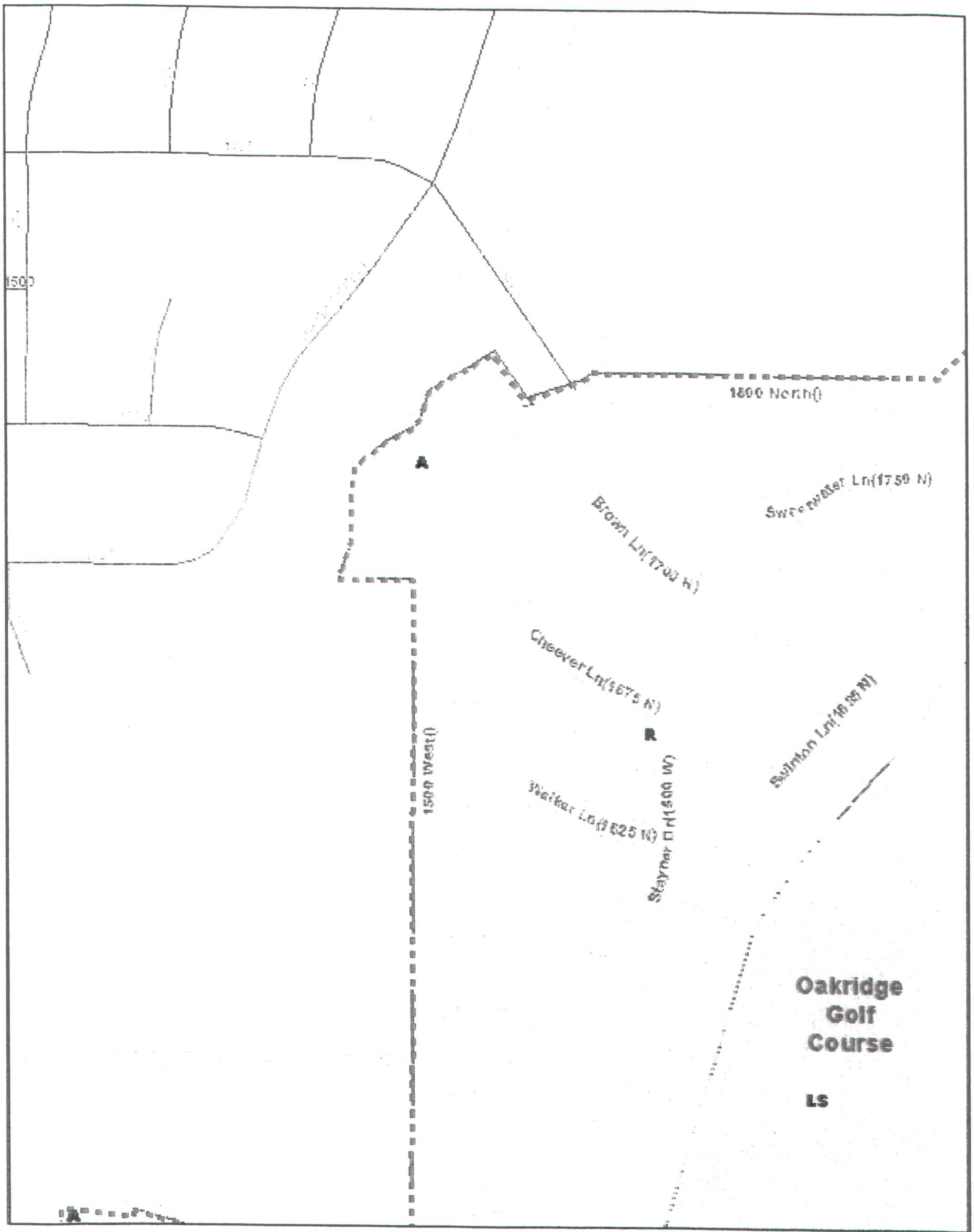
Applicable Ordinances/Plans

1. Title 11, Chapter 11 – Single-family Residential Zones

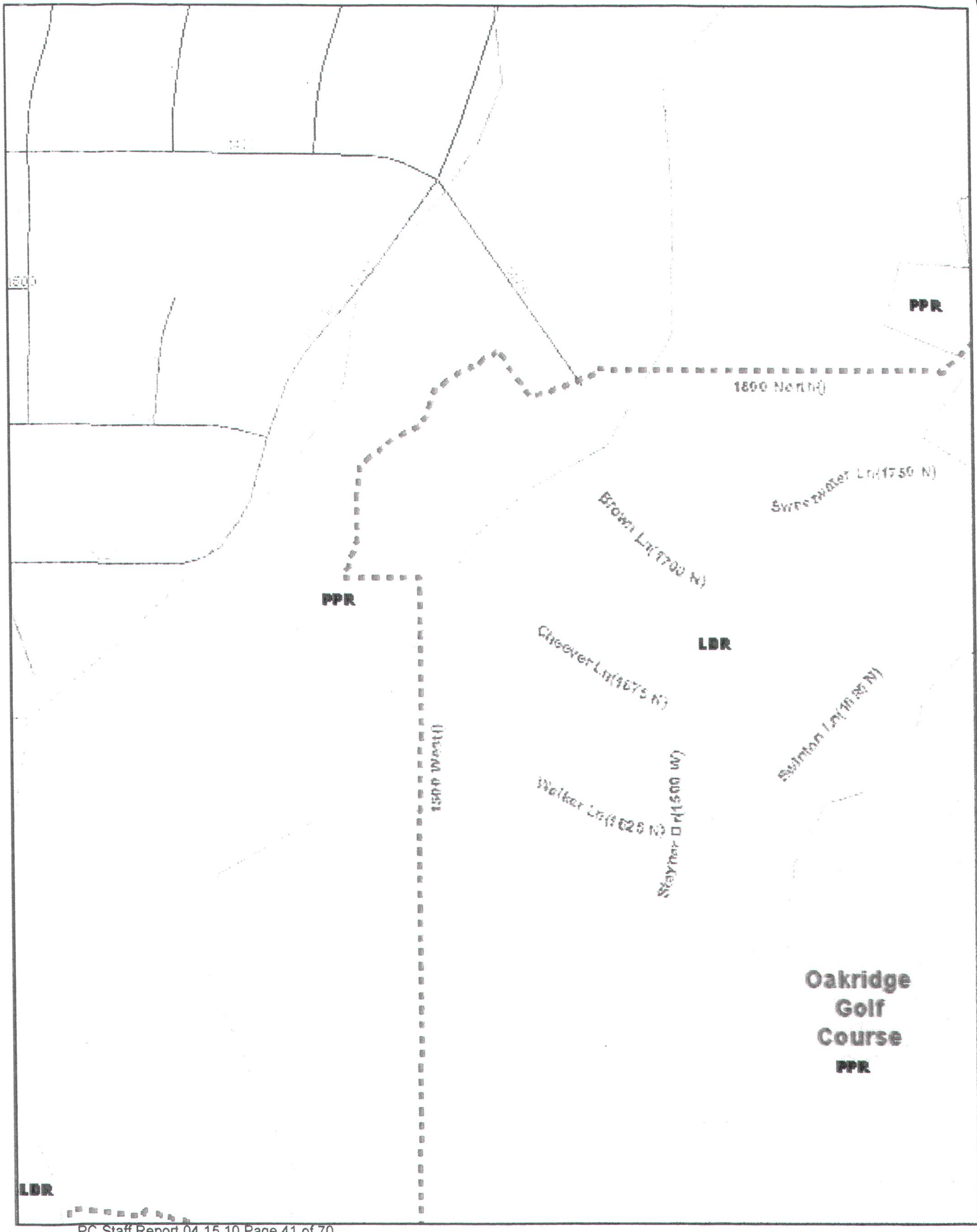
Farmington City



Farmington City



Farmington City



ANNEXATION POLICIES

It has been established that the ultimate east and west City limits of Farmington will be the Wasatch National Forest and the Great Salt Lake respectively. The City's Master Annexation Policy Declaration has also indicated an ultimate boundary with Kaysville on the north and with Centerville on the south. However, property in the northwest portion of Farmington's annexation policy area was annexed into Kaysville in 1986 and discussions were initiated in 1991 concerning adjustments to the boundary with Centerville.

1. The City should coordinate with Kaysville in encouraging annexation in the northern part of the City to comply with an annexation boundary agreed to by the two Cities.

2. The City should discuss with Centerville the merits of adjusting the current annexation boundary, established at Lund Lane, either north or south so that property on both sides of Lund lane is either entirely in Farmington or entirely in Centerville.

3. The following are policy guidelines for the eventual annexation of additional property into Farmington:

   a. Unincorporated property should only be annexed upon the request of the property owners, or to control the development of the property with uses consistent with Farmington's General Plan.

   b. As far as is practical, property should only be annexed if costs for extending municipal services are paid for by the annexing property owners.

   c. Small individual properties may be considered for annexation, as long as development of those properties is coordinated with surrounding properties.

   d. As property is annexed into the City, it should be classified with the zoning designation "A", unless the owners request another zone designation. Such requests may be reviewed by the Planning Commission and City Council, at the time of annexation, and should be handled as a rezone request.

NOTICE OF ANNEXATION HEARING
FARMINGTON CITY

Notice is hereby given, that on **Tuesday, May 18, 2010,** at 7:00 p.m., or as soon thereafter as business permits, at the Farmington City Municipal Building, 130 North Main Street, the Farmington City Council will meet to consider a petition received from George Clark (Application #A-1-10) requesting the annexation of 0.43 acres of property into the corporate limits of Farmington City, Davis County, Utah, located at approximately 1700 North and 1500 West, and to consider the zoning designation for the property described in the petition.

The public is invited to attend the public hearing and give written or oral comments.

DATED this 6th day of May, 2010.

Margy Lomax

Margy Lomax
City Recorder

Filed

Agenda Item 8

CITY COUNCIL AGENDA

[ ] Appointments, Hearings, Etc.
[ ] Discussion Items - Recommendations
[ ] Reports

For Council Meeting:
May 18,2010

Petitioner _____

SUBJECT: Public Hearing: Consideration of Ordinance amending 12-7-080(2) and 12-6-110 of the City's Subdivision Ordinance proposing the elimination of public utility easements along rear property lines with exceptions and making certain minor amendments to the final plat submittal requirements (ZT-2-10)

ACTION TO BE CONSIDERED:

Minute motion approving the ordinance.

GENERAL INFORMATION:

See enclosed ordinance and staff report.

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

FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
RICK DUTSON
CORY R. RITZ
JIM TALBOT
SID YOUNG
CITY COUNCIL

MAX FORBUSH
CITY MANAGER

Memorandum

To: Mayor and City Council

From: Glenn Symes, AICP, Assistant City Planner

RE: Proposed Subdivision Ordinance Amendments

Date: May 14, 2010

From time to time staff reviews and proposes miscellaneous changes to the City's ordinances. The changes proposed for the Subdivision ordinance are all relatively minor and are more of a housekeeping item. Several of the changes are simply to wording, names and submittal requirement updates. The most significant of the proposed changes is the proposal to eliminate the need for rear yard public utility easements. The requirement for front yard easements remains as it has been since these easements are more frequently used. Rear yard easements are rarely used and are typically only needed in specific circumstances. Staff is proposing a change to the ordinance eliminating the requirement for rear yard easements unless an easement is needed for a specific purpose.

The Planning Commission reviewed the changes and forwarded a positive recommendation to the Council at the April 15, 2010 meeting.

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FARMINGTON

HISTORIC BEGINNINGS · 1847

Planning Commission Staff Report
April 15, 2010

Item 9: Miscellaneous Subdivision Ordinance Amendments

Public Hearing:	Yes
Application No.:	ZT-2-10
Property Address:	NA
General Plan Designation:	NA
Zoning Designation:	NA
Area:	NA
Number of Lots:	NA
Property Owner:	Farmington City
Agent:	Farmington City

Request: *Applicant is requesting a recommendation of approval for several minor amendments to the Subdivision Ordinance.*

Background Information

City staff is proposing several minor amendments to the language used in the Subdivision Ordinance. The first proposed amendment is with regard to dimensions and materials used for a Final Plat submittal. The wording has been changed to only allow for mylar as tracing linen is no longer commonly used for plats. Other minor amendments are included as shown with this report. The second area of amendment is with regard required public utility easements. The City generally does not require rear public utility easements unless specifically necessary due to the presence of an existing utility or a specific future need. During the subdivision process, an applicant is required to review the placement of utility easements with all potential wet and dry utility providers needed for the subdivision. This process determines if any further easements are necessary beyond the required front yard easement.

Suggested Motion:

Move that the Planning Commission recommend approval of the proposed amendments to the Subdivision Ordinance as set forth in the April 15, 2010 staff report.

Supplemental Information

1. Proposed Ordinance Amendments

Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions

12-7-080 Utilities and Easements

(1) All utilities shall be provided through underground service, except where existing utilities are already in place.

(2) Utility easements shall be provided within the subdivision as required for public utility purposes. All lots shall have a front ~~and rear~~ yard easement~~s~~ of ten (10) feet. Additional easements, or increased width of easements, may be required as necessary to provide for adequate utility service and/or drainage within the subdivision and to or from adjoining parcels.

12-6-110 Final Plat – Preparation and Required Information

(1) The final plat shall consist of a sheet of approved ~~tracing linen or~~ mylar to the outside or trim line dimensions of twenty-four by thirty-six inches (24" x 36") ~~nineteen by thirty inches (19" x 30")~~, and the border line of the plat shall be drawn in heavy lines leaving a space of at least one and one-half (1½) on the left margin of the sheet for binding, and not less than one-half inch (½) margin in from the outside or trim line around the other three edges of the sheet. The plat shall be so drawn that the top of the sheet either faces north or east, whichever accommodates the drawing best. All lines, dimensions and markings shall be made on the mylar ~~tracing linen~~ with approved waterproof black drawing ink.

(14) The title sheet of the map shall show the name of the engineer or surveyor, ~~together with the date of the survey,~~ the scale of the map and the number of sheets. The following certificates, acknowledgements and description shall appear on the title sheet of the final maps, and such certificates may be combined where appropriate:

e. Blocks for authorized signatures of the Planning Commission, City Engineer, Benchland Irrigation~~Farmington Area Pressurized Irrigation System~~, Central Davis Sewer District, City Attorney, and City Council shall be provided along the bottom or right side of the plat. A block for the Davis County Recorder shall be provided in the lower right corner of the plat.

FARMINGTON, UTAH

ORDINANCE NO. 2010 -

AN ORDINANCE AMENDING TITLE 12, CHAPTERS 6 AND 7 OF THE FARMINGTON CITY CODE REGARDING REQUIRED INFORMATION FOR FINAL PLAT SUBMITTAL AND REAR YARD EASEMENTS

WHEREAS, the Farmington City Council has determined that the minor amendments are necessary to update the requirements for a final plat submittal and that a requirement for rear yard easements is not an essential element of a proposed subdivision; and

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

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

Section 1. Amendment. Title 12, Chapters 6 and 7 of the Farmington City Code is hereby amended as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

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

Section 3. Effective Date. This Ordinance shall take effect immediately upon publication or posting or thirty (30) days after passage by the City Council, whoever comes first.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 18h day of May, 2010.

FARMINGTON CITY

By: _____
Scott C. Harbertson
Mayor

ATTEST:

_____
Margy Lomax, City Recorder

NOTICE OF HEARING

FARMINGTON CITY SUBDIVISION TEXT AMENDMENT

NOTICE IS HEARBY GIVEN OF a public hearing to be held by the Farmington City Council at the City Offices, 130 North Main Street, Farmington, Utah, at its regularly scheduled meeting on **TUESDAY, MAY 18, 2010 at 7:00 p.m.**, or as soon thereafter as business permits, to consider an amendment to the Subdivision Ordinance eliminating the requirement for public utility easements along rear property lines except when specifically needed (12-7-080(2)), and making minor amendments to the Final Plat submittal requirements (12-6-110). (ZT-2-10)

The public is invited to attend and give written and oral comments.

DATED this 29th day of April, 2010

Margy Lomax

Margy Lomax
City Recorder

EILED

Agenda Item 9

CITY COUNCIL AGENDA

[ ] Appointments, Hearings, Etc.
[ ] Discussion Items - Recommendations
[ ] Reports

For Council Meeting:
May 18,2010

Petitioner _____

S U B J E C T: Public Hearing: Consideration of amendments to Zoning Ordinance as follows: (11-29-103(3)(4)) number of students, teachers, etc., with home occupation permit; (11-35-103(12) parking in the front yards; (11-32-103(5)) (11-28-110) proposed amendment to minimum dwelling size

ACTION TO BE CONSIDERED:

Minute motion approving the enclosed ordinance.

GENERAL INFORMATION:

See enclosed ordinance and staff report.

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

FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
RICK DUTSON
CORY R. RITZ
JIM TALBOT
SID YOUNG
CITY COUNCIL

MAX FORBUSH
CITY MANAGER

Memorandum

To: Mayor and City Council

From: Glenn Symes, AICP, Assistant City Planner

RE: Proposed Zoning Ordinance Amendments

Date: May 14, 2010

The proposed amendments to the Zoning ordinance are largely housekeeping items including updating the listed zones in the Animals and Fowl chapter, making the number of pupils consistent for home occupations, wording changes in the off-street parking standards and the minimum dwelling size update. The minimum dwelling size requirement seems to be the one change that will need the most discussion. This item is discussed in more detail in the Planning Commission report dated April 15, 2010. At the meeting of the 15th, the Commission reviewed the changes including the minimum dwelling size and forwarded a positive recommendation onto the Council.

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FARMINGTON

HISTORIC BEGINNINGS · 1847

Planning Commission Staff Report
April 15, 2010

Item 8: Miscellaneous Zoning Ordinance Amendments

Public Hearing:	Yes
Application No.:	ZT-1-10
Property Address:	NA
General Plan Designation:	NA
Zoning Designation:	NA
Area:	NA
Number of Lots:	NA
Property Owner:	Farmington City
Agent:	Farmington City

Request: *Applicant is requesting a recommendation of approval for several minor amendments to the Zoning Ordinance.*

Background Information

The updates to the Zoning Ordinance included with this proposal include a minor amendment to the animals chapter updating the list of zone classifications, a minor amendment to the home occupation chapter making the number to students consistent throughout the chapter, a minor amendment to the off-site parking chapter rewording one section to be consistent with other parts of the chapter and a proposed amendment to the minimum square footage requirement for residential construction.

The proposed amendment to Section 11-29-103(3) and (4) dealing with the zones in which certain animals may be permitted is an update to reflect the current zoning classifications. The code makes reference to several zones that are not in the Zoning Ordinance or that have been changed to a different classification name. It also adds two zoning classifications that have been adopted after this particular section had been updated last. The proposed amendment to Section 11-35-103 (12) dealing with the number of pupils a music or dance teacher or a tutor may have in the home at any given time is an update to make this section consistent with the number permitted for foster homes, daycares and preschools. In addition, this particular section makes reference to the need for a conditional use permit which is set forth in Section 11-35-104 and sets the number of pupils at eight. The proposal is to increase the number for music and dance teachers to eight pupils. The proposed amendment to Section 11-32-103 (5) dealing with the restriction of parking in a front yard setback is an update of the terms used. Elsewhere in the chapter, the term "properly designated parking space" is defined. This amendment would change the wording to match the defined term.

Another proposed amendment to the Zoning Ordinance is with regard to the minimum square footage permitted for new residential construction in Farmington. For many years the minimum square footage of a dwelling in Farmington was set forth at 850 square feet. This would include garage space and all of the floors of the home. In the early 1990s, the Farmington City Council opted to increase the minimum size of a residence to a total of 1,200 square feet with a minimum of 900 square feet on the main floor excluding garages, carports and porches. In addition, the minimum width of the narrowest point on the main floor was 20 feet exclusive of any garage area. The adoption of the increased size came from a desire by the City to establish a low-density rural/suburban community. However, as home design, layout, architecture and residential densities have changed over the past two decades a change from that standard is needed. The proposal is to revert back to the standard in place prior to this increase. One of the most significant problems the City has with the current size is that the narrowest point of the main floor must be 20 feet exclusive of the garage. More recent home layouts include a front door and a long hallway directly adjacent to the garage with living space toward the rear of the home. The current standard prohibits such a layout. This is a particularly popular layout for multi-family residential units. Often times with a layout like this the main floor does not meet the 900 square foot minimum if the garage is no longer counted. Staff feels that the best solution to this problem is to revert back to the standard previously adopted.

Suggested Motion:

Move that the Planning Commission recommend approval of the proposed amendments to the Zoning Ordinance as set forth in the April 15, 2010 staff report.

Supplemental Information

1. Proposed Ordinance Amendments

Applicable Ordinances

1. Title 11, Chapter 29 – Animals and Fowl
2. Title 11, Chapter 35 – Home Occupation
3. Title 11, Chapter 32 – Off-site, Parking and Loading
4. Title 11, Chapter 28 – Supplementary and Qualifying Regulations

CHAPTER 29

ANIMALS AND FOWL

11-29-101 Purpose
11-29-102 Effect of Chapter
11-29-103 General Provisions

11-29-101 Purpose

The purpose of this Chapter is to provide regulations for the keeping of animals in all areas of the City.

11-29-102 Effect of Chapter

The regulations as contained in this Chapter shall apply and govern in all zones.

11-29-103 General Provisions

The keeping of animals within the City of Farmington shall be permitted or prohibited as follows:

(1) All animals shall be classified in one of the following four (4) categories (animals including all living creatures, fowl, reptiles, fish, etc.):

(a) Class A (Small Animals): Animals kept as pets or for family food production, or recreation purposes such as dogs, cats, rabbits, fowl, etc.

(b) Class B (Large Animals): Animals kept as pets or family food production or recreational purposes; such as horses, cows, goats, sheep, etc.

(c) Class C (Commercial Animals): Any and all animals of every size, type or kind kept or maintained for commercial purposes.

(d) Class D (Dangerous Animals): Animals that are inherently or potentially dangerous may be kept or maintained only by conditional use permit.

(2) All animals must be kept and maintained in such a manner so as NOT to degrade (below a reasonable standard), the health, safety, noise, odor or sanitation environment of persons dwelling on neighboring lots.

(3) The animals permitted in any zone are limited in numbers so as to comply with the conditions mandated in Section 11-29-103 (2) and to prevent a significant degradation in appearance of the premise on which they kept in comparison with neighboring premises:

(a) Class A animals may be kept in all zones.

(b) Class B animals are permitted only in Zones AA, A, AE, ~~M-1,~~ R-2, B, R, LR, S, LS, R-4 and R-8, and OTR.

(c) Class C animals are prohibited from all zones except Zones C, A, AA, and C-R ~~and M-1~~.

(d) Class D animals are prohibited from all zones except by conditional use permit.

(4) The following numbers and kinds of animals in the size areas described are presumed to meet the standards set forth in Section 11-29-103 (2) and (3). This presumption is rebuttable by the keeper providing that greater numbers of animals are being kept and meeting these standards, or by the City providing that equal or lesser number of animals are being kept in a manner not meeting these standards:

(a) Any Size Lot: 2 dogs or 4 cats or 4 ducks or 4 turkeys or 4 geese or 8 chickens or 8 rabbits or 8 pigeons or any equivalent combination.

(b) 1/2 Acre: 2 dogs or 2 sheep or 2 goats or 4 cats or 8 ducks or 8 turkeys or 8 geese or 12 chickens or 12 rabbits or 12 pigeons or any equivalent combination.

(c) Class B Large Animals:

(i) Zones R, LR, S, LS, R-2, R-4, R-8, ~~M-1~~ OTR or B – On lots of twenty thousand (20,000) square feet or more: 1 horse or cow or 2 sheep or goats per twenty thousand (20,000) square feet.

(ii) Zones AA, A, AE – Not more than 2 horses or cows or 4 sheep, goats, pigs, or similar size animals shall be kept on lots of one-half (½) acre. For lots larger than one-half (½) acre, 1 additional horse or cow or 2 additional sheep, goats, pigs, or similar size animals may be kept for each five thousand (5,000) square feet over one-half (½) acre. Animals younger than six (6) months in age shall not be counted in determining the total number of animals on the lots.

(5) Location of Accessory Structures. No animal shelter, hay barn, silo, equipment shed, storage building and similar accessory buildings to the agricultural use of land may be located closer than ten (10) feet any side or rear boundary line.

11-35-103 Conditions

(11) A foster home, child day care center, or preschool shall not have more than eight (8) children at one time except as provided in Section 11-35-104 below.

(12) Music, dancing teachers, or tutors shall be limited to not more than eight (8) ~~six (6)~~ pupils at one time except as provided in Section 11-35-104 below.

11-35-104 Conditional Uses

(1) The following home occupations may be allowed only upon approval of a conditional use application by the Planning Commission and issuance of a Conditional Use Permit:

a. Uses in which over eight (8) but not more than sixteen (16) individuals (including any natural, adopted, or foster members of the operator's household) are cared for or receive instruction in the home at any one time. Such uses may include dance instruction, aerobics classes, music lessons, preschools, child day care, crafts classes, and other similar uses. For all such uses, the Farmington City Building Official shall inspect the facilities to ensure compliance with the requirements of the Uniform Building Codes.

   Preschool and child day care uses shall submit documentation within thirty (30) days of approval that all Utah State Department of Social Services requirements have been met. The entire yard, or minimum outside area required by the State Social Services, shall be fenced;

b. Uses where the applicant proposes to use more than twenty-five (25%) of the dwelling in connection with the business;

c. Any use where outside storage, use of an accessory building, or exclusive use of an attached garage is anticipated or requested in conjunction with the home occupation;

(2) In evaluation a home occupation conditional use, the Planning Commission shall apply the review standards contained in Chapter 8 of this Title and, if applicable, site development standards contained in Chapter 7.

11-32-103 General Provisions

(5) Parking in Front Yard. No portion of a required front yard shall be used for parking except for the paved driveway area. No portion of a required front yard, other than driveways leading to a garage or properly ~~located~~ designated parking ~~area~~space, shall be paved or graveled so as to encourage or make possible the parking of vehicles thereon.

11-28-110 Minimum Size of Dwellings

~~All dwellings erected within the City shall have a minimum of twelve hundred (1200) square feet of gross floor area and a minimum of nine hundred (900) square feet on the main floor, exclusive of open porches, carports and garages. The width of each dwelling shall be at least twenty (20) feet at the narrowest part of its first story exclusive of any garage area. The width shall be considered the lesser of the two primary dimensions.~~

All dwellings erected within the City shall have a minimum of eight hundred fifty (850) square feet of gross floor area unless approved by the Planning Commission as a conditional use.

FARMINGTON, UTAH

ORDINANCE NO. 2010 -

AN ORDINANCE AMENDING TITLE 11, CHAPTERS 28, 29, 32 AND 35 OF THE FARMINGTON CITY CODE REGARDING MINIMUM DWELLING SIZE, HOME OCCUPATIONS, OFF-STREET PARKING WORDING AND ZONES LISTED FOR CERTAIN ANIMALS

WHEREAS, the Farmington City Council has determined that the wording regarding properly designated parking spaces within the City's off-street parking chapter should be consistent throughout the chapter, the number of pupils that may be taught under a home occupation license should be consistent throughout the home occupation regulation chapter and that the list of zones regarding animals should be brought up to date with current zoning classifications;

WHEREAS, the Farmington City Council has determined that the minimum dwelling should be reduced to the size prior to the most recent change. The minimum dwelling size and its manner of measurement has been found to prohibit many existing and proposed dwellings in the City; and

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

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

Section 1. Amendment. Title 11, Chapters 28, 29, 32 and 35 of the Farmington City Code is hereby amended as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

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

Section 3. Effective Date. This Ordinance shall take effect immediately upon publication or posting or thirty (30) days after passage by the City Council, whoever comes first.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 18h day of May, 2010.

FARMINGTON CITY

By: _____
Scott C. Harbertson
Mayor

NOTICE OF HEARING

FARMINGTON CITY ZONING TEXT AMENDMENT

NOTICE IS HEARBY GIVEN OF a public hearing to be held by the Farmington City Council at the City Offices, 130 North Main Street, Farmington, Utah, at its regularly scheduled meeting on **TUESDAY, MAY 18, 2010 at 7:00 p.m.**, or as soon thereafter as business permits, to consider an amendment to the Zoning Ordinance updating listed zones for certain animals to reflect the current zoning classifications (11-29-103(3),(4)); the number of pupils music, dancing teachers, or tutors may teach in conjunction with a home occupation permit (11-35-103(12)); amendment to the wording regarding parking in front yards to be consistent with other wording in the same chapter (11-32-103(5)); and a proposed amendment to the minimum size of dwellings permitted reducing the minimum requirement to reflect the previously adopted standard (11-28-110). (ZT-1-10)

The public is invited to attend and give written and oral comments.

DATED this 29th day of April, 2010

Margy Lomax

Margy Lomax
City Recorder

Agenda Item 10

CITY COUNCIL AGENDA

[ ] Appointments, Hearings, Etc.
[ ] Discussion Items - Recommendations
[ ] Reports

For Council Meeting:
May 18, 2010

Petitioner _____

S U B J E C T: Consideration of final plat approval for Park Lane Commons Subdivision located at approximately 500 North 1000 West

ACTION TO BE CONSIDERED:

Minute motion approving the final plat for Park Lane Commons Subdivision

GENERAL INFORMATION:

See enclosed staff report.

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

FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
RICK DUTSON
CORY R. RITZ
JIM TALBOT
SID YOUNG
CITY COUNCIL

MAX FORBUSH
CITY MANAGER

Memorandum

To: Mayor and City Council

From: Glenn Symes, AICP, Assistant City Planner

RE: Park Lane Commons Final Plat

Date: April 30, 2010

The Park Lane Commons subdivision is associated with the Park Lane Commons and Park Lane Village master plans. The actual subdivision plat will record a buildable lot on the property on which the Park Lane Village apartment project will be built. In addition to the main building lot, the plat will include a small parcel on which the Central Davis Sewer pump station will be built. Typically, any roads that will be dedicated as public streets would be included on a plat such as this. In this case however, the roadway areas will be deeded to the City separately and prior to the recordation of the subdivision plat.

There are no issues related to the actual subdivision plat. The layout and schematic plan were approved with the PMP for Park Lane Commons and remains unchanged. The Planning Commission approved a preliminary plat and recommended approval of a final plat for this subdivision at the May 13, 2010 meeting.

130 N MAIN • P.O. BOX 160 • FARMINGTON, UT 84025
PHONE (801) 451-2383 • FAX (801) 451-2747
www.farmington.utah.gov

FARMINGTON

HISTORIC BEGINNINGS · 1847

Planning Commission Staff Report
May 13, 2010

Item 3: Park Lane Commons Preliminary and Final Subdivision Plat

Public Hearing:	Yes
Application No.:	S-5-10
Property Address:	500 North 1000 West
General Plan Designation:	TMU (Transportation Mixed Use)
Zoning Designation:	TMU (Transit Mixed-use)
Area:	33 acres
Number of Lots:	2
Property Owner:	Farmington Square, LLC; Daufuskie Investments, LLC
Agent:	Scott Harwood, The Haws Companies

Request: *Applicant is requesting approval of a preliminary plat and a recommendation for a Final Plat for the Park Lane Commons subdivision. The subdivision includes the building lot on which the Park Lane Village project will be built, the dedication of rights-of-way and the lot on which a future sewer pump station will be built.*

Background Information

This application consists of both a re-approval of a preliminary plat and a recommendation of a final plat for the Park Lane Commons subdivision plat. The reason the preliminary plat is being reviewed again is because a small parcel that is to be used for a sewer pump station is formally included in the approval. The small parcel was shown on the plat previously but the approval did not specifically address it. The inclusion of this small lot on this plat will eliminate the need for a metes and bounds subdivision to divide the sewer parcel from the remaining property. The final plat recommendation can be made if the Commission finds that the preliminary plat is satisfactory for approval. The site plan and conditional use permit for the sewer pump station will be reviewed at the May 27th Planning Commission meeting.

Suggested Motions:

Move that the Planning Commission approve a preliminary plat for the Park Lane Commons subdivision plat with the following conditions:

1. The applicant work with the City's Development Review Committee to address any outstanding issues related to the preliminary plat including but not limited to planning, engineering, storm water, sewer, culinary and secondary water and public works.
2. The applicant work with the City to address any comments or changes necessary for a final plat.

3. The applicant acquires final plat approval for the subdivision prior to recordation from the Planning Commission and City Council.

Findings:

1. The preliminary plat is consistent with the schematic subdivision plat approved by the Planning Commission and City Council.
2. The proposed subdivision is necessary for the issuance of building permits and finalization of the site plan for the Park Lane Village apartment project.
3. The proposed subdivision contains all of the amended rights-of-way and cross-section widths as discussed and approved with the Park Lane Commons Master Plan.
4. The addition of the "no-build" zone on the plat designating areas where this or future developers may build meets the intent of the Regulating Plan approved with Chapter 18 of the Zoning Ordinance.

-AND-

Move that the Planning Commission recommend approval of a final plat for the Park Lane Commons subdivision plat with the following conditions:

1. The applicant work with the City's Development Review Committee to address any outstanding issues related to the preliminary plat including but not limited to planning, engineering, storm water, sewer, culinary and secondary water and public works.
2. The applicant work with the City to address any comments or changes necessary for a final plat.

Findings:

1. The final plat is consistent with the preliminary plat for the Park Lane Commons subdivision.
2. The final plat is consistent with the project master plans for the Park Lane Commons project as well as the Park Lane Village project.
3. The final plat includes a small parcel for the development of a sewer pump station that is necessary for the development of the general area and the Park Lane Village project specifically.

Supplemental Information

1. Park Lane Commons subdivision plat

Applicable Ordinances

1. Title 11, Chapter 18 – Mixed-use Districts
2. Title 12, Chapter 6 – Major Subdivisions

PARK LANE COMMONS

FARMINGTON CITY, DAVIS COUNTY, UTAH

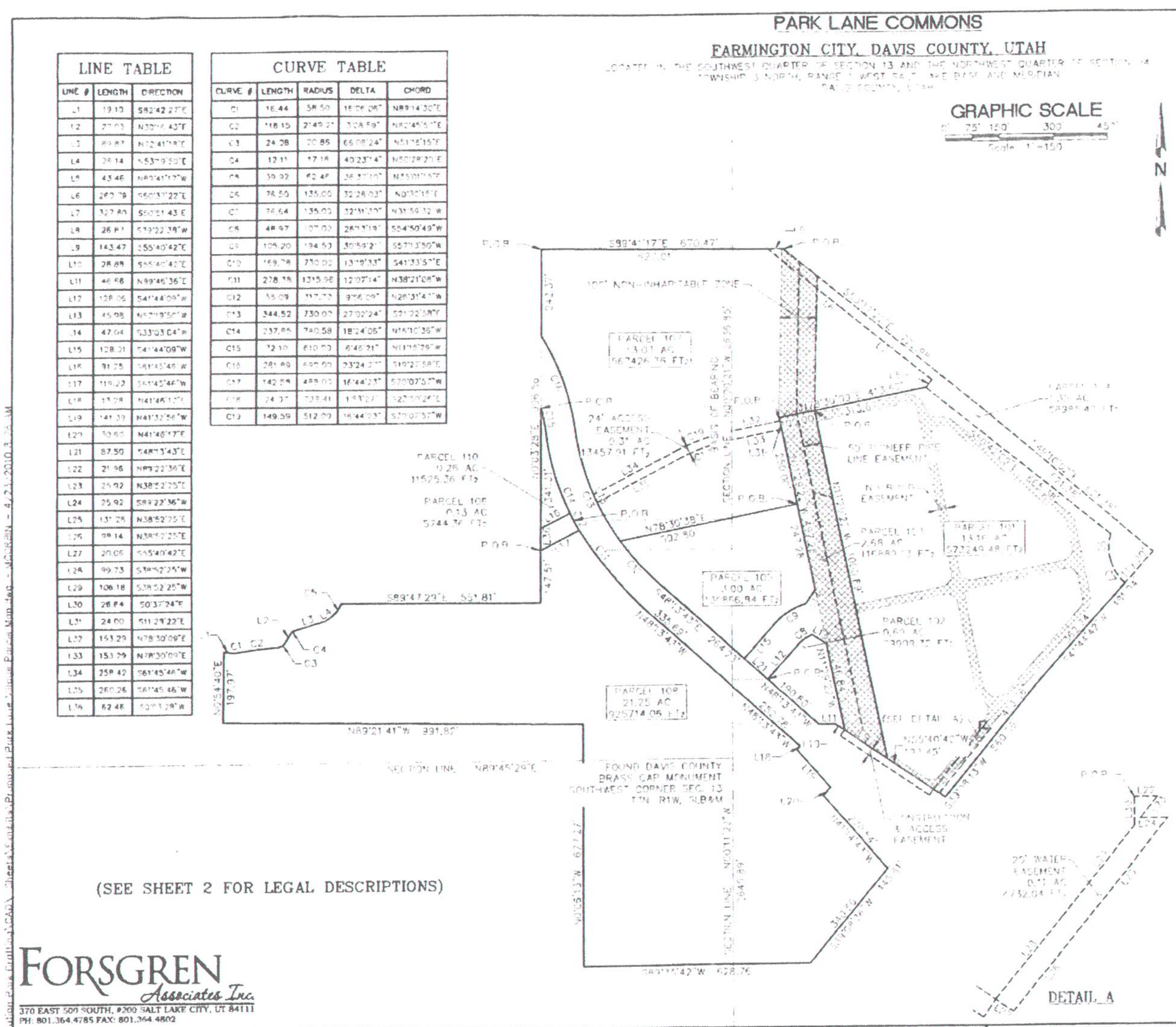
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
DAVIS COUNTY, UTAH

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	19.10	S82°42'27"E
L2	27.03	N30°16'42"E
L3	89.87	N12°41'18"E
L4	28.14	S53°19'59"E
L5	43.46	N89°41'17"W
L6	260.79	S60°33'22"E
L7	327.80	S60°51'43"E
L8	26.83	S19°22'38"W
L9	143.47	S55°40'42"E
L10	28.88	S55°40'42"E
L11	46.68	N89°46'36"E
L12	128.06	S41°44'09"W
L13	45.98	N57°19'50"W
L14	47.04	S33°03'04"W
L15	128.31	S41°44'09"W
L16	91.25	S61°45'46"W
L17	119.22	S61°45'46"W
L18	13.28	N41°46'17"E
L19	141.39	N41°32'56"W
L20	30.60	N41°46'17"E
L21	87.50	S48°13'43"E
L22	21.98	N89°22'36"E
L23	25.92	N38°52'25"E
L24	25.92	S89°22'36"W
L25	137.28	N38°52'25"E
L26	99.14	N38°52'25"E
L27	20.05	S55°40'42"E
L28	99.73	S38°52'25"W
L29	108.18	S38°52'25"W
L30	28.84	S0°37'24"E
L31	24.00	S11°29'22"E
L32	153.29	N78°30'09"E
L33	153.29	N78°30'09"E
L34	259.42	S61°45'46"W
L35	260.26	S61°45'46"W
L36	62.46	S0°13'29"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	16.44	58.50	16°06'08"	N89°14'30"E
C2	118.15	2149.21	3°08'59"	N82°45'15"E
C3	24.28	20.85	66°08'24"	N51°15'15"E
C4	12.11	17.18	40°23'14"	N50°28'20"E
C5	39.92	62.46	36°37'10"	N55°01'15"E
C6	78.50	135.00	32°28'03"	N0°30'15"E
C7	76.64	135.00	32°31'00"	N31°59'32"W
C8	48.97	107.00	26°13'18"	S54°50'49"W
C9	105.20	194.50	30°59'21"	S57°13'50"W
C10	169.78	730.00	13°19'33"	S41°33'57"E
C11	278.78	1315.98	12°07'14"	N38°21'08"W
C12	55.09	117.73	9°56'09"	N26°31'47"W
C13	344.52	730.00	27°02'24"	S31°22'38"E
C14	237.85	740.58	18°24'06"	N16°10'36"W
C15	12.10	610.00	0°46'21"	N11°15'29"W
C16	281.89	690.00	23°24'27"	S19°27'58"E
C17	142.59	489.00	16°44'23"	S70°07'57"W
C18	24.37	539.41	1°33'27"	S27°02'24"E
C19	149.59	512.00	16°44'23"	S70°07'57"W

GRAPHIC SCALE
0' 75' 150' 300' 450'
Scale: 1"=150'

N



(SEE SHEET 2 FOR LEGAL DESCRIPTIONS)

FORSGREN Associates Inc.
370 EAST 500 SOUTH, #200 SALT LAKE CITY, UT 84111
PH: 801.364.4785 FAX: 801.364.4802

SURVEYORS CERTIFICATE

I, _____, HEREBY REPRESENT THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. _____ AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY. THE PURPOSE OF THIS SURVEY IS TO MARK THE BOUNDARY OF THE BELOW DESCRIBED PROPERTY IN THE FIELD WITH A REBAR AND CAP AT EACH PROPERTY CORNER AND PREPARE THIS MAP SHOWING THE SURVEY. THE INFORMATION ABOVE THE PROPERTY, ANY THE TOTAL AREA.
THE BASIS OF BEARING IS AS NOTED FROM: _____

STATE OF UTAH
COUNTY OF SALT LAKE

ON THE _____ DAY OF _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE OWNERS OF THE ABOVE OWNERS DEDICATION, TWO IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT HE _____ OF _____ AND THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USE AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN: _____

NOTE: PUBLIC STREETS DEDICATED HEREON ARE SUBJECT TO A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR PRIVATE UTILITIES IN FAVOR OF _____ AND/OR IT ASSIGNS.

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE OWNER OF THE HEREON DESCRIBED TRACT OF LAND HEREBY CAUSES THE SAME TO BE DIVIDED INTO LOTS AND STREETS, TOGETHER WITH AN INGRESS AND EGRESS EASEMENT, AS DEPICTED OF RECORD ON THIS PLAT, HEREINAFTER TO BE KNOWN AS:

PARK LANE COMMONS

AND DO HEREBY DEDICATE THE STREETS AS INDICATED HEREON (PARCEL 103) AND TRAIL (PARCEL 104) FOR PERPETUAL USE OF THE PUBLIC. THE UNDERSIGNED FURTHER CONSENT TO THE RECORDATION OF THIS PLAT IN ACCORDANCE WITH UTAH STATE LAW.

IN WITNESS HEREOF, WE HAVE HEREUNTO SET OUR HAND(S) THIS _____ DAY OF _____, A.D., 20__.

BY: DAVIS PACE INVESTMENTS II, LC

BY: FARMINGTON SQUARE, LLC

BY: PARK LANE SQUARE PARTNERS, LLC

IRRIGATION COMPANY APPROVAL	SEWER DISTRICT APPROVAL	PLANNING COMMISSION	FARMINGTON CITY ENGINEER	APPROVAL AS TO FORM	CITY COUNCIL APPROVAL	DAVIS COUNTY RECORDER
APPROVED THIS ____ DAY OF _____ A.D. 20__ BY _____	APPROVED THIS ____ DAY OF _____ A.D. 20__ BY THE CENTRAL DAVIS SEWER DISTRICT	APPROVED THIS ____ DAY OF _____ A.D. 20__ BY THE FARMINGTON CITY PLANNING COMMISSION. CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION	APPROVED THIS ____ DAY OF _____ A.D. 20__ BY THE FARMINGTON CITY ENGINEER	APPROVED AS TO FORM THIS ____ DAY OF _____ A.D. 20__	PRESENTED TO FARMINGTON CITY COUNCIL THIS ____ DAY OF _____ A.D. 20__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.	ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED THIS ____ DAY OF _____ 20__ AT PAGE ____ IN BOOK ____ OF OFFICIAL RECORDS. DAVIS COUNTY RECORDER BY: _____

Agenda Item 11

CITY COUNCIL AGENDA

[ ] Appointments, Hearings, Etc.
[ ] Discussion Items - Recommendations
[ ] Reports

For Council Meeting:
May 18, 2010

Petitioner _____

SUBJECT: Consideration of well drilling proposal, engineering services related thereto, proposed site, public notice consideration

ACTION TO BE CONSIDERED:

Authorize the City Manager and City Engineer to move forward with the project; holding all the required public hearings at Planning Commission and City Council levels including those in the neighborhood where the proposed well is proposed to be drilled.

GENERAL INFORMATION:

See enclosed proposal and other correspondence.

1. Okay w/ location

2. Get notices out earlier *

General

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

CALDWELL | RICHARDS | SORENSEN

ANSWERS TO INFRASTRUCTURE™

May 4, 2010

Mr. Max Forbush
Farmington City
P.O. Box 160
Farmington, UT 84025

RE: Proposal for Exploratory Drilling, Design and Construction of a New Municipal Supply Well

Dear Max:

Based on your request, we have prepared a scope of services and proposed fee to provide engineering services to assist Farmington City with exploratory drilling, design and construction of a new municipal supply well. This is a three phase project that will begin with addressing all regulatory and site preparation requirements and provide a complete set of plans and specifications for drilling the well. Phase 2 will consist of well drilling and construction of the production well; Phase 3 will include design and construction of the well house, selection of pumping equipment, installation and commissioning. For planning purposes, we have provided an opinion of probable drilling and construction costs, in addition to our proposed engineering fess.

The new well will be located on City owned property adjacent to the Main Park, as shown in the attached figure. This site is preferred over Sites A, B and C, which were described in our December 2009, Aquifer Test and Well Siting Analysis Report, for the following reasons: 1) the well site is centrally located and is reasonably close to an existing water transmission line, storm drain and electric utilities; 2) the site will decrease well congestion in the northern portion of the Farmington area aquifer system and will provide better spatial distribution of groundwater pumping. 3) the site will reduce interference between existing large capacity wells; and, 4) the site will likely receive fewer protests and require less time for approval by the State Engineer.

The anticipated project phases and individual tasks are listed on the following page. *A detailed description of the tasks is provided in the Appendix.*

ansportation Water Resources Waste
ater Storm Water Land Surveying
e Engineering and Development
eographic Information Systems
ivement Management Wetlands

CRS Consulting Engineers Incorporated dba CALDWELL RICHARDS SORENSEN
2060 E 2100 South, Salt Lake City, Utah 84109 Phone: (801) 359-5565 Fax: (801) 359-4272 Website: www.crsengineers.com

A Utah Corporation

Phase 1 Regulatory and Siting Requirements

1.1 Prepare and Support a Water Rights Change Application
1.2 Prepare an Environmental Audit of the Site
1.3 Perform a Site Boundary and Well Location Survey
1.4 Assess Available Utilities and Needed Infrastructure
1.5 Prepare a Preliminary Evaluation Report (PER)
1.6 Prepare Contract Documents and Technical Specifications
1.7 Obtain Approval of the PER and Technical Specifications

Phase 2 Exploratory Drilling, Well Design and Construction Administration

2.1 Prepare a Qualifications Package and Pre-qualify Drilling Contractors
2.2 Provide Bidding and Award Assistance
2.3 Interface with Local and State Regulatory Agencies
2.4 Supervise Exploratory Drilling and Formation Zone Testing
2.5 Evaluate Exploratory Drilling and Zone Testing Results
2.6 Prepare Final Production Well Design
2.7 Provide Engineering and On-site Inspection
2.8 Perform Water Quality Testing and Analysis
2.9 Provide Contract Administration and Close out
2.10 Prepare Well Completion Report
2.11 Provide Well House and Equipping Recommendations

Phase 3 Well House Design, Construction and Equipping

3.1 Provide Geotechnical Testing and Foundation Study
3.2 Prepare Site Design
3.3 Prepare Well House Design
3.4 Provide Electrical, SCADA, HVAC, and Architectural Design
3.5 Interface with Local and State Regulatory Agencies
3.6 Prepare Well House Contract Documents and Technical Specifications
3.7 Prepare Construction Cost Estimate
3.8 Obtain Approval of the Technical Specifications
3.9 Prepare a Qualifications Package and Pre-qualify Construction Contractors
3.10 Assist with Advertizing, Bidding and Recommending an Award of Contract
3.11 Provide Engineering and On-Site Inspection
3.12 Provide Contract Administration and Close out
3.13 Prepare Operating Permit and Drinking Water Source Protection Plan

Estimated Construction Costs

Construction costs over the last couple of years have been very competitive and material costs have been relatively stable. Initiating the project in the spring/summer of 2010 should lead to a new well for costs that are comparable with those from several years ago. Actual construction costs will be determined based on competitive bidding and will reflect economic conditions at the time of bidding. The estimates below are based on recent bids for similar projects and are provided to assist you with budgetary planning.

Exploratory Drilling, Testing and Production Well Drilling and Construction—Based on recent competitive bids for similar municipal production wells, the estimated costs for exploratory drilling and constructing a new well are expected to range from $550,000 to $650,000. This assumes a 500 foot gravel packed well with 18-inch mild steel casing and stainless steel screen.

Well House and Equipment—Costs for a well house and equipping can vary significantly depending on the size of the building, architectural features, electrical components, requirements for connection to the existing utilities and other factors. For a typical municipal well house, recent construction costs have ranged from $450,000 to $550,000.

The estimated range of costs for the fully equipped and commissioned production well, inclusive of engineering costs is $1,232,000 to$1,432,000.

Engineering Fees

Our proposed fee is based on an estimate of the time and materials that will be needed to complete the identified tasks and assumes the project will commence in the spring/summer of 2010. Actual fees will depend on the finalized scope of services, construction schedules, unforeseen regulatory requirements, and project duration. For each of these three phases, our fees would be based on actual time and materials expended, but would not exceed the upper fee estimate without prior authorization.

Phase 1---Site Investigations & Specifications	$38,000
Phase 2---Exploratory Drilling & Production Well Construction	$72,000
Phase 3---Well House Design & Construction	$122,000

If the above scope of services and fee proposal meets with your approval, this document can form the basis of an agreement between the City of Farmington and CRS Engineers. If you have any questions or wish to discuss anything contained herein, please do not hesitate to call us.

Sincerely,
CALDWELL RICHARDS SORENSEN

Paul J. Hirst P. E.
President and CEO

cc: file

APPENDIX
DETAILED SCOPE OF SERVICES

Phase 1 Regulatory and Siting Requirements

1.1 Prepare and Support a Water Rights Change Application —CRS will prepare a change application to move some of the City's existing water rights to the new point of diversion. CRS will interface with the State Engineer in an effort to expedite review and approval. If any protests are received, CRS will support and defend the City's application.

1.2 Prepare an Environmental Audit of the Site —CRS will have an environmental site audit conducted on the City owned property proposed for the new well. The purpose of the audit is to determine if the site has been affected by any current or past environmental contamination on or near the site.

1.3 Perform a Site Boundary and Well Location Survey ---CRS will perform a site boundary survey and a precise location for the well. A topographic map of the site will also be established to facilitate the site design and well house design.

1.4 Assess Available Utilities and Needed Infrastructure ---CRS will identify, locate and assess near-by utilities that may be impacted by the new well. Existing infrastructure such as water distribution lines, storm drains, sewer lines and electrical power will be assessed for any conflicts or needed upgrades.

1.5 Prepare a Preliminary Evaluation Report (PER) ---A PER will be prepared to meet the requirements of R-309-600 of the Utah Administrative Code and for review and approval by the Division of Drinking Water. The PER will include a delineation report which provides information on expected geologic conditions, delineates source protection zones for the proposed well, inventories potential contamination sources within the protection zones and lists land ownership within those zones.

1.6 Prepare Contract Documents and Technical Specifications ---Contract documents and technical specifications will be prepared to provide detailed instructions for drilling the exploration and production well.

1.7 Obtain Approval of the PER and Technical Specifications --- The Contract Documents and Technical Specifications along with the PER will be submitted to the DDW for review and approval.

1.8 Prepare Cost Estimate—When the PER and Technical Specifications have been approved by the DDW, a current estimate of probable costs will be prepared.

Phase 2 Exploratory Drilling, Well Design and Construction Administration

It is understood that the City will only proceed with exploratory drilling and design and construction of a production well if the results of the site investigation are favorable and all regulatory requirements are satisfied.

2.1 Prepare a Qualifications Package and Pre-qualify Drilling Contractors ---A contractor qualifications questionnaire will be prepared and a request for qualifications will be publically advertized to pre-qualify potential drilling contractors.

2.2 Provide Bidding and Award Assistance—CRS will assist the City with preparing for and conducting the bidding process including answering any questions from pre-qualified Contractors, reviewing and evaluating bids received and recommending a contract award to the Contractor that represents the best value to the City.

2.3 Interface with Local and State Regulatory Agencies ---Approvals must be obtained from several local and state agencies prior to initiating drilling. At a minimum, these will include the Division of Water Rights (DWR), Division of Drinking Water (DDW), Davis County and the Davis County Sewer Improvement District. CRS will obtain the necessary permits prior to mobilizing the contractor.

2.4 Supervise Exploratory Drilling and Formation Zone Testing --- CRS will monitor the Contractor during the exploratory drilling and formation testing. CRS on-site personnel will analyze cutting samples, determine the depth of drilling, observe geophysical logging and select formation sampling zones. At each zone, pump testing will be conducted and water samples will be collected to evaluate both the water quality and potential aquifer yield.

2.5 Evaluate Exploratory Drilling and Zone Testing Results ---Following formation testing, the data will be analyzed to assess aquifer characteristics and determine the suitability of the site for construction of a production well. If site conditions are suitable, production well drilling and construction will commence.

2.6 Prepare Final Production Well Design ---Using the formation zone testing and exploratory drilling results, a final production well design will be prepared. This will include depth of the well and location, length and sizing of well screens and gravel pack.

2.7 Provide Engineering and On-site Inspection during Drilling—CRS will provide qualified on-site personnel at all critical stages of the project. Drilling for the production well typically operates on a 24/7 basis until the well is constructed. At critical times, the CRS inspector may be on-site full time to monitor and document activities completed and materials used on the project.

2.8 Perform Water Quality Testing and Analysis— Water samples will be collected at completion of the test pumping and submitted for a complete drinking water suite of chemical, physical and radiological parameters. In addition, a separate sample set will be collected and submitted for a full suite of bacteriological analyses.

2.9 Provide Contract Administration and Close-out— CRS will provide construction administration for the selected Contractor. Construction administration will include conducting a pre-construction meeting, reviewing Contractor submittals, responding to requests for information, conducting weekly progress meetings, reviewing Contractor progress payments, recommending change orders as needed, and conducting project closeout.

2.10 Prepare a Well Completion Report--Following drilling, construction and testing of the well, a well completion report will be prepared. The report will provide as-built drawings and detail the drilling, construction, pump testing and laboratory analytical results of water samples.

2.11 Provide Well House and Equipping Recommendations—Based on pumping test results, recommendations for a design pumping rate along with projected drawdown levels will be provided. The design pumping rate will be used in Phase 3 to select the proper equipment for the production well.

Phase 3 Well House Design Construction and Equipping

3.1 Provide Geotechnical Testing and Foundation Study ---CRS will have geotechnical testing and a foundation study performed to provide design criteria for the well house.

3.2 Prepare Site Design—Site design will require several design sheets including existing conditions and demolition plan, site improvement plan, grading and drainage plan, utility plan, storm water pollution prevention plan, and the necessary detail sheets.

3.3 Prepare Well House Design—Following construction of the well, design of the well house will commence. This task will include consideration of storage space, pump control, water treatment, temperature control, architectural details, etc. A building that is approximately 15 feet wide by 25 feet long is expected to be sufficient to house the proposed well and all appurtenances. The well house design will include specifications for the pump and motor, pump control, surge control, other valves inside the pump house, required treatment equipment and chemical storage areas, lay out of the piping inside the pump house, designing the connection to the existing water system, discharge line and electrical power.

3.4 Provide Electrical, SCADA, HVAC, and Architectural Design—Design of the electrical, SCADA, and HVAC systems will be prepared by Case Lowe & Hart, a sub consultant to CRS. This same firm will also design the architectural features of the building.

3.5 Interface with Local and State Regulatory Agencies---Approvals must be received from several local and state agencies prior to initiating construction of the well house. At a minimum, these will include the Division of Drinking Water and Davis County. CRS will obtain the necessary permits prior to mobilizing the contractor.

3.6 Prepare Well House Contract Documents and Technical Specifications—CRS will prepare technical specifications and bidding documents consistent with City standards. The final plans and specifications along with a Project Notification form will be submitted to the DDW for review and approval.

3.7 Prepare Construction Cost Estimate—When the Design Plans and Specifications have been approved by DDW, an engineer's estimate of probable costs will be prepared.

3.8 Obtain Approval of the Technical Specifications ---The Contract Documents and Technical Specifications for the well house will be submitted to DDW for review and approval. Any design modifications or changes required by DDW will be incorporated into the final design documents.

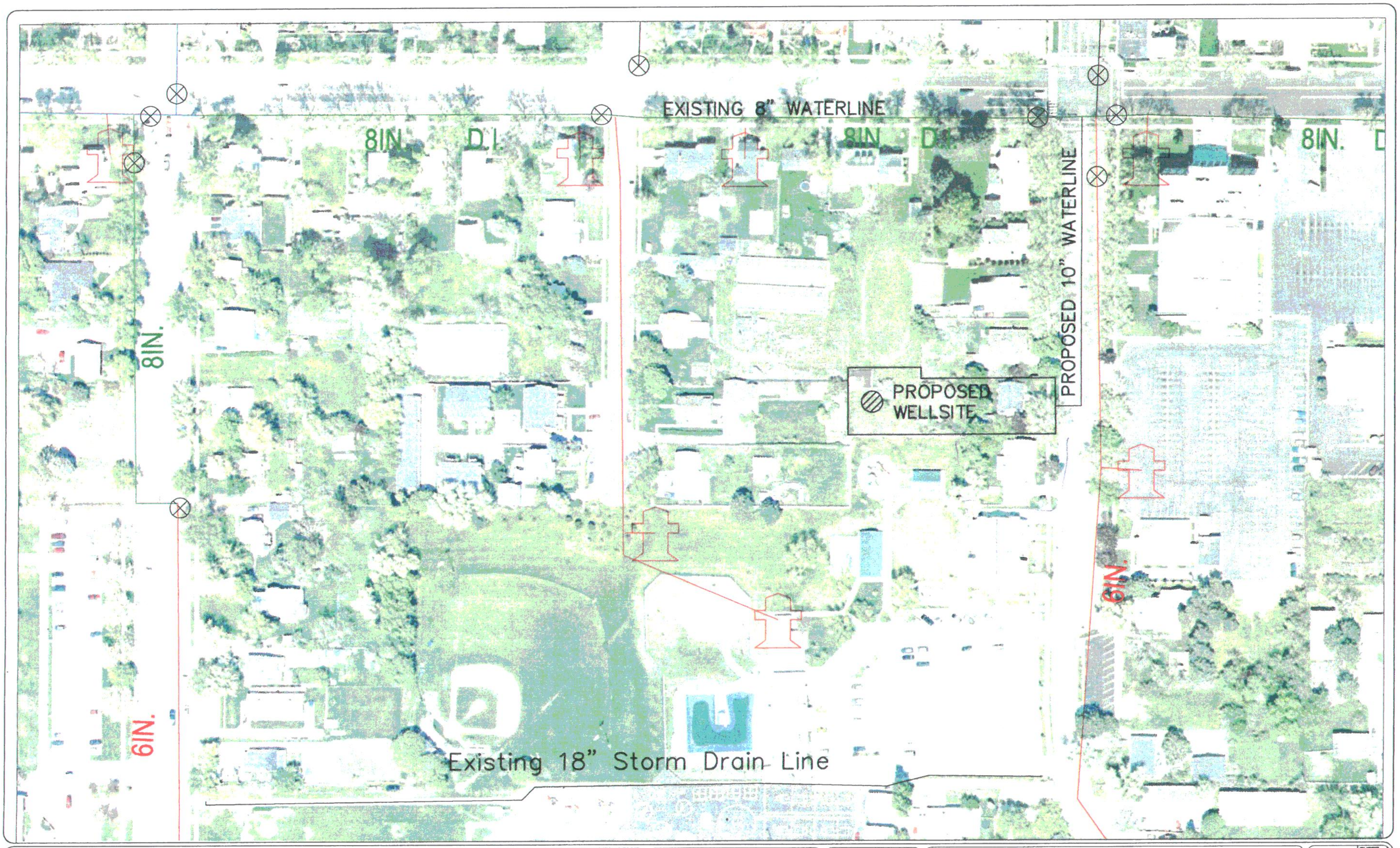
3.9 Prepare a Qualifications Package and Pre-qualify Construction Contractors --- A contractor qualifications questionnaire will be prepared and publically advertized to pre-qualify potential well house construction contractors.

3.10 Provide Bidding and Award Assistance—CRS will assist the City with preparing for and conducting the bidding process including answering any questions from prequalified Contractors, reviewing and evaluating bids received and recommending an award to the Contractor that represents the best value to the City.

3.11 Provide Engineering and On-Site Inspection— CRS will provide qualified on-site personnel at all critical stages of the project. At critical times, the CRS inspector may be on-site full time to monitor and document activities completed and materials used on the project.

3.12 Provide Contract Administration and Close-out— CRS will provide construction administration for the selected Contractor. Construction administration will include conducting a pre-construction meeting, reviewing Contractor submittals, responding to requests for information, conducting weekly progress meetings, reviewing Contractor progress payments, recommending change orders as needed, and conducting project closeout.

3.13 Prepare Operating Permit and Drinking Water Source Protection Plan
Once the well house and equipping has been completed and commissioned, an Operating Permit will be prepared and submitted for approval by the DDW. A Drinking Water Source Protection Plan for the well will be completed within one year of approval of the PER.



REV.	BY	DATE	DESCRIPTION

PRINCIPAL: PAUL HIRST
PROJECT MANAGER: BOB RAMSEY
CHECKED BY: TAMMY NORTH
DRAWN BY: JOSH PETERSEN

CALDWELL RICHARDS SORENSEN
ANSWERS TO INFRASTRUCTURE™
2080 East 2100 South
Salt Lake City, UT 84109
Phone: (801) 359-5565
Fax: (801) 359-4272
www.crsengineers.com

PROPOSED MAIN PARK WELL SITE AND INFRASTRUCTURE

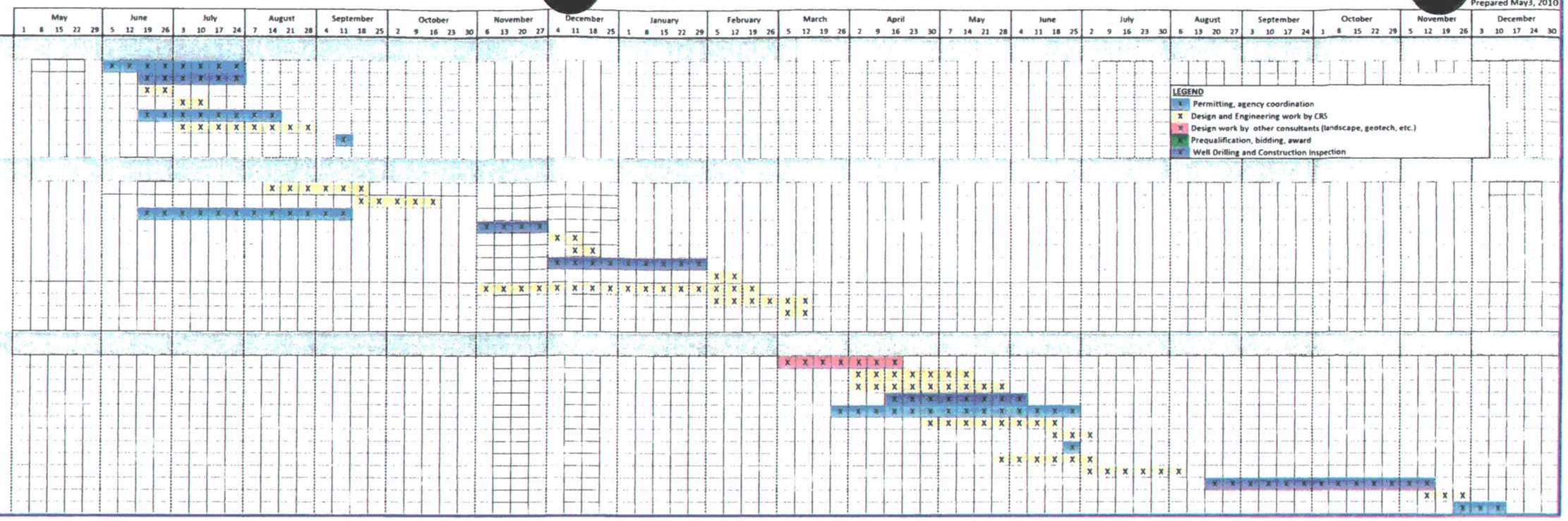
SHEET / OF

PROJECT NUMBER

FARMIN[illegible]Y PRODUCTION WELL SCHEDULE

LIST OF PHASES AND SUBTASKS

Prepared May3, 2010



Phase 1– Drill Site Investigations and Technical Specifications

1.1 Prepare and Support a Water Rights Change Application
1.2 Prepare an Environmental Audit of the Site
1.3 Perform a Site Boundary and Well Location Survey
1.4 Assess Available Utilities and Needed Infrastructure
1.5 Prepare a Preliminary Evaluation Report (PER)
1.6 Prepare Contract Documents and Technical Specifications
1.7 Obtain Approval of the PER and Technical Specifications

Phase 2– Exploratory Drilling, Well Design and Construction Administration

2.1 Prepare a Qualifications Package and Pre-qualify Drilling Contractors
2.2 Provide Bidding and Award Assistance
2.3 Interface with Local and State Regulatory Agencies
2.4 Supervise Exploratory Drilling and Formation Zone Testing
2.5 Evaluate Exploratory Drilling and ZoneTesting Results
2.6 Prepare Final Production Well Design
2.7 Provide Engineering and On-site Inspection during Production Drilling
2.8 Perform Water Quality Testing and Analysis
2.9 Provide Contract Administration and Close out
2.1 Prepare Well Completion Report
2.11 Provide Well House and Equipping Recommendations

Phase 3– Well House Design, Construction and Equipping

3.1 Provide Geotechnical Testing and Foundation Study
3.2 Prepare Site Design
3.3 Prepare Well House Design
3.4 Provide Electrical, SCADA, HVAC, and Architectural Design
3.5 Interface with Local and State Regulatory Agencies
3.6 Prepare Well House Contract Documents and Technical Specifications
3.7 Prepare Construction Cost Estimate
3.8 Obtain Approval of the Technical Specifications
3.9 Prepare a Qualifications Package and Pre-qualify Construction Contractors
3.10 Assist with Advertizing, Bidding and Recommending an Award of Contract
3.11 Provide Engineering and On-Site Inspection
3.12 Provide Contract Administration and Close out
3.13 Prepare Operating Permit and Drinking Water Source Protection Plan

GARY R. HERBERT
Governor
GREG BELL
Lieutenant Governor

State of Utah
DEPARTMENT OF NATURAL RESOURCES
Division of Water Rights

MICHAEL R. STYLER
Executive Director

KENT L. JONES
State Engineer/Division Director

ORDER OF THE STATE ENGINEER

On Extension of Time Request
For Water Right Application Number 31-4283 (A45791)
April 29, 2010

Water Right Application Number 31-4283 (A45791) was filed on December 22, 1975, and approved on April 16, 1976. Proof of Beneficial use was last due on April 30, 2010.

The applicants have filed for an extension of time within which to file proof requesting additional time to complete the project. The request for extension of time has been considered and it is the opinion of the State Engineer that the applicants have satisfied Section 73-3-12 of the Utah Code, by providing adequate documentation of due diligence or reasonable cause for delay.

Notice of the extension request was published in the Davis County Clipper on March 30, 2010 and April 6, 2010. No protests were received.

It is, therefore, **ORDERED** and an extension of time within which to submit proof is **GRANTED** on Water Right Application Number 31-4283 (A45791) to and including **April 30, 2015**, but with the condition that any future request for extension of time will be critically reviewed. Unless substantial progress is shown in the form of physical development within the time hereby granted or reasonable cause for delay is demonstrated, the State Engineer will likely deny any further request for extension of time.

The applicants are placed on notice that extension requests must continue to comply with the provisions of Section 73-3-12 of the Utah Code. This extension is granted in accordance with the law which states: "The construction of the works and the application of water to beneficial use shall be diligently prosecuted to completion within the time fixed by the State Engineer Extensions of time. . . may be granted by the State Engineer on proper showing of diligence or reasonable cause of delay. . .. In considering an application to extend the time in which to place water to beneficial use under an approved application, the State Engineer shall deny such extension and declare the application lapsed, unless the applicants affirmatively shows that they have exercised or are exercising reasonable and due diligence in working toward completion of the appropriation."

1594 West North Temple, Suite 220, PO Box 146300, Salt Lake City, UT 84114-6300
telephone (801) 538-7240 • facsimile (801) 538-7467 • *www.waterrights.utah.gov*

It is the applicants' responsibility to maintain a current address with this office and to update ownership of their water right. Please notify this office immediately of any change of address or for assistance in updating ownership.

It is earnestly recommended that you complete your development and submit Proof of Beneficial Use at the earliest possible date.

Your contact with this office, should you need it, is with our Regional Office in Salt Lake City. The telephone number is (801)538-7240.

This Decision is subject to the provisions of Rule R655-6-17 of the Division of Water Rights and to Sections 63-46b-13 and 73-3-14 of the Utah Code, which provide for filing either a Request for Reconsideration with the State Engineer or an appeal with the appropriate District Court. A Request for Reconsideration must be filed with the State Engineer within 20 days of the date of this Decision. However, a Request for Reconsideration is not a prerequisite to filing a court appeal. A court appeal must be filed within 30 days after the date of this Decision, or if a Request for Reconsideration has been filed, within 30 days after the date the Request for Reconsideration is denied. A Request for Reconsideration is considered denied when no action is taken 20 days after the Request is filed.

Dated this **29th** day of **April, 2010.**

Kent L. Jones, P.E., State Engineer

Mailed a copy of the foregoing Memorandum Decision this **29th** day of **April, 2010**, to:

Farmington City Corporation
130 North Main Street., P.O. BOX F
Farmington, UT 84025

Agenda Item 12

CITY COUNCIL AGENDA

[ ] Appointments, Hearings, Etc.
[ ] Discussion Items - Recommendations
[ ] Reports

For Council Meeting:
May 18,2010

Petitioner _____

SUBJECT: Minute Motion Approving Summary Action List

12-1. Ratification of Construction & Storm Water Bond Agreements as previously signed by Mayor Harbertson. (See enclosed bond logs.)

12-2. Approval of March's disbursement list.

12-3. Approval of Change Order #6 - Farmington City Hall contract with Hughes General Contractors.

12-4. Approval of Sidewalk Repair Agreements with Vincent Greenwood, Anthony Hopson. (See enclosed agreements.)

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

CONSTRUCTION BOND LOG

DATE	NAME	PERMIT	RECEIPT	AMOUNT
04/30	Andrus	9096	1.438227	$500.00
05/07	DR Horton	9334	1.438559	$500.00
05/07	DR Horton	9335	1.438558	$500.00
05/07	DR Horton	9336	1.438557	$500.00
05/07	DR Horton	9343	1.438555	$500.00
05/07	DR Horton	9344	1.438554	$500.00
05/07	DR Horton	9345	1.438553	$500.00
05/05	Nickell	9437	1.438309	$500.00
04/30	Richmond	9448	1.438140	$500.00
05/06	Ivory	9450	1.438372	$500.00
05/04	Bell	9457	1.438251	Not Reqd.
04/30	Salmon	9458	1.438118	$500.00
05/07	Woodside	9459	1.438411	$500.00
05/03	Richmond	9461	1.438234	Not Reqd.
05/03	Brown	9462	1.438235	Not Reqd.
05/04	Yates	9464	1.438249	Not Reqd.
05/07	DR Horton	9465	1.438556	Not Reqd.
05/05	Redd	9466	1.438315	Not Reqd.
05/06	Gardiner	9469	1.438403	Not Reqd.
05/12	Gregson	9471	1.438984	Not Reqd.

STORM WATER BOND LOG

DATE	NAME	PERMIT	RECEIPT	AMOUNT
04/30	Andrus	9096	1.438227	$1,000.00
05/07	DR Horton	9334	1.438559	$1,000.00
05/07	DR Horton	9335	1.438558	$1,000.00
05/07	DR Horton	9336	1.438557	$1,000.00
05/07	DR Horton	9343	1.438555	$1,000.00
05/07	DR Horton	9344	1.438554	$1,000.00
05/07	DR Horton	9345	1.438553	$1,000.00
05/05	Nickell	9437	1.438309	$1,000.00
04/30	Richmond	9448	1.438140	$1,000.00
05/06	Ivory	9450	1.438372	$1,000.00
04/30	Salmon	9458	1.438118	$1,000.00
05/07	Woodside	9459	1.438411	$1,000.00

AIA® Document G701™ – 2001

Change Order

PROJECT *(Name and address)*:
Farmington City Hall
166 S. Main Street
Farmington, Utah 84025

TO CONTRACTOR *(Name and address)*:
Hughes General Contractors, Inc.
900 North Redwood Road
P.O. Box 540700
North Salt lake, Utah 84054

CHANGE ORDER NUMBER: 006
DATE: May 5, 2010

ARCHITECT'S PROJECT NUMBER: 209044-1
CONTRACT DATE:
CONTRACT FOR: General Construction

OWNER: ☐
ARCHITECT: ☐
CONTRACTOR: ☐
FIELD: ☐
OTHER: ☐

THE CONTRACT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

See attached Summary sheet.

The original Contract Sum was	$	3,586,526.00
The net change by previously authorized Change Orders	$	0.00
The Contract Sum prior to this Change Order was	$	3,586,526.00
The Contract Sum will be increased by this Change Order in the amount of	$	290,392.00
The new Contract Sum including this Change Order will be	$	3,876,918.00

The Contract Time will be unchanged by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

EDA Architects, Inc.	Hughes General Contractors, Inc.	Farmington City Corporation
ARCHITECT *(Firm name)*	**CONTRACTOR** *(Firm name)*	**OWNER** *(Firm name)*
111 E. Broadway, Suite #200, Salt Lake City, Utah 84111	900 North Redwood Road, P.O. Box 540700, North Salt lake, Utah 84054	130 N. Main Street, P.O. Box 160, Farmington, Utah 84025
ADDRESS	**ADDRESS**	**ADDRESS**
BY *(Signature)*	**BY** *(Signature)*	**BY** *(Signature)*
Scott Later	Rick Ellertson	Max Forbush
(Typed name)	*(Typed name)*	*(Typed name)*
5/5/10	5/5/10	
DATE	**DATE**	**DATE**

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User Notes:
(1229075524)

HUGHES
GENERAL CONTRACTORS, INC.

PROPOSED CHANGE ORDER 00001

April 26, 2010

EDA Architects
111 East Broadway - Suite 200
Salt Lake City,UT 84111
Fax No: 801-363-3149

PROJECT: Farmington City Hall
Job # 7690

RE: PR 1 District site work

ATTN: Scott Later

In response to your request we offer the following cost proposal to complete the work as outlined below:

School district work (Alternate #2 Basketball court) see attached detailed breakdown and documentation

PR 1 Playground $260,190
Alternate 1 parking 30,202

Approval required by: **Proposed Cost:** **$290,392.00**

Signed: _____

By: Rick Ellertson
Project Manager

Date: 4/26/2010

CORPORATE OFFICE
900 No. Redwood Road / P O Box 540700
North Salt Lake, UT 84054-0700
801/292-1411 Fax: 801/295-0530

SOUTHERN DIVISION
62 West Washington City Industrial Dr.
Washington, Utah 84780
435/628-0047 Fax: 435/628-0328

FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
RICK DUTSON
CORY R. RITZ
JIM TALBOT
SID YOUNG
CITY COUNCIL

MAX FORBUSH
CITY MANAGER

I hereby certify the disbursements listing claims against the City for the month of March, 2010.

1. Have been pre-audited and documented;

2. Have been approved in one of the following ways:
   a. Purchase order directly approved by the City Manager who is the Budget Officer of the City, as delegated by the Mayor.

   b. Are directly approved by the Governing Body; or

   c. Are approved by the Finance Officer.

3. Are within the lawful debt limit of the City; and

4. Do not over-expend the appropriate departmental budget established by the Governing Body.

FARMINGTON CITY CORPORATION

By: _____
KEITH S. JOHNSON, Finance Officer

By: _____
MAX FORBUSH, City Manager

. . . . . .

A minute motion was made by Council Member _____ to ratify payment of the list of claims for the month of March that were pre-audited, approved, and certified by the City Finance Officer and the City Manager. The motion was seconded by Council Member _____ and approved by _____ of _____ members present at the City Council meeting held this _____ day of _____, 2010.

_____
SCOTT C. HARBERTSON, Mayor

130 N MAIN • P.O. BOX 160 • FARMINGTON, UT 84025
PHONE (801) 451-2383 • FAX (801) 451-2747
www.farmington.utah.gov

Report Criteria:
Transaction.Journal Code = cd, cda, cdpt

Journal	Payee or Description	Date	Check No	Amount
CDPT	ICMA RETIREMENT TRUST-#801021	03/03/2010	24	2,064.81
CDPT	ICMA RETIREMENT TRUST-107328	03/03/2010	25	7,720.10
CDPT	ICMA RETIREMENT TRUST-301813	03/03/2010	26	2,967.52
CDPT	IRS TAX DEPOSIT	03/03/2010	27	24,671.59
CDPT	UTAH STATE RETIREMENT OFFICE	03/03/2010	28	15,985.67
CDPT	UTAH STATE TAX COMMISSION	03/03/2010	29	13,001.50
CDPT	ICMA RETIREMENT TRUST-#801021	03/17/2010	30	2,059.31
CDPT	ICMA RETIREMENT TRUST-107328	03/17/2010	31	2,617.35
CDPT	ICMA RETIREMENT TRUST-301813	03/17/2010	32	2,956.12
CDPT	IRS TAX DEPOSIT	03/17/2010	33	23,913.85
CDPT	UTAH STATE RETIREMENT OFFICE	03/17/2010	34	14,726.14
CDPT	ICMA RETIREMENT TRUST-#801021	03/31/2010	35	2,059.31
CDPT	ICMA RETIREMENT TRUST-107328	03/31/2010	36	7,262.47
CDPT	ICMA RETIREMENT TRUST-301813	03/31/2010	37	2,966.97
CDPT	IRS TAX DEPOSIT	03/31/2010	38	23,270.88
CDPT	UTAH STATE RETIREMENT OFFICE	03/31/2010	39	15,633.03
CDPT	UTAH STATE TAX COMMISSION	03/31/2010	40	8,345.61
CDPT	AFLAC	03/05/2010	30301	717.31
CDPT	CHILD SUPPORT OFFICES	03/05/2010	30302	270.83
CDPT	COMMUNITY SHARES UTAH	03/05/2010	30303	66.00
CDPT	CONSECO HEALTH INSURANCE CO.	03/05/2010	30304	205.25
CDPT	FCF BENEFITS & ADMINISTRATION	03/05/2010	30305	1,356.76
CDPT	FRATERNAL ORDER OF POLICE	03/05/2010	30306	275.00
CDPT	HARTFORD LIFE AND ANNUITY	03/05/2010	30307	60.58
CDPT	INTERNAL REVENUE SERVICE	03/05/2010	30308	34.00
CDPT	PEHP	03/05/2010	30309	3,172.80
CDPT	SELECT HEALTH	03/05/2010	30310	40,350.10
CDPT	STANDARD INSURANCE CO.	03/05/2010	30311	4,056.31
CDPT	UTAH LOCAL GOVERNMENTS TRUST	03/05/2010	30312	1,431.41
CDPT	CHILD SUPPORT OFFICES	03/17/2010	30313	270.83
CDPT	FCF BENEFITS & ADMINISTRATION	03/17/2010	30314	1,356.76
CDPT	INTERNAL REVENUE SERVICE	03/17/2010	30315	34.00
CD	MITCHELL EXCAVATION - REFUND EXCAVATION	03/02/2010	79220	15.00
CD	RICH TAYLOR - TRAINING/TRAVEL EXPENSES	03/02/2010	79221	357.00
CD	SYLVIA CLARK - TRAINING/TRAVEL EXPENSES	03/02/2010	79222	357.00
CD	NEIL MILLER - TRAINING/TRAVEL EXPENSES	03/02/2010	79223	357.00
CD	GEORGE CHIPMAN - REIMB. FOR COPIES/TRAIL	03/11/2010	79224	62.00
CD	LEWIS YOUNG ROBERTSON - INVOICE FOR WATE	03/11/2010	79225	5,000.00
CD	UTAH GFOA -	03/11/2010	79226	191.00
CD	DARIN REGIS - REIMB. FOR EMERGENCY SUPPL	03/11/2010	79227	40.32
CD	JOY BOUCK - CATERING - PLAN. COMM. 12-01	03/11/2010	79228	910.00
CD	TOM BRANT - BASKETBALL OFFICIAL	03/11/2010	79229	130.00
CD	ROBIN BUCKWALTER - COMM. CENTER DEPOSIT	03/11/2010	79230	300.00
CD	RICH CALLISTER - COMM. CENTER DEPOSIT RE	03/11/2010	79231	150.00
CD	ASHLEY CONNERS - SOCCER REFUND	03/11/2010	79232	35.00
CD	CORI CONNORS - GUITAR - JAN/FEB	03/11/2010	79233	880.00
CD	SARAH HALE - ARTS COORDINATOR	03/11/2010	79234	830.00
CD	SIERRA ELLISON - COMM. CENTER DEPOSIT RE	03/11/2010	79235	150.00
CD	DENISE FULLMER - COMM. CENTER DEPOSIT RE	03/11/2010	79236	280.00
CD	SHERM HADLEY - BASKETBALL OFFICIAL	03/11/2010	79237	130.00
CD	STEPHANIE HAMBLIN - COMM. CENTER DEPOSIT	03/11/2010	79238	260.00
CD	KEN KLINKER - COMM. CENTER DEPOSIT REFUN	03/11/2010	79239	300.00
CD	ALISON KOHUTEK - SOCCER REFUND	03/11/2010	79240	10.00
CD	BRYCE MOORE - BASKETBALL OFFICIAL	03/11/2010	79241	80.00
CD	MICHAEL NIELSEN -	03/11/2010	79242	719.59
CD	KEVIN PORTER - BASKETBALL OFFICIAL	03/11/2010	79243	50.00

Journal	Payee or Description	Date	Check No	Amount
CD	GLENN SYMES - TRAINING/ TRAVEL EXPENSES	03/11/2010	79244	350.00
CD	MARK SACKETT - BASKETBALL OFFICIAL	03/11/2010	79245	50.00
CD	ALECE TUBBS - HEALTH REIMBURSEMENT	03/11/2010	79246	250.00
CD	LOREN WALKER - BASKETBALL OFFICIAL	03/11/2010	79247	80.00
CD	DAVIS COUNTY HEALTH DEPT. -	03/11/2010	79248	530.00
CD	MOORE ELECTRONICS, INC. - INVOICE FOR SE	03/11/2010	79249	88.00
CD	DCLEAA - ANNUAL DUES	03/11/2010	79250	100.00
CD	KAYSVILLE CITY - INVOICE FOR INSPECTIONS	03/11/2010	79251	1,840.00
CD	RICHMOND AMERICAN HOMES - PERMIT #10-914	03/11/2010	79252	4,500.00
CD	SYMPHONY HOMES -	03/11/2010	79253	3,000.00
CD	WOODSIDE HOMES -	03/11/2010	79254	6,500.00
CD	RICHARD LARSON - PERMIT #08-8881, VENDOR	03/11/2010	79255	500.00
CD	PAUL HIRST - PERMIT #09-8952, VENDOR #40	03/11/2010	79256	500.00
CD	JERRY PRESTON CONSTRUCTION - PERMIT #08-	03/11/2010	79257	500.00
CD	D.R. HORTON -	03/11/2010	79258	13,500.00
CD	INTERNAL REVENUE SERVICE - TAX PERIOD 12	03/11/2010	79259	850.00
CD	JCOMM - INVOICEFOR REPAIRS	03/11/2010	79260	453.00
CD	JERRY PLUMBING SPECIALTIES - INVOICE FOR	03/11/2010	79261	20.00
CD	ZIONS BANK -	03/11/2010	79262	131,449.80
CD	ZIONS BANK - TRUST #2745993	03/11/2010	79263	36,539.51
CD	ZIONS BANK -	03/11/2010	79264	11,666.80
CD	BRIAN'S CANVAS PRODUCTS INC. - INVOICE F	03/11/2010	79265	137.00
CD	ROSENTHAL & ASSOC. INC. - IMPACT FEE ANA	03/11/2010	79266	9,785.00
CD	STATE OF UTAH - APP. #31-4283 (A45791)	03/11/2010	79267	150.00
CD	UTAH LEAGUE OF CITIES & TOWNS - JIM TALB	03/11/2010	79268	835.00
CD	FIVE SEASONS VRS - HOTEL ROOM FOR SHANE	03/11/2010	79269	356.00
CD	ELIFEGUARD, INC. - POOL SUPPLIES	03/11/2010	79270	370.58
CD	UT ASSOC. OF PUBLIC TREASURERS - REGISTR	03/11/2010	79271	150.00
CD	UT. MUNICIPAL CERKS ASSOC. - REG. FOR HO	03/11/2010	79272	195.00
CD	SMITH POWER PRODUCTS INC. - INVOICE FOR	03/11/2010	79273	2,331.96
CD	WEIDNER & ASSOC. - INVOICE FOR SUPPLIES	03/11/2010	79274	196.00
CD	SIMPLE TREASURES BOUTIQUE - OVERPAYMENT	03/11/2010	79275	40.00
CD	ROBIN JOHNSON PHOTOGRAPHY - OVERPAYMENT	03/11/2010	79276	37.50
CD	CRS - OVERPAYMENT OF BUSINESS LIC.	03/11/2010	79277	5.00
CD	SIMPLE ENERGY CONSULTING - OVERPAYMENT O	03/11/2010	79278	15.00
CD	CANYON COUNSELING GROUP - OVERPAYMENT OI	03/11/2010	79279	15.00
CD	FACTORY AUTHORIZED SERVICE - OVERPAYMENT	03/11/2010	79280	22.50
CD	GREEN SOURCE, LLC - OVERPAYMENT OF BUSIN	03/11/2010	79281	15.00
CD	JUST BETWEEN FRIENDS - OVERPAYMENT OF BU	03/11/2010	79282	15.00
CD	NOVA LOGISTICS, LLC - OVERPAYMENT OF BUS	03/11/2010	79283	15.00
CD	MODIFI SALON - OVERPAYMENT OF BUSINESS L	03/11/2010	79284	15.00
CD	MELANIES' PHOTO SHOPPE - OVERPAYMENT OF	03/11/2010	79285	15.00
CD	ALL AMERICAN HANDYMAN SERVICES - OVERPAY	03/11/2010	79286	15.00
CD	HUGHES GENERAL CONTRACTORS - PAYMENT #0(	03/11/2010	79287	450,788.00
CD	UCMA - SPRING CONF. REG. FOR MAX FORBUSH	03/11/2010	79288	175.00
CD	GLENN SYMES - HEALTH REIMBURSEMENT	03/11/2010	79289	250.00
CD	KEITH JOHNSON - TARGET GIFT CERT. REIMB.	03/11/2010	79290	100.00
CD	BEATRICE LUFKIN - INTENSIVE LEVEL SURVEY	03/11/2010	79291	600.00
CD	INTERMOUNTAIN CONCRETE SPEC. - RENTAL	03/11/2010	79292	100.00
CDA	AAA FIRE & SAFETY & ALARM, INC	03/12/2010	79293	107.50
CDA	ACADEMY SPORTS	03/12/2010	79294	320.75
CDA	AFFILIATED METALS	03/12/2010	79295	1,044.70
CDA	AMERICAN EXPRESS	03/12/2010	79296	6,296.07
CDA	AMERICAN LINEN - STEINER	03/12/2010	79297	95.91
CDA	AMERICAN PLANNING ASSOCIATION	03/12/2010	79298	1,135.00
CDA	BLUE PEBBLE PRESS	03/12/2010	79299	575.00
CDA	BLOMQUIST HALE CONSULTING	03/12/2010	79300	150.00
CDA	BLUE STAKES OF UTAH	03/12/2010	79301	220.68
CDA	BOUNDTREE MEDICAL, LLC	03/12/2010	79302	248.17

Journal	Payee or Description	Date	Check No	Amount
CDA	C & H AUTO PARTS/CAR QUEST	03/12/2010	79303	420.99
CDA	CRS CONSULTING ENGINEERS II	03/12/2010	79304	14,958.75
CDA	CANYON OFFICE PRODUCTS	03/12/2010	79305	307.72
CDA	CENTERVILLE CITY	03/12/2010	79306	95.32
CDA	CENTRAL DAVIS SEWER	03/12/2010	79307	91,884.30
CDA	COLONIAL BUILDING SUPPLY, INC.	03/12/2010	79308	313.66
CDA	COMFORT SYSTEMS	03/12/2010	79309	503.25
CDA	COSTCO HSBS BUSINESS SOLUTIONS	03/12/2010	79310	215.26
CDA	CRAYTHORNE, INC.	03/12/2010	79311	189.30
CDA	CUSTOM FENCE COMPANY	03/12/2010	79312	682.00
CDA	DJB GAS SERVICES, INC.	03/12/2010	79313	13.50
CDA	DAVIS COUNTY CORPORATION	03/12/2010	79314	72.00
CDA	DAVIS COUNTY	03/12/2010	79315	40.00
CDA	DISH NETWORK	03/12/2010	79316	56.33
CDA	DOMIAN BUILDING CODE SERVICES	03/12/2010	79317	245.00
CDA	EDWARDS DANIELS ARCHITECTS	03/12/2010	79318	5,774.38
CDA	GLOBAL SECURITY	03/12/2010	79319	21.95
CDA	HD SUPPLY WATERWORKS, LTD	03/12/2010	79320	52.91
CDA	INFOBYTES, INC.	03/12/2010	79321	411.60
CDA	INTERMOUNTAIN SWEEPER	03/12/2010	79322	870.00
CDA	INTERWEST SUPPLY CO.	03/12/2010	79323	1,096.00
CDA	IRIS MEDICAL, INC.	03/12/2010	79324	1,918.07
CDA	KROGER - SMITH'S CUSTOMER CHGS	03/12/2010	79325	74.87
CDA	KURT'S SHOP	03/12/2010	79326	490.00
CDA	LES SCHWAB TIRE CENTER	03/12/2010	79327	39.50
CDA	MAZURAN & HAYES, PC	03/12/2010	79328	7,900.00
CDA	METERWORKS	03/12/2010	79329	225.00
CDA	LARRY H. MILLER CHRYSLER JEEP	03/12/2010	79330	680.48
CDA	MOENCH PRINTING	03/12/2010	79331	1,621.00
CDA	FRED A. MORETON & CO.	03/12/2010	79332	1,506.90
CDA	MOUNTAIN STATES SUPPLY, INC.	03/12/2010	79333	686.15
CDA	NU-TREND ELECTRIC CORPORATION	03/12/2010	79334	571.26
CDA	OCE NORTH AMERICA	03/12/2010	79335	8.15
CDA	OFFICE DEPOT	03/12/2010	79336	676.75
CDA	OLDCASTLE PRECAST, INC.	03/12/2010	79337	60.46
CDA	ORIENTAL TRADING CO, INC.	03/12/2010	79338	1,457.65
CDA	PACIFIC OFFICE AUTOMATION	03/12/2010	79339	160.00
CDA	JACK B. PARSON COMPANY	03/12/2010	79340	1,183.95
CDA	PITNEY BOWES RESERVE ACCOUNT	03/12/2010	79341	9,000.00
CDA	PRIME SYSTEMS	03/12/2010	79342	417.00
CDA	PRO KLEANERS	03/12/2010	79343	465.88
CDA	QWEST	03/12/2010	79344	1,794.42
CDA	TOM RANDALL DISTRIBUTING	03/12/2010	79345	5,975.24
CDA	Void - Information Only Check	03/12/2010	79346	.00
CDA	ROCKY MOUNTAIN POWER	03/12/2010	79347	15,402.65
CDA	ROBINSON WASTE SERVICES	03/12/2010	79348	32,991.52
CDA	SIRCHIE	03/12/2010	79349	185.17
CDA	SIX STATES DISTRIBUTORS, INC.	03/12/2010	79350	16.06
CDA	DOUGLAS C. SMITH	03/12/2010	79351	490.00
CDA	THB,INC.	03/12/2010	79352	70.65
CDA	TESCO/WILLIAMSEN	03/12/2010	79353	3,303.73
CDA	THATCHER COMPANY	03/12/2010	79354	1,589.13
CDA	THYSSENKRUPP ELEVATOR	03/12/2010	79355	483.12
CDA	TURF EQUIPMENT & IRRIGATION	03/12/2010	79356	29.17
CDA	UNITED STATES WELDING, INC.	03/12/2010	79357	51.05
CDA	UTAH COMMUNICATIONS AGENCY NET	03/12/2010	79358	2,534.25
CDA	UT DEPT OF WORKFORCE SERVICES	03/12/2010	79359	714.77
CDA	VALPAK OF NORTHERN UTAH	03/12/2010	79360	345.00
CDA	WASATCH INTEGRATED WASTE	03/12/2010	79361	33,689.25

Journal	Payee or Description	Date	Check No	Amount
CDA	WASATCH VALLEY PIZZA	03/12/2010	79362	84.00
CDA	WILLEY FORD	03/12/2010	79363	41.04
CD	AMERICAN LINEN - SUPPLIES	03/18/2010	79364	41.53
CD	CHALLENGER SCHOOL - BOND REDUCTION	03/18/2010	79365	24,195.35
CD	DIGITAL SECURITY SYSTEMS - INVOICE FOR C	03/18/2010	79366	98.00
CD	APCO INTERNATIONAL, INC. - UTAH APCO MEM	03/18/2010	79367	69.00
CD	ADVENTURES IN ADVERTISING - T SHIRTS	03/18/2010	79368	1,312.00
CD	ED PEHRSON - REIMB. FOR PANTS	03/18/2010	79369	78.28
CD	VOID CK	03/18/2010	79370	.00
CD	WEIDNER & ASSOCIATES - INVOICE FOR SUPPL	03/18/2010	79371	215.28
CD	ABBEY INN - CONF. #35493 \ SHANNON HARPE	03/18/2010	79372	210.00
CD	PETTY CASH - DCFS LUNCH	03/18/2010	79373	84.65
CD	THE TENNIS COMPANY - INVOICE FOR TENNIS	03/18/2010	79374	960.00
CD	SNOWFLAKE ADVENTURES - INVOICE FOR SAFET	03/18/2010	79375	312.00
CD	ZIONS BANK -	03/18/2010	79376	95,772.97
CD	ZIONS BANK - TRUST #2745967	03/18/2010	79377	300.00
CD	G & L ELECTRIC SERVICES, INC. - INVOICE	03/18/2010	79378	10,280.00
CD	ANNETTE TIDWELL - CONTRACT SERVICES/HIST	03/18/2010	79379	200.00
CD	S & S WORLDWIDE - INVOICE FOR MISC. PROG	03/18/2010	79380	195.93
CD	DAVIS CO. GOVERNMENT - INVOICE FOR SEASO	03/18/2010	79381	200.00
CD	DEANN CARLILE - FIRE STATION CLEANING	03/18/2010	79382	400.00
CD	NEIL MILLER -	03/18/2010	79383	621.00
CD	MISS UTAH SCHOLARSHIP PAGEANT -	03/18/2010	79384	975.00
CD	STACY ANDERSON - KIDS CREATIVITY REFUND	03/18/2010	79385	60.00
CD	DEBBY BARNES -	03/18/2010	79386	85.00
CD	BOBBI BENNETT - REIMB. FOR SHOW FOOD	03/18/2010	79387	147.76
CD	MARK CUMMINGS - OVERPAYMENT OF UTILITY B	03/18/2010	79388	66.60
CD	FARMINGTON CROSSING - OVERPAYMENT OF UTI	03/18/2010	79389	34.72
CD	HHI CORP. - COMM. CENTER DEPOSIT REFUND	03/18/2010	79390	75.00
CD	SHERMAN HADLEY -	03/18/2010	79391	112.00
CD	NANETTE HARKER - COMM. CENTER DEPOSIT RE	03/18/2010	79392	70.00
CD	BRYANT IVES - TRAINING EXPENSES	03/18/2010	79393	16.00
CD	JOEL KNAPP - TRAINING EXPENSES	03/18/2010	79394	16.00
CD	RENEE KRACZEK - PLAY REFUND	03/18/2010	79395	10.00
CD	KENIN L. MCCLURE - OVERPAYMENT OF UTILIT	03/18/2010	79396	124.53
CD	BRYCE MOORE - BASKETBALL OFFICIAL	03/18/2010	79397	100.00
CD	VOID CK	03/18/2010	79398	.00
CD	IRAIMA OTTESON - PLAY REFUND	03/18/2010	79399	85.00
CD	ANDREA RATY - DODGEBALL REFUND	03/18/2010	79400	20.00
CD	PARISH SNYDER - TRAVEL/TRAINING EXPENSES	03/18/2010	79401	198.00
CD	ABBEY INN - ROOM FOR PARISH SNYDER 3/22-	03/18/2010	79402	356.00
CD	SHANE WHITAKER - TRAVEL/TRAINING EXPENSE	03/18/2010	79403	428.00
CD	LISHELLE STUART - COMM. CENTER DEPOSIT R	03/18/2010	79404	125.00
CD	MIKE SUMSION - OVERPAYMENT OF UTILITY BI	03/18/2010	79405	23.24
CD	CAROL THOMAS -	03/18/2010	79406	378.29
CD	LOREN WALKER - BASKETBALL OFFICIAL	03/18/2010	79407	100.00
CD	CINTAS CORP. #180 - UNIFORM CLEANING	03/18/2010	79408	114.68
CD	BERNICE LUFKIN - INVOICE FOR INTENSIVE L	03/18/2010	79409	600.00
CD	NBBLO, LLC - INVOICE FOR MEMBERSHIP FOR	03/18/2010	79410	55.00
CD	LAURA ANN NUTT - OVERPAYMENT OF UTILITY	03/18/2010	79411	36.35
CD	MAX FORBUSH - MILEAGE / LUNCH REIMB.	03/25/2010	79412	24.97
CD	CARLA H. ESKELSEN - RE-ISSUE FOR LOST CH	03/25/2010	79413	60.00
CD	SYMPHONY HOMES -	03/25/2010	79414	1,413.38
CD	UDOT - PROJECT #LC11019 STP	03/25/2010	79415	1,031.04
CD	A & W DIESEL SALES & SERVICE - INVOICE F	03/25/2010	79416	1,121.85
CD	BONNEVILLE CHAPTER ICC - E. MILLER	03/25/2010	79417	40.00
CD	DECO MIRROR AND GLASS - MIRROR INSTALLAT	03/25/2010	79418	150.00
CD	ELECTRONIC DATA SOLUTIONS - INVOICE FOR	03/25/2010	79419	1,475.00
CD	GARBETT CONSTRUCTION -	03/25/2010	79420	6,000.00

Journal	Payee or Description	Date	Check No	Amount
CD	GENERAL COMMUNICATONS, INC. - AGREEMENT/	03/25/2010	79421	31,671.60
CD	KAYSVILLE CITY - INVOICE FORU BUILDING I	03/25/2010	79422	620.00
CD	NADA - INVOICE FOR ARCHERY	03/25/2010	79423	2,250.00
CD	JERRY PRESTON CONSTRUCTION -	03/25/2010	79424	1,500.00
CD	SMASH ATHLETIC UNIFORMS - INVOICE FOR SO	03/25/2010	79425	2,560.78
CD	ULCT ROAD SCHOOL - REG. FOR RAY WHITE	03/25/2010	79426	170.00
CD	WCEC ENGINEERS -	03/25/2010	79427	682.50
CD	WATER SYSTEMS ENGINEERING, INC - INVOICE	03/25/2010	79428	250.00
CD	WOODSIDE HOMES - PERMIT #10-9071	03/25/2010	79429	2,000.00
CD	ZIONS BANK - 001-00539-2237482-0000	03/25/2010	79430	23,434.91
CD	VOID CK	03/25/2010	79431	.00
CD	BOBBI BENNETT - REIMB. FOR PLAY FOOD	03/25/2010	79432	88.02
CD	DEEANN CARLILE - REIMB. FOR FIRE OFFICER	03/25/2010	79433	21.00
CD	KELLI CASPERSON - COMM. CENTER DEPOSIT R	03/25/2010	79434	300.00
CD	MATT GIBBONS - COMM. CENTER DEPOSIT REFU	03/25/2010	79435	75.00
CD	VOID CK	03/25/2010	79436	.00
CD	KATHY KELLEY - SOCCER REFUND	03/25/2010	79437	54.00
CD	OFA LILYWHITE - CERAMIC CLASS	03/25/2010	79438	35.00
CD	VALERIE MILLS - REIMB. FOR PLAY PROGRAMS	03/25/2010	79439	168.75
CD	DAVID PETERSEN - REIMB. FOR SUPPLIES	03/25/2010	79440	111.63
CD	KATELIN PLOTT - PROP. RENTAL DEPOSIT REF	03/25/2010	79441	50.00
CD	MICHAEL RENEY - REIMB. FOR WATER OPERATO	03/25/2010	79442	100.00
CD	JENNIFER ROBINS - PLAY REFUND	03/25/2010	79443	15.00
CD	PARISH SNYDER - TRAINING EXPENSES	03/25/2010	79444	8.00
CD	SHANE WHITAKER - TRAINING EXPENSES	03/25/2010	79445	8.00
CD	ZIONS BANK - 001-00539-2237482-9014	03/25/2010	79446	23,192.81
CD	KRISTEN HARBERTSON - REIMB. FOR FYCC RET	03/25/2010	79447	193.08
CDA	A-1 UNIFORMS	03/25/2010	79448	138.00
CDA	AMERICAN LINEN - STEINER	03/25/2010	79449	23.21
CDA	MIKE BLACKHAM	03/25/2010	79450	310.00
CDA	CSK AUTO INC.	03/25/2010	79451	3.05
CDA	CANYON OFFICE PRODUCTS	03/25/2010	79452	351.37
CDA	CARR PRINTING COMPANY	03/25/2010	79453	320.00
CDA	CASELLE	03/25/2010	79454	2,436.00
CDA	SHELLIE CHRISTENSEN	03/25/2010	79455	650.00
CDA	COLONIAL BUILDING SUPPLY, INC.	03/25/2010	79456	650.65
CDA	CRAYTHORNE, INC.	03/25/2010	79457	5,119.28
CDA	CROFT POWER EQUIPMENT	03/25/2010	79458	67.98
CDA	DALLAS GREEN FARM & HOME	03/25/2010	79459	27.99
CDA	DSL EXTREME	03/25/2010	79460	49.75
CDA	DAVIS COUNTY	03/25/2010	79461	140.00
CDA	DICK'S MARKET	03/25/2010	79462	33.76
CDA	DISH NETWORK	03/25/2010	79463	56.36
CDA	DOMIAN BUILDING CODE SERVICES	03/25/2010	79464	315.00
CDA	ELECTRICAL WHOLESALE SUPPLY	03/25/2010	79465	387.68
CDA	GOODSON SIGNS	03/25/2010	79466	62.03
CDA	HOME DEPOT	03/25/2010	79467	1,709.20
CDA	IKON OFFICE SOLUTIONS	03/25/2010	79468	563.19
CDA	INTEGRA TELECOM	03/25/2010	79469	704.46
CDA	INTERMOUNTAIN SWEEPER	03/25/2010	79470	507.15
CDA	INTERNATIONAL CODE COUNCIL	03/25/2010	79471	1,342.12
CDA	INTERSTATE BATTERIES	03/25/2010	79472	67.95
CDA	IRIS MEDICAL, INC.	03/25/2010	79473	2,216.65
CDA	J & J PRODUCE	03/25/2010	79474	1,159.20
CDA	KAYSVILLE CLINIC	03/25/2010	79475	60.00
CDA	KURT'S SHOP	03/25/2010	79476	665.00
CDA	LES SCHWAB TIRE CENTER	03/25/2010	79477	27.50
CDA	METERWORKS	03/25/2010	79478	9,718.80
CDA	LARRY H. MILLER CHRYSLER JEEP	03/25/2010	79479	287.82

Journal	Payee or Description	Date	Check No	Amount
CDA	MOTOROLA COMM. & ELECTRONICS	03/25/2010	79480	90.00
CDA	MOUNTAIN STATES SUPPLY, INC.	03/25/2010	79481	7,751.54
CDA	MOUNTAIN WEST TRUCK CENTER	03/25/2010	79482	402.03
CDA	OFFICE DEPOT	03/25/2010	79483	169.97
CDA	OLDCASTLE PRECAST, INC.	03/25/2010	79484	1,906.46
CDA	ORIENTAL TRADING CO, INC.	03/25/2010	79485	155.89
CDA	PJ CHEESE, INC.	03/25/2010	79486	23.99
CDA	JACK B. PARSON COMPANY	03/25/2010	79487	4,115.43
CDA	PARTS PLUS	03/25/2010	79488	3.34
CDA	PRIME SYSTEMS	03/25/2010	79489	558.00
CDA	QUESTAR GAS	03/25/2010	79490	5,751.33
CDA	TOM RANDALL DISTRIBUTING	03/25/2010	79491	2,424.40
CDA	ROCKY MOUNTAIN POWER	03/25/2010	79492	7,955.65
CDA	ROSS EQUIPMENT COMPANY, INC.	03/25/2010	79493	112.25
CDA	SAM'S CLUB	03/25/2010	79494	212.69
CDA	SHRED-IT	03/25/2010	79495	104.00
CDA	SIX STATES DISTRIBUTORS, INC.	03/25/2010	79496	64.74
CDA	SKAGGS COMPANIES, INC.	03/25/2010	79497	113.90
CDA	DOUGLAS C. SMITH	03/25/2010	79498	420.00
CDA	SUNRISE ENGINEERING, INC.	03/25/2010	79499	1,446.24
CDA	UPS STORE	03/25/2010	79500	50.47
CDA	UTAH BARRICADE COMPANY	03/25/2010	79501	380.80
CDA	UTAH JAZZ	03/25/2010	79502	10,625.00
CDA	WASATCH INTEGRATED WASTE	03/25/2010	79503	2,440.88
CDA	WASATCH VALLEY PIZZA	03/25/2010	79504	84.00
CDA	WILLEY FORD	03/25/2010	79505	21.16
CDA	YOUR VALET CLEANERS	03/25/2010	79506	339.90
CD	CHILDREN'S JUSTICE CENTER - MISS FARMING	03/30/2010	79507	884.00
			Total:	1,494,450.71

Report Criteria:
Transaction.Journal Code = cd, cda, cdpt

AGREEMENT

THIS AGREEMENT is made and entered into this 30 day of April, 2010, by and between Farmington City, a municipal corporation of the State of Utah, hereinafter referred to as the "City" and Vincent Greenwood, hereinafter referred to as "Owner". 984 N. 1100 W.

RECITALS:

WHEREAS, the City is preparing to commence a sidewalk replacement project which will affect sidewalks abutting Owner's property; and

WHEREAS, Farmington City ordinance 8-2-107 requires owners of property abutting City sidewalks to maintain such sidewalks in good repair; and

WHEREAS, the Owner desires that the City replace sections of sidewalk abutting its property and the City is willing to do so in accordance with the terms of this agreement; and

WHEREAS, the parties desire to share the cost of replacing sections of the sidewalk abutting Owner's property in accordance with City ordinances and the terms of this Agreement;

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

TERMS:

1. In consideration of payment by the Owner to the City as specified in paragraph number two, the City hereby agrees to cause its contractor to replace sections of sidewalk along the Owner's property at the below-listed address as designated by the Owner and agreed to by the City. All work shall be done in accordance with the City's standards and specification. The work involved includes repair of any broken sprinkler systems, but does not include landscape restoration.

2. Owner hereby agrees to pay to the City $ 112.00 in advance of any work being performed, which cost represents one-half of Owner's share of the total cost for the sidewalk replacement. Within 30 days from the completion of the work contemplated herein, Owner shall pay to City $ 112.00 representing the balance of the Owner's share of the total cost for replacement of sidewalk sections abutting Owner's property.

3. If Owner fails to make payment to the City for any portion of the cost of replacement allocated to Owner by this Agreement, the unpaid portion of the cost of replacement shall constitute a lien against the real property of the Owner. If such lien is not satisfied within sixty (60) days after being filed, the City may seek to foreclose the lien and Owner shall be responsible

24 SF @ 7.00 = 168.00 = 84.00

Should do Another 40 SF to North Bad Joints @ 7.00 280.00 140.00

for the payment of all costs and attorney's fees incurred by the City.

4. This Agreement contains the entire understanding and agreement of the parties with regard to the subject matter hereof and no prior agreements, oral or written, pertaining to the same which are not set forth herein shall be of any force or effect.

5. Nothing herein shall be interpreted or construed to alter Owner's continuing obligation of maintenance and repair of City sidewalks as set forth in City Ordinances.

6. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, representatives, successors in interest, and assigns.

DATED this 4/30/10 day of April, 2010

ATTEST:

"CITY"
FARMINGTON CITY

By: _____
Scott C. Harbertson, Mayor

_____
Margy L. Lomax, City Recorder

"OWNER"

Owner's Address:

984 N. 1100 W. Farmington
Ut. 84025

AGREEMENT

THIS AGREEMENT is made and entered into this 4th day of May, 2010, by and between Farmington City, a municipal corporation of the State of Utah, hereinafter referred to as the "City" and Anthony Hopson, hereinafter referred to as "Owner".
992 N 1100 WEST

RECITALS:

WHEREAS, the City is preparing to commence a sidewalk replacement project which will affect sidewalks abutting Owner's property; and

WHEREAS, Farmington City ordinance 8-2-107 requires owners of property abutting City sidewalks to maintain such sidewalks in good repair; and

WHEREAS, the Owner desires that the City replace sections of sidewalk abutting its property and the City is willing to do so in accordance with the terms of this agreement; and

WHEREAS, the parties desire to share the cost of replacing sections of the sidewalk abutting Owner's property in accordance with City ordinances and the terms of this Agreement;

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

TERMS:

1. In consideration of payment by the Owner to the City as specified in paragraph number two, the City hereby agrees to cause its contractor to replace sections of sidewalk along the Owner's property at the below-listed address as designated by the Owner and agreed to by the City. All work shall be done in accordance with the City's standards and specification. The work involved includes repair of any broken sprinkler systems, but does not include landscape restoration.

2. Owner hereby agrees to pay to the City $ 225.00 in advance of any work being performed, which cost represents one-half of Owner's share of the total cost for the sidewalk replacement. Within 30 days from the completion of the work contemplated herein, Owner shall pay to City $ 225.00 representing the balance of the Owner's share of the total cost for replacement of sidewalk sections abutting Owner's property.

3. If Owner fails to make payment to the City for any portion of the cost of replacement allocated to Owner by this Agreement, the unpaid portion of the cost of replacement shall constitute a lien against the real property of the Owner. If such lien is not satisfied within sixty (60) days after being filed, the City may seek to foreclose the lien and Owner shall be responsible

72 SF @ 9.00 6" Thick app. = 648.00
36 SF @ 7.00 = 252.00
900.00 ÷ 2 = 450.00

for the payment of all costs and attorney's fees incurred by the City.

4. This Agreement contains the entire understanding and agreement of the parties with regard to the subject matter hereof and no prior agreements, oral or written, pertaining to the same which are not set forth herein shall be of any force or effect.

5. Nothing herein shall be interpreted or construed to alter Owner's continuing obligation of maintenance and repair of City sidewalks as set forth in City Ordinances.

6. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, representatives, successors in interest, and assigns.

DATED this _____ day of _____, 2010

ATTEST:

_____
Margy L. Lomax, City Recorder

"CITY"
FARMINGTON CITY

By: _____
Scott C. Harbertson, Mayor

"OWNER"

Nancy Hopson Anthony Hopson

Owner's Address:

992 North 1100 West
Farmington Ut 84025

Agenda Item 13

CITY COUNCIL AGENDA

[ ] Appointments, Hearings, Etc.
[ ] Discussion Items - Recommendations
[ ] Reports

For Council Meeting:
May 18, 2010

Petitioner _____

S U B J E C T: Review of Glen Leonard Contract to write Farmington's History

ACTION TO BE CONSIDERED:

1. Decide on a draft review committee and the selection of a chairperson of that committee.

2. Conceptually approve extension of the agreement for two more years - 2010 and 2011, or perhaps June 2012.

GENERAL INFORMATION:

Kruger
Heidi R, t3

Notice of invitation in newsletter
2 yr extension to 2012

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

MANUSCRIPT CRITIQUE **FARMINGTON HISTORY**

CHAPTER 01. DRAFT 05: "FIRST FAMILIES"

READER: _____ DATE: 5/14/2010. RETURNED: _____

INSTRUCTIONS: Your critique will be most helpful if you read with a critical eye and share your reactions in three ways: (1) the Observations rankings, (2) the Comments section, and (3) on the manuscript. Please be frank with your comments. Mark your suggestions and corrections in red or black ink on the manuscript. PLEASE RETURN THE MANUSCRIPT WITH THIS SHEET. THANKS!

(1) OBSERVATIONS: Please circle one number for each item:

	Weak	*	Average	*	Strong
Organization	1	2	3	4	5
Extent and accuracy of research	1	2	3	4	5
Contribution to knowledge	1	2	3	4	5
Literary quality	1	2	3	4	5

(2) COMMENTS: If you wish, comment on your rankings in the Observations section. Make specific suggestions for improvement here or on the manuscript. Is there to much information on any subject? Too little? What do you like best about this chapter? What are its weaknesses? Mark errors on the manuscript. Make suggestions for shortening the manuscript or for improving its readability. THANKS!

05/14/10

Farmington History

Chapter 1: First Families

CONTENTS

Page

Introduction:

1. Farmington's beginnings: Herders
2. Early Mormon exploration

Section I: The Mormon Settlement Pattern

A. Brigham Young's Settlement Plan

4. Potential for raising corn and wheat
5. Plowing and planting; building houses in the fort
6. Land ownership policy
7. Fences and cattle herds

B. Government for the Salt Lake Valley 1847-48

8. Selecting and sustaining leaders
9. The high council theo-democracy

Section II. Farmington before 1847 (Indians, Trappers, Explorers, and Emigrants)

A. Prehistoric Indians

12. Paleo-Indian Culture
12. Archaic Culture
13. Formative Stage - Sevier Culture
14. Shoshonean Stage - modern Indian tribes
14. Great Salt Lake band: Dominguiez-Escalante report
14. Great Salt Lake band: lifestyle
16. Trading among Indians

B. Euro-American interactions with Historic Indians

16. Transition to Indian Reservations, 1870-present
17. Indian interactions with Farmington settlers,1847-70

C. Trappers and Travelers visit and describe the future site of Farmington

19. Trappers' descriptions
21. Fremont's explorations, reports, and maps
23. California emigrants pass through and reflect

Section III. Settling the North Cottonwood Herding Grounds

A. Cattle Herders

25. Priorities: shelter and grain
26. The herders organize
27. Herdsmen in Bountiful, Farmington, and Centerville

B. First Families

29. First Mormon families in Davis County
30. The Haights - Farmington's first family
32. Other families arrive in Farmington (the bridge to chapter 2)

33. Endnotes

Agenda Item 14

CITY COUNCIL AGENDA

[ ] Appointments, Hearings, Etc.
[ ] Discussion Items - Recommendations
[ ] Reports

For Council Meeting:
May 18, 2010

Petitioner _____

S U B J E C T: Financial Advisor Contract with Zion's Bank

ACTION TO BE CONSIDERED:

Minute motion approving the contract.

GENERAL INFORMATION:

See enclosed contract.

Keith RFP

Randy Hillier — offer to volunteer to analyze

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

ZIONS BANK ZBPF PUBLIC FINANCE

FINANCIAL ADVISORY CONTRACT

To Whom it May Concern:

Zions Bank Public Finance hereby offers to continue our contract and assistance with Farmington City, Utah (the "City") in a financial advisory capacity by utilizing and making available the research, statistical and consulting staff of our organization to such extent as may be necessary or helpful. Our services, among others, will include the following:

1. We will consult with you to present our suggestions and advice as to financing types, structures, maturity schedules and other terms of debt that may be issued which, in our opinion, will be most satisfactory to your situation.

2. We will submit in writing suggested structures, amortization schedules and other financing specifications to provide you with a basis for a decision on the financing details under consideration.

3. We will work with your legal counsel and a firm of recognized bond attorneys to the end that bonds may be legally issued and sold. All legal fees for bond counsel will be paid directly by the City.

4. We will attend City meetings or other meetings to discuss and formulate plans about the proposed financings.

5. We will attend all meetings as appropriate to assist in developing support for, and making information available about, the financing program to political entities, potential participants, the press, community groups and other interested parties.

6. We will assist the City in its preparation of financing documents, data, etc. as may be required by any state or federal agency.

7. We will as directed by the City prepare an Official Statement for a fee of $4,000 describing the bonds to be publicly sold and containing information about the City and its nature to be sent to those we think might have an interest in the purchase of the bonds, including bond dealers, banks and institutional investors.

8. We will have representatives present at "Due Diligence" meetings, prior to printing and distributing the information contained in the Official Statement and making full disclosure of all information that could be considered "material" to any purchaser of bonds. The City understands that as a condition of the marketing bonds, it will be necessary to authorize and direct its appropriate officers to execute a certificate for insertion in the Official Statement and closing documents, confirming the truth and accuracy of all information contained in the Official Statement.

9. We will consult with the City as to the timing of the sale of all bonds and the manner of selling the bonds so as to have funds available as required.

One South Main Street, 18th Floor, Salt Lake City, UT 84133-1109 Telephone: 801.844.7373 Fax: 801.844.4484

10. We will submit data concerning any financing to Moody's Investors Service, Standard and Poors Corporation and/or Fitch Investors Service in an endeavor to obtain a favorable rating on the bonds. If deemed appropriate, we will organize and participate in presentations made to the rating agencies.

11. We will, if it is deemed to be appropriate, submit data concerning any debt issue to municipal bond insurers in an endeavor to qualify for a municipal bond insurance policy.

11. We will make the necessary arrangements for the delivery of bonds, escrow of legal papers and funds and, if requested, will assist with the reinvestment of bond proceeds.

12. We will assist with the bond election campaign by providing professional advice concerning election literature, public meetings, and how best to present the information concerning the proposed bonds to the public. We will provide specific estimates of cost per homeowner and, when requested, we will present both general and specific information concerning the proposed bonds to the public in public meetings.

13. We will with the City's approval, for our own account or in association with others, submit a bid for the purchase of securities when they are advertised for competitive bid sale.

14. For our services herein outlined and other services incidental hereto, the City will pay Zions a mutually agreed upon fee, in accordance with the following schedule:

Bonds with a Par amount under $2 million	$4.75 per thousand
Bonds with a Par amount up between $2 and $5 million	$3.00 per thousand
Bonds with a Par amount between $5 - $10 million	$2.50 per thousand
Bonds with a Par amount in excess of $10 million	$2.00 per thousand

It is understood that our fee will not be payable unless or until bonds are actually approved, issued and sold and the proceeds are available for your disposition. It is also understood that in no case will Zions Bank Public Finance charge less than $12,000 for the financial advisory services provided in conjunction with the issuance of bonds or notes.

Additionally, the City agrees to reimburse Zions Bank Public Finance for out-of-pocket expenses including costs related to out-of-state travel, computer, election brochures, e-commerce, postage, copying, etc. Such costs will be at the City's request and will not be in excess of $1,000 without City approval.

It is understood that in no event is or will the City be under obligation to issue any bonds whatever.

The terms of this contract shall be for a period of five (5) years from the date herein. This contract may be cancelled by either party upon 30 days written notice and may be subject to renewal in 2-year extensions.

Our services consist solely in providing expert and experienced assistance to municipalities as Financial Advisors. We do not render any legal, accounting, lobbying or actuarial advice.

Respectfully submitted,

Zions Bank Public Finance
Division of Zions First National Bank

_____
Johnathan Ward, Vice President

The foregoing offer is hereby accepted for and on behalf of the Farmington City, Utah on this ____ day of _____, 2010.

By: _____

Its: _____

Agenda Item 15

CITY COUNCIL AGENDA

[ ] Appointments, Hearings, Etc.
[ ] Discussion Items - Recommendations
[ ] Reports

For Council Meeting:
May 18,2010

Petitioner _____

S U B J E C T: Resolution approving Inter-local Cooperation Agreement between City and Davis County relating to CDBG Program for FY 2011, 2012 and 2013

ACTION TO BE CONSIDERED:

Minute motion approving the enclosed resolution.

GENERAL INFORMATION:

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

DAVIS COUNTY PLANNING DEPARTMENT

P.O Box 618, Farmington, Utah - phone (801) 451-3279 - fax (801) 451-3281

Barry Burton
Director

April 30, 2010

Mr. Max Forbush
Farmington City
130 North Main
P.O. Box 160
Farmington, UT 84025

Dear Mr. Forbush,

I am excited to inform you that Davis County has become eligible to be designated as an Urban County, and may apply to receive entitlement funding for the Community Development Block Grant (CDBG) in Fiscal Year 2011. This grant allows the County, and eligible non-profit organizations, to perform important functions relating to the aid of low and moderate income residents in Davis County.

In order for Davis County to qualify as an Urban County under HUD requirements, the population of the county must be at least 200,000 residents, not including entitlement communities. Davis County currently has two entitlement communities, Clearfield City and Layton City. These communities may continue to hold their own entitlement status, but must notify Davis County in writing of their decision to withdraw from the Urban County. The remainder of the cities in Davis County would make up the new Urban County, and be eligible for Federal CDBG funding.

The first step is to review the attached Interlocal Agreement and Resolution with your City Council. Davis County will need notification in writing of your willingness to join the Urban County by May 31, 2010. Davis County staff is willing to make presentations at City Council meetings if needed. Please contact me with any questions at 801-451-3279.

Sincerely,

Scott A. Hess
Davis County Planner

RESOLUTION NO. _____

A RESOLUTION APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN DAVIS COUNTY AND Farmington City CITY RELATING TO THE CONDUCT OF THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR FEDERAL FISCAL YEARS 2011, 2012 AND 2013 AND SUCCESSIVE THREE YEAR PERIODS AFTERWARD AND STATEMENT OF POLICIES.

The City Council of Farm, Utah, in a regular meeting, lawful notice of which has been given, finds that it is reasonable, appropriate, as well authorized by state law that an Interlocal Cooperation Agreement be entered into by and between Davis County and FC City relating to the conduct of the Community Development Block Grant Program for the years 2011, 2012 and 2013 and successive three periods afterward; and that the City memorialize a statement of policy relative to non-violent civil rights demonstrations.

THEREFORE, the City Council of FC, Utah, hereby adopts the following resolution:

BE IT RESOLVED that

Section 1: APPROVAL OF AGREEMENT

The Interlocal Cooperation Agreement between Davis County and FC, City relating to the conduct of the Community Development Block Grant Program for federal fiscal years 2011, 2012 and 2013 and successive three year periods afterward, which is attached to this resolution as Attachment "A", is hereby approved and the Mayor is authorized execute the agreement for and on behalf of F City.

Section 2: STATEMENT OF POLICY

F City hereby adopts a policy prohibiting the use of excessive force by law enforcement agencies within the City against any individuals engaged in non-violent civil rights demonstrations; and a policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within the City. The City by this resolution agrees to enforce such policy within its jurisdiction.

Section 3: EFFECTIVE DATE

This resolution shall become effective immediately upon its adoption.

This resolution was adopted by the City Council of FC, Utah, on May 18, 2010.

AGREEMENT NO. 2010-

INTERLOCAL COOPERATION AGREEMENT

Between

THIS IS AN INTERLOCAL COOPERATION AGREEMENT, made and entered into by

and between DAVIS COUNTY, UTAH, a body corporate and politic of the State of Utah, and the city of _____.

relating to the conduct of

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

for FEDERAL FISCAL YEARS 2011, 2012 AND 2013

and successive 3 year periods thereafter

AGREEMENT NO. 2010- _____

INTERLOCAL COOPERATION AGREEMENT

THIS IS AN INTERLOCAL COOPERATION AGREEMENT, made and entered into by

and between DAVIS COUNTY, UTAH, a body corporate and politic of the State of Utah, and the city of _____ a municipal corporation.

RECITALS

A. In 1974 the U.S. Congress enacted the Housing and Community Development Act of 1974, as since amended (42 U.S.C. 5301 *et seq.*), and in 1990 the U.S. Congress enacted the Cranston-Gonzales National Affordable Housing Act, as since amended (42 U.S.C. 5301 *et seq.*) collectively (the "Act"), permitting and providing for the participation of the United States government in a wide range of local housing and community development activities and programs of the Act which activities and programs are administered by the U.S. Department of Housing and Urban Development ("HUD").

B. The primary objective of the Act is the development of viable urban communities and access by every resident to decent housing, shelter and ownership opportunity regardless of income or minority status, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income, with this objective to be accomplished by the federal government providing financial assistance pursuant to the Act in the form of community development block grant ("CDBG") Program funds to state and local governments to be used in the conduct and administration of housing, shelter and community development activities and projects as contemplated by the primary objectives of the Act (the "CDBG program").

C. To implement the policies, objectives and other provisions of the Act, HUD has issued rules and regulations governing the conduct of the CDBG program, published in 24 Code of Federal Regulations (CFR), Part 92 and Part 570 (the "Regulations"), which regulations provide that a county may qualify as an "urban county," as defined in Section 570.3 of the Regulations, and thereby become eligible to receive entitlement grants from HUD for the conduct of CDBG program activities as an urban county and that cities and other units of general local governments in the same metropolitan statistical area that do not or cannot qualify for separate entitlement grants may be included as a part of the urban county by entering into cooperation agreements with the urban county in accordance with the requirements of the Regulations.

Davis County will notify participating units of general local government governing bodies that they are automatically included in the urban county unless they elect to be excluded at the time of urban county qualification or requalification. The city choosing to be excluded will notify both the county and the HUD Regional Office of its election to be excluded by May 15 of the year of urban county requalification.

D. The County is now qualified under the Regulations to become an urban county and to begin receiving CDBG program funds from HUD by annual grant agreements beginning on

_____.

E. In 1981, and again since then, HUD amended the Regulations, pursuant to amendments of the Act, revising the qualification period for urban counties by providing that the qualification by HUD of an urban county shall remain effective for three successive federal fiscal years regardless of changes in its population during that period, except for failure of an urban county to receive a grant during any year of that period, and also providing that during the three-year

period of qualification, no included city or other unit of general local government may withdraw from nor be removed from the urban county for HUD's grant computation purposes, and no city or other unit of general local government covering an additional area may be added to the urban county during that three-year period except where permitted by HUD regulations.

F. This Agreement provides for an initial three year term with successive three year terms corresponding with HUD qualification periods, automatically renewing.

G. The County recognizes and understands that it does not have independent legal authority to conduct some kinds of community development and housing assistance activities within the boundaries of an incorporated city without that city's approval. In order to ensure participation by the City in the urban county and as part of the fiscal years 2011, 2012, and 2013 urban county qualification process, the County and City are required to enter into this interlocal agreement authorizing the County to undertake or to assist in undertaking essential community development and housing assistance activities within the City as may be specified in the "Annual Action Plan of Community Development Objectives and Projected Use of Funds" (the "Action Plan") to be submitted to HUD annually by the County to receive its annual CDBG and HOME entitlement grants.

H. Under general provisions of Utah law governing contracting between governmental entities and by virtue of specific authority granted in the Utah Interlocal Cooperation Act, Section 11-13-101 *et seq.*, Utah Code Ann. (2005), any two or more public agencies may enter into agreements with one another for joint or cooperative action, or for other purposes authorized by law.

I. Accordingly, the County and City have determined that it will be mutually beneficial and in the public interest to enter into this interlocal cooperation agreement regarding the conduct of the County's CDBG Program,

THEREFORE, in consideration of the promises and the cooperative actions contemplated hereunder, the parties agree as follows:

1. A fully executed copy of this interlocal cooperation agreement (the "agreement"), together with the approving resolutions of the City and the County, shall be submitted to HUD by the County as part of its qualification documentation. The City hereby gives the County the authority to carry out CDBG Program activities and projects within the City's respective municipal boundaries. By entering into this agreement with the County, the City shall be included as a part of the urban county for CDBG program qualification and grant calculation purposes. The period of performance of this agreement shall cover three CDBG Program years beginning _____, 2011and ending _____, 2013 and successive 3-year periods thereafter. Each city will participate for the next three program years, and automatically renewing each successive 3-year period. Subject to the termination provisions set forth in Paragraph 12, below, a City may terminate its participation in the agreement by giving written notice to the County prior to the commencement of the next 3-year period; provided, however, that this agreement will remain in effect until the CDBG funds and income received in the 3-year period then in effect are expended and the funded activities completed. As provided in Section 570.307 of the Regulations, the qualification of the County as an urban county shall remain effective for the entire 3-year period in effect regardless of changes in its population during that period of time, and the parties agree that a City or Cities may not withdraw from nor be removed

from inclusion in the urban county for HUD's grant computation purposes during that 3-year period. Prior to the beginning of each succeeding qualification period, by the date specified in HUD's urban county qualification notice for the next qualification period, the County shall notify each City in writing of its right not to participate and shall send a copy of such notice to the HUD field office by the date specified in the urban county qualification schedule issued for that period.

2. The City and the County shall cooperate in the development and selection of CDBG program activities and projects to be conducted or performed in the City during each of the three program years and for each successive 3-year covered by this agreement. The City understands and agrees, however, that the County shall have final responsibility for selecting the CDBG program activities and projects to be included in each annual grant request and for annually filing the Annual Action Plan with HUD.

3. The City recognizes and understands that the County, as a qualified urban county, will be the entity required to execute all grant agreements received from HUD pursuant to the County's annual requests for CDBG program funds and that as the grantee under the CDBG programs it will be held by HUD to be legally liable and responsible for the overall administration and performance of the annual CDBG programs, including the projects and activities to be conducted in the City. By executing the agreement, the City understands that they (1) may not apply for grants under the Small Cities or State CDBG Programs from appropriations for fiscal years during the period in which they are participating in the urban county's CDBG program; and (2) the City may receive HOME formula allocation only through the urban county. Thus, even if the urban county does not receive HOME formula allocation, the City cannot form a HOME

consortium with other local governments. However, the City may apply for funds directly to the State of Utah HOME program.

4. The City shall cooperate fully with the County in all CDBG program efforts planned and performed hereunder. The City agrees to allow the County to undertake or assist in undertaking, essential community development and housing assistance activities within the City as may be approved and authorized in the County's CDBG grant agreement including the 5-year Consolidated Plan. The City and the County also agree to cooperate to undertake, or assist in the undertaking, community renewal and lower income housing assistance activities.

5. The City understands that it will be necessary for the City to enter into separate project agreements or sub-grants in writing with the County with respect to the actual conduct of the projects and activities approved for performance in the City and that the funds designated in the County's Final Statements for those projects and activities will also be funded to the City under those separate project agreements or subgrants. Subject to the provisions of Paragraph 3 above, the City will administer and control the performance of the projects and activities specified in those separate project agreements, will be responsible for the expenditure of the funds allocated for each such project or activity, and will conduct and perform the projects and activities in compliance with the Regulations and all other applicable federal laws and requirements relating to the CDBG program. The City also understands and agrees that, pursuant to 24 CFR 570.501(b), they are subject to the same requirements applicable to subrecipients, including the requirement of a written agreement as described in 24 CFR 570.503. Prior to disbursing any CDBG program to any subrecipients, the City shall enter into written agreements with such subrecipients in compliance with 24 CFR 570.503 (CDBG) of the Regulations.

6. All CDBG program funds that are approved by HUD for expenditure under the County's grant agreements for the three Program years covered by this agreement and its extensions, including those that are identified for projects and activities in the City, will be budgeted and allocated to the specific projects and activities described and listed in the County's Annual Plan submitted annually to HUD and those allocated funds shall be used and expended only for the projects or activities to which the funds are identified. No project or activity, or the amount of funding allocated for such project or activity, may be changed, modified, substituted or deleted by a City without the prior written approval of the County and the approval of HUD when that approval is required by the Regulations.

7. Each City agrees to do all things that are appropriate and required of it to comply with the applicable provisions of the grant agreements received by the County from HUD, the provisions of the Act, and all Rules and Regulations, guidelines, circulars and other requisites promulgated by the various federal departments, agencies, administrations and commissions relating to the CDBG program. The City and the County agree that failure by them to adopt an amendment to the agreement incorporating all changes necessary to meet the requirements for cooperation agreements set forth in the Urban County Qualification Notice applicable for a subsequent three-year qualification period, and to submit the amendment to HUD as provided in the urban county qualification notice, will void the automatic renewal of such qualification period. In addition the City and the County shall take all actions necessary to assure compliance with the certification required of the County by Section 104(b) of Title I of the Housing and Community Development Act of 1974 as amended, Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 109 of Title I of the Housing and Community Development Act of 1974 and other applicable

laws. In addition, the parties understand and agree that the County may not provide any CDBG funding for activities in or in support of any City that does not affirmatively further fair housing within its jurisdiction, or that impedes the County's actions to comply with its fair housing certification.

8. Each City affirms that it has adopted and is enforcing:

(a) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

(b) a policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

9. During the period of performance of this agreement as provided in Paragraph 1, each City shall:

(a) Report and pay to the County any program income, as defined in 24 CFR 570.500(a) for the CDBG program, received by the City, or retain and use that program income subject to and in accordance with the applicable program requirements and the provisions of the separate CDBG project agreements that will be entered into between the City and the County for the actual conduct of the CDBG program,

(b) Keep appropriate records regarding the receipt of, use of, or disposition of all program income and make reports thereon to the County as will be required under the separate CDBG project agreement between the City and the County, and

(c) Pay over to the County any program income that may be on hand in the event of close-out or change in status of the City or that may be received subsequent to the close-out or change in status as will be provided for in the separate CDBG project agreements mentioned above.

10. The separate CDBG project agreements or sub-grants that will be entered into between the County and the City for the conduct of the CDBG Program, as mentioned and referred to elsewhere in this agreement, shall include provisions setting forth the standards which shall apply to any real property acquired or improved by the City in whole or in part using CDBG Program funds. These standards will require the City to:

(a) Notify the County in a timely manner of any modification or change in the use of that property from the use planned at the time of the acquisition or improvement and this notice requirements shall include any disposition of such property.

(b) Reimburse the County in an amount equal to the current fair market value of property acquired or improved with CDBG Program funds (less any portion thereof attributable to expenditures of non-CDBG funds) that is sold or transferred for a use which does not qualify under the Regulations, and

(c) Pay over to the County any Program income that is generated from the disposition or transfer of property either prior to or subsequent to any close-out, change of status or termination of this cooperation agreement or any separate project agreement that is applicable.

11. Any changes and modifications to this agreement shall be made in writing, shall be executed by both parties prior to the performance of any work or activity involved in the change and be approved by HUD if necessary to comply with the Regulations.

12. This agreement shall remain in force and effect until the CDBG funds and program income received are expended and the funded activities completed.

13. If the County qualifies as an urban county, the parties agree not to veto or otherwise obstruct the implementation of the approved 5-year Consolidated Plan during that three year (*cooperation)* agreement period and for such additional times as may be required for the expenditure of Consolidated Plan funds granted for that period.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be duly authorized and executed by each City on the date specified on the respective signature pages and by the County on the 18 day of May, 2012.

SIGNATURE PAGE FOR DAVIS COUNTY
TO
INTERLOCAL COOPERATION AGREEMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
FOR FEDERAL FISCAL YEARS 2011, 2012, AND 2013 AND
SUCCESSIVE THREE YEAR PERIODS THEREAFTER

BOARD OF DAVIS COUNTY COMMISSIONERS
DAVIS COUNTY, UTAH

_____
John Petroff, Jr., Chairman

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On this _____ day of _____, 2009, personally appeared before me Larry Ellertson, who being duly sworn, did say that he is the Chairman of the Board of County Commissioners of Utah County, State of Utah, and that the foregoing instrument was signed on behalf of _____ County, by authority of law.

_____
NOTARY PUBLIC
Residing in _____County

ATTEST: Steve S. Rawlings
DavisCounty Clerk/Auditor

By: _____

_____

Reviewed as to form and compatibility with the laws of the State of Utah

Agenda Item 16

CITY COUNCIL AGENDA

[ ] Appointments, Hearings, Etc.
[ ] Discussion Items - Recommendations
[ ] Reports

For Council Meeting:
May 18, 2010

Petitioner _____

S U B J E C T: Resolution to Claim unused "Rights to Burial" in the Farmington City Cemetery

ACTION TO BE CONSIDERED:

Minute motion approving the resolution.

GENERAL INFORMATION:

See enclosed resolution. (The resolution may come to you on Monday via email.)

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

FARMINGTON, UTAH

RESOLUTION NO. _____

A RESOLUTION OF THE FARMINGTON CITY COUNCIL RELATING TO THE FARMINGTON CITY CEMETERY, REQUIRING OWNERS OF LOTS, SITES OR PORTIONS OF THE CITY CEMETERY WHICH HAVE NOT BEEN USED FOR BURIAL PURPOSES FOR MORE THAN SIXTY YEARS TO FILE WITH THE CITY RECORDER A NOTICE OF CLAIM AND INTENT TO USE THE LOT OR SITE FOR BURIAL PURPOSES AND DIRECTING CITY STAFF TO GIVE NOTICE OF SUCH FILING REQUIREMENTS AND DIRECTING THE CITY STAFF TO CLAIM ALL BURIAL SITES WHICH REMAIN UNCLAIMED FOLLOWING THE REQUIRED NOTICE PERIOD

WHEREAS, the Farmington City Council has previously adopted and approved Cemetery Rules and Regulations for the orderly operation of the Farmington City Cemetery; and

WHEREAS, pursuant to the provisions of Utah law, cities may reclaim unused cemetery lots, sites, or portions of the cemetery which are unused for more than sixty (60) years; and

WHEREAS, the City Council of Farmington City has directed City Staff to survey and ascertain those lots that have remained unused for burial purposes for more than sixty (60) years and such survey has been completed; and

WHEREAS, the Farmington City Council now desires to give appropriate notices required by law to the owners of such lots; and

WHEREAS, the Farmington City Staff has been directed to reclaim any lots for which notice of claims have not been submitted following the required notice;

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

Section 1. **Filing of Notice of Claims to lots.** Persons and/or owners of any lot, site or portion of the Farmington City Cemetery which has been unused for burial purposes for more than sixty (60) years are hereby required to file with the Farmington City Recorder a notice of claim to such unused lot, site or parcel within the time set forth in Section 3, below. The notice of claim should state the individual's intention to use the lots for burial purposes.

Section 2. **Direction of City Staff.** Farmington City Staff is hereby directed to cause a copy of this Resolution to be personally served upon the owner or person having the right to burial within the City Cemetery on all lots which have not been used for burial purposes for at

least sixty (60) years, provided that staff is able to ascertain the name and location of such persons to provide personal service. In the event the person having the right to burial or the owner cannot be personally served with this Resolution, the Farmington City Staff is hereby directed to cause the same to be published in the newspaper of general circulation within Davis County, State of Utah, for a period of three (3) consecutive weeks. This Resolution shall be published in its entirety together with Exhibit A which is attached hereto and by this reference made a part hereof. The information set forth in Exhibit A specifies the name of those persons, as currently shown on City records, having right to burial and/or owners of the lot numbers and grave information pertaining to said individuals interest in this Cemetery. In addition, City Staff is further directed to publish this Resolution, together with Exhibit A attached hereto once per week for a period of three (3) consecutive weeks in the *Davis County Clipper* and in the *Farmington City Newsletter* to be published in the month of June, 2010.

Section 3. If, after personal service and/or publication of this Resolution, the owner or any person with the legal interest the Cemetery lots fails to state a valid interest in the use of the Cemetery lot for burial purposes, the owner or person's rights shall be deemed terminated and that portion of the Cemetery shall automatically be vested in Farmington City. For the purposes of this Resolution, the filing deadline for a notice of claim to any interest in a lot for burial purposes shall be sixty (60) days after personal service upon an individual or thirty (30) days after the date of the last publication in the above mentioned newspapers.

Section 4. **Vesting and Right to Sale.** On the vesting of any unused lot, site or parcel in Farmington City, the City shall thereafter have the right to sell such lot in accordance with the rules and regulations pertaining to the Farmington City Cemetery, and State law.

Section 5. **Severability.** If any section, part or provision of this Resolution is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 6. **Effective Date.** This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS ____ DAY OF MAY, 2010.

FARMINGTON CITY

ATTEST:

_____
Margy Lomax
City Recorder

By:_____
Scott C. Harbertson
Mayor

Agenda Item 17

CITY COUNCIL AGENDA

[ ] Appointments, Hearings, Etc.
[ ] Discussion Items - Recommendations
[ ] Reports

For Council Meeting:
May 18, 2010

Petitioner _____

SUBJECT: Water Rate Discussion

ACTION TO BE CONSIDERED:

GENERAL INFORMATION:

This is a carryover item from last Council Meeting. The tier rate study will be presented to the City Council at the meeting. We have not yet receive the study. Hopefully it will come before Council meeting on the 18th.

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

COMPARISON OF FARMINGTON WATER RATE SCENARIOS

Base Fees

	Current	2010	2011	2012	2013	2014
Residential Rates	$ 13.50	$ 18.25	$ 18.25	$ 18.25	$ 18.25	$ 18.25
Lagoon Rates	455.00	614.25	614.25	614.25	614.25	614.25
Commercial Rates	13.50	18.25	18.25	18.25	18.25	18.25

ALTERNATIVE 1: ELIMINATE THE PEAKING FACTOR FROM THE RATE CALCULATION

Residential Rates

Low Tier	High Tier		2010	2011	2012	2013	2014
0	5,000	-	$ -	$ -	$ -	$ -	$ -
5,001	10,000	-	2.50	2.50	2.50	2.50	2.50
10,001	20,000	-	2.80	2.80	2.80	2.80	2.80
20,001	999,999,999,999	-	3.08	3.08	3.08	3.08	3.08

Lagoon Rates

Low Tier	High Tier		2010	2011	2012	2013	2014
0	Unlimited	-	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00

Commercial Rates

Low Tier	High Tier		2010	2011	2012	2013	2014
-	Unlimited	-	$ 2.60	$ 2.60	$ 2.60	$ 2.60	$ 2.60

ALTERNATIVE 2: SET LAGOON'S PEAK TO BE THE SAME AS RESIDENTIAL

Residential Rates

Low Tier	High Tier		2010	2011	2012	2013	2014
0	5,000	-	$ -	$ -	$ -	$ -	$ -
5,001	10,000	-	2.55	2.55	2.55	2.55	2.55
10,001	20,000	-	2.86	2.86	2.86	2.86	2.86
20,001	999,999,999,999	-	3.14	3.14	3.14	3.14	3.14

Lagoon Rates

Low Tier	High Tier		2010	2011	2012	2013	2014
0	Unlimited	-	$ 2.00	$ 2.00	$ 2.00	$ 2.00	$ 2.00

Commercial Rates

Low Tier	High Tier		2010	2011	2012	2013	2014
-	Unlimited	-	$ 2.45	$ 2.45	$ 2.45	$ 2.45	$ 2.45

ALTERNATIVE 3: USE THE CALCULATED RESIDENTIAL RATE, KEEP CURRENT COMMERCIAL RATES, LAGOON PAYS THE REMAINDER

Residential Rates

Low Tier	High Tier		2010	2011	2012	2013	2014
0	5,000	-	$ -	$ -	$ -	$ -	$ -
5,001	10,000	-	2.15	2.15	2.15	2.15	2.15
10,001	20,000	-	2.41	2.41	2.41	2.41	2.41
20,001	999,999,999,999	-	2.65	2.65	2.65	2.65	2.65

Lagoon Rates

Low Tier	High Tier		2010	2011	2012	2013	2014
0	Unlimited	-	$ 2.15	$ 2.15	$ 2.15	$ 2.15	$ 2.15

Commercial Rates

Low Tier	High Tier		2010	2011	2012	2013	2014
-	Unlimited	-	$ 3.00	$ 3.00	$ 3.00	$ 3.00	$ 3.00

ALTERNATIVE 4: RESIDENTIAL AND A COMBINED COMMERCIAL/LAGOON USER CLASS

Residential Rates

Low Tier	High Tier		2010	2011	2012	2013	2014
0	5,000	-	$ -	$ -	$ -	$ -	$ -
5,001	10,000	-	2.15	2.15	2.15	2.15	2.15
10,001	20,000	-	2.40	2.40	2.40	2.40	2.40
20,001	999,999,999,999	-	2.64	2.64	2.64	2.64	2.64

Lagoon/Commercial Rates

Low Tier	High Tier		2010	2011	2012	2013	2014
-	Unlimited	-	$ 2.55	$ 2.55	$ 2.55	$ 2.55	$ 2.55

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

Agenda Item 18

CITY COUNCIL AGENDA

[ ] Appointments, Hearings, Etc.
[ ] Discussion Items - Recommendations
[ ] Reports

For Council Meeting:
May 18, 2010

Petitioner _____

SUBJECT: City Manager Report

To be given at City Council meeting.

1. Flag pole
2. Flag Parkes
3. Inspection @ C Hall
4. Blake Matthews

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

Agenda Item 19

CITY COUNCIL AGENDA

[ ] Appointments, Hearings, Etc.
[ ] Discussion Items - Recommendations
[ ] Reports

For Council Meeting:
May 18, 2010

Petitioner _____

SUBJECT: **Mayor Harbertson & City Council Reports**

C P

To be given at Council meeting.

check this out - control issues? what do other cities do?

Police 1. Jim Talbot — expand mailing area - Policy recommendation
2. Cory Ritz - permits for bike races — Planning staff improve timing

Fire - 3. Sid Young - access agreement
& Stutman - dock
Doug Allen -

4. Rick Dutson
5. John Bilton

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

Agenda Item 20

CITY COUNCIL AGENDA

[ ] Appointments, Hearings, Etc.
[ ] Discussion Items - Recommendations
[ ] Reports

For Council Meeting:
May 18, 2010

Petitioner _____

SUBJECT: **Miscellaneous**

a. Miscellaneous items. To be provided at City Council meeting.

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

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

Agenda Item 21

CITY COUNCIL AGENDA

[ ] Appointments, Hearings, Etc.
[ ] Discussion Items - Recommendations
[ ] Reports

For Council Meeting:
May 18,2010

Petitioner _____

S U B J E C T: Items of General Correspondence

21-1. City Council Action List for Council meeting held May 4, 2010. (See Tab 22.)

21-2. Letter to Hannu Willey regarding safe route to school in Farmington City sent by Jason Davis, Region One UDOT Director. (See Tab 23.)

21-3. Letter sent to David W. Freed from Max Forbush regarding culinary water meter reading information. (See Tab 24.)

21-4. Letter to Max Forbush and Keith Johnson from Jonathan Ward. (See Tab 25.)

21-5. Two memos from Larry Gregory sent to Max Forbush. The first is dated April 30, 2010, regarding mobile handheld radios. The second is dated May 5, 2010, regarding the ambulance operation. (See Tab 26.)

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

CITY COUNCIL ACTION LIST
FOR REGULAR COUNCIL MEETING HELD May 4, 2010

Disposition					ACTION ITEM
Dept.	Initiated	Not Started	Complete	Number	
			✓	1.	Sign and record Vacation ordinance of Parcel 4 of Farmington Creek Estates, Phase 3.
			✓	2.	Have Mayor sign Bell Estates Subdivision plat after all conditions have been met.
			✓	3.	Have Mayor sign Spring Creek Estates Subdivision plat after all conditions have been met.
	✓			4.	Notify Hughes General Contractors of approval of Change Order No. 5. File the same.
	✓			5.	Make amendments to the Spring Creek Estates Development Agreement and have agreement signed by all parties.
		X		6.	Sign, post, update Title 8 and file Ordinance amending various sections of Title 8 Chapter 2 regarding streets and public ways. Provide copies to Planning and Public Works.
	X			7.	Make changes to Ordinance amending Title 8, Chapter 5 regarding Excavation Permits, sign, post, update Title 8 and file. Provide copies to Planning and Public Works.
			✓	8.	Publish notification of Budget Hearing for June 15, 2010. Place article in Newsletter.
			✓	9.	Place public hearing for water rates on June 15, 2010, City Council Agenda.
			✓	10	Advertise unfinished office space for lease at new City Hall. Contact public entities advising them of availability of space. Discuss with City Attorney advertisement and lease proposal.

State of Utah

GARY R. HERBERT
Governor

GREG BELL
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION
JOHN R. NJORD, P.E.
Executive Director

CARLOS M. BRACERAS, P.E.
Deputy Director

May 4, 2010

Hannu Willey
884 North Main Street
Farmington, UT 84138

Dear Hannu:

Re: Safe Route to School in Farmington City

I have been asked by both Senator Robert Bennett and Governor Gary Herbert to review and respond to your recent letter. I appreciate and share your concerns for the safety of Utah's school children.

While the Utah Department of Transportation (UDOT) is responsible to place signs, paint markings and other traffic control devices to establish school zones, safe routes to school are determined by each school's community council. The plans created are known as "SNAP" (Student Neighborhood Access Program) plans. These plans identify the walking and bus routes for each child attending the school as well as any needed improvements along those routes. I would encourage you to contact your school administrators directly for a copy of your plan.

Once the SNAP plan is created and approved by the school community council and district, it is sent to city and State government officials for implementation. The UDOT oversees a Safe Sidewalk Program that can provide some funding for sidewalk projects. While we receive multiple applications for this program each year, preference is usually given to sidewalks shown on a SNAP plan. In this case, Farmington City would apply to the UDOT for the funding. I am forwarding a copy of this letter, and your letter to Farmington City for their consideration.

Once again, thank you for writing. Please know that we are committed to improving pedestrian safety on Sate highways.

Sincerely

Jason Davis
Region Director

Attachment: a/s

JD/DFD/dfd

Cc: Senator Robert F. Bennett
Darin Duersch, P.E.
Glen Ames, P.E.
Max Forbush, Farmington City ✓

Region One Headquarters, 166 West Southwell Street, Ogden, Utah 84404
telephone 801-620-1600 • facsimile 801-620-1665 • www.udot.utah.gov

Date: 3/26/10

Constituent Services
Office of the Governor
Flor
APR 20 2010
APR 19 2010

Hannu Willey
884 North Main Street. Farmington UT.

The Honorable Robert F. Bennett
125 S. State 4225 Bennett Federal Bldg.
Salt Lake City, Utah 84138

Dear Senator Bennett,

My name is Hannu Willey and I am 11 years old and I live in Farmington, Utah. There is no sidewalk along our street. I am telling you this because Main Street in front of my house is a state road not a city road. I have no safe route to school in the morning and when we do walk, we are afraid of cars hitting us. I would love to ride my bike to school, but my mom won't let me because of safety issues. There are a lot of kids on my street and we want to walk safely to school. Please can you help me and the kids on my street have a safe route to school? Thank you.

Sincerely,

Hannu Willey

Hannu Willey

FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
RICK DUTSON
CORY R. RITZ
JIM TALBOT
SID YOUNG
CITY COUNCIL

MAX FORBUSH
CITY MANAGER

May 7, 2010

David W. Freed
Lagoon Corporation
375 North Lagoon Drive
P.O. Box 696
Farmington, Utah 84025-0696

Re: Culinary water meter reading information

Dear David,

Together with all other Lagoon, City utility bills, the following information is provided with respect to water meters located in the south and north water meter pits located on the east side of the Park. The City will be reading the 4 meters in these two meter pits on the last business day of each month.

- There is a high flow and a low flow meter in each pit. Hence, you will notice that a bill for each meter has been sent (4 in total). Each bill has a control number that also matches the corresponding data log charts that are enclosed with each bill. The City has included data log charts for both March and April.
- Each bill reflects the latter part of March's usage and all of April's usage up to the last day of April when each meter was read. We do not know the exact read date in March, so we cannot tell you the exact number of days of usage for this billing period. That information will be provided beginning next month.

Hopefully this information will allow all of us to move forward in a new process that better meets Lagoon's needs. Please let me know if you have any concerns pertaining to the new process after you have had an opportunity to review the information.

Sincerely,

Max Forbush
City Manager

130 N MAIN • P.O. BOX 160 • FARMINGTON, UT 84025
PHONE (801) 451-2383 • FAX (801) 451-2747
www.farmington.utah.gov

it's what fUN is!

Lagoon

375 No. Lagoon Drive
P.O. Box 696
Farmington, Utah 84025-0696
Phone: 801-451-8080
Office Fax: 801-451-8017
www.lagoonpark.com

April 16, 2010

Max Forbush
Farmington City Corporation
130 North Main Street
Farmington, UT 84025

Dear Max:

As suggested during yesterday's meeting, this letter is to request the assistance of the City's Water Department to help Lagoon better govern the Park's water consumption. In order for us to properly control and conserve water use, for each of Lagoon's meters, will you please arrange to provide:

1. Meter readings before noon on the last business day of the month.
2. The beginning meter reading, ending meter reading, and calculated use per 1,000 gallons on the invoice.
3. The number of days in the billing cycle on the invoice.

Please also provide information on each water meter in order for Lagoon to determine what equipment is required and/or available to read the meters without access to the meter box.

Thank you for your help to make these arrangements. In this case, the old adage that Lagoon cannot manage its consumption without the benefit of accurate measurement is applicable.

We will appreciate having this information on the invoices for the next billing cycle. Thank you.

Sincerely,

David W. Freed
Lagoon Corporation

DWF:jc

COPY TO: Mayor Scott Harbertson
Councilperson Sid Young
Dal Freeman
Councilperson Rick Dutson
Kristen Freed O'Bagy
André Meacham

ZIONS BANK ZBPF PUBLIC FINANCE

April 29, 2010

Max Forbush and Keith Johnson
Farmington City
130 North Main
Farmington, UT 84025

Dear Max and Keith,

Congratulations on yet another successful closing of the always exciting Farmington transactions. I am very glad we could help the City finance the Road to the North. Just do me a favor and get it paid off as soon as you can. I have put my neck on the line and I would rather keep my head!

I hope everyone recognizes the nice work done by all to make these financings a success. You each do a fantastic job shepherding the process, and should feel very satisfied with the results. A Tic of 3.7% for the first 5 years, prepayable at anytime and very inexpensive upfront costs amount to a great transaction. As mentioned, I can't believe your creativity and careful planning to make all the pieces fit together. It is fun to meet with you and problem solve!

Thank you for the privilege of working with you and the others at Farmington City. I look forward to the next opportunity.

Sincerely,

Johnathan Ward
Vice President

One South Main Street, 18th Floor, Salt Lake City, UT 84133-1109 Telephone: 801.844.7373 Fax: 801.844.4484

MEMORANDUM

TO: Max Forbush
FROM: Larry Gregory
DATE: April 30, 2010
SUBJECT: Mobile and handheld radios

I am attaching a recent letter from UCAN detailing their intention to upgrade their system. This upgrade will necessitate our replacing many of our mobile and handheld radios. As technology moves forward, parts for repair become scarce.

For some time I have wondered how long our current radios would last. Answers to my inquiries say we could expect about 10 years. We bought our radios in 2000. Details and time lines will follow. UCANs intent was to give a heads up for planning for the future.

In speaking to John Tait, he informed me that there could be a bandaid, a "smart box" converter that can be attached to the repeater towers that might buy a little time. The bottom line is we will need to upgrade.

I have 33 radios, and 31 will need to be upgraded. There doesn't appear to be a "used market" for the radios. I have spoken with Brent Peters, suggesting a program for Homeland Security help. There are also grants that we will look into.

I will pass along information as I get it. If you have any questions, please call.

The Utah Communications Agency Network (UCAN) is currently using a Motorola Smart Zone 4.1 Mixed Mode Trunked System. The current system can be maintained for another 5 to 8 years. As with any technology, decisions need to be made about when to refresh the existing infrastructure and consoles. In the next 24 to 36 months, UCAN will be making decisions and plans toward the refresh options. Interested users will be invited to participate in the process.

The purpose of this notice is to inform you of upcoming changes and allow adequate time for you to plan for these changes. System upgrades should start approximately 30 to 36 months from now and be phased in over the following 30 to 36 months (completion estimated to be 72 months from now). As these upgrades move forward, it will require replacement of MTS/MCS2000/Astro Spectra radios.

Many of you are already beginning to replace your analog radios with newer digital capable radios. As you consider updating your user radios there are certain features that you should be aware of. If you decide not to purchase those features up front, realize that you will have to flash upgrade the radios as the P25 digital conversion occurs.

Options

- Purchase analog only equipment with the understanding that the radios will have to be flash upgraded at a later time. (**It has been found to be less expensive to purchase features when you buy the radios.**)
- There are 2 Digital formats. One will function on the current system but is optional. The other is the format that **will be required for the upgraded P25 system**.

On a related note:

Many of you have asked about using encryption but have not been able to because of having the MTS/MCS 2000 analog radios. Converting to digital radios allows you to at least consider encryption. If you wish to have encryption you would have to add the DES-XL encryption option in your radios.

Please contact us with questions or concerns. You may also contact your UCAN representative who can bring questions and concerns to the board meetings. You are welcome to attend any UCAN meeting which is normally held on the 3rd Tuesday at 2:00 PM. The next meeting has been move to the 27th of April at 2:00 PM.

THE UTAH COMMUNICATIONS AGENCY NETWORK

5360 South Ridge Village Drive • Salt Lake City • Utah 84118
801-840-4200 • Fax 801-840-4242

Larry Gregory

From: Larry Belnap [Larry.Belnap@utahcomm.com]

Sent: Tuesday, April 20, 2010 10:56 AM

To: Steve Foote; Brad Mills; Les Stone; Scott Maughan; Craig Cottrell; Don Weston; Terry Turner; Roger Bodily; Neil Coker; Eric Froerer; Mike Mathieu; Lynn Froerer; Larry Gregory; Kevin Ward; Jon Ritchie; Jeff Bassett; Floyd Peterson; Doug Illum; Dave Rich; Dave Booth; Brett Larkin; Dave Wade; Brian Minster; Kasey Bush; Tom Graydon; Mike Lee; Brian Wallace; Tom Ross; Sol Oberg; Polo Afavai; Bill Chilson; Brad Slater; Dane LeBlanc; Gene Ercanbrack; Greg Whinham; Jim Schilling Chief; Jon Greiner; Neal Worsley; Paul Howard; Roger Anderson; Scott Jackson; Steve Harder; Terry Keefe; Val Shupe; Wayne Hansen; Wayne Hoaldridge; Debbie Joubert; Scott Brenkman; Greg Krusi; Bud Cox; Shane Whitaker; Richard Brookins; Dave Hansen; Max Jackson; Robert Yeaman; Brad Wilcox; Enrique Jacquez; Kenny Payne; John Kelley

Subject: Notice of Support Cancellation

MAX FYI

Dear Public Safety Professional

Below you will find a notice of cancellation for product support from Motorola. Even though a product's support is cancelled, this does not mean that the radio is not repairable. It does mean however, that the radio's parts may or may not be in production and that going forward software updates have ceased-so no new features will be added. I would want you to pay particular attention to the MTS2000 portable and the MCS2000 mobile since most of you use these radios. It may be a good time to start planning the replacement of your MTS2000 portables for the new XTS2500 portables and the MCS2000 mobiles for the new XTL2500 mobiles. If you would like a current quote on these radios or would like additional information about the cancellation of support notice please give me a call.

Thanks

Larry Belnap
Motorola Mfg Rep.
Utah Communications
Cell: 801-509-6426
Fax: 801-543-2528

PRODUCT NEWS

Cancellation of Support Dates for Subscribers

A reminder from the product team that we are reaching end of support for the following products. After these dates we can not guarantee that we will have the ability to repair these model radios or to sell replacement parts. Please make sure your customers are aware of this.

Product	When Guaranteed Support Ceases
HT 1000 Portable	Done - Cannot Guarantee Parts Availability
LTS Portable/LCS Mobile	Done - Cannot Guarantee Parts Availability
ASTRO Saber Portable	Done - Cannot Guarantee Parts Availability

MTS2000 Portable	June 2010
XTS3000 Portable	June 2010
ASTRO Spectra Plus Mobile	June 2010
MCS2000 Mobile	September 2010
ASTRO Spectra Mobile	December 2010

MEMORANDUM

TO: Max Forbush
FROM: Larry Gregory, Chief
DATE: May 5, 2010
SUBJECT: Ambulance Operations

Here is my attempt to answer some recent questions regarding our ambulance service.

Our ambulance reports are scrutinized daily making sure information is complete. The records are collected and given to Iris Medical, who once again reviews the report. Iris then does the patient billing, as well as our collections. They perform this function for other fire departments as well as emergency department doctors. They are also the repository for all our records, limiting our liability while dealing with legal and insurance requests. They know the laws and personnel in various agencies. They do us a great job. Using them was a brilliant move on our part.

I am including a couple of summary sheets to provide adequate information about the billings and where the money goes. Money is recouped and deposited by Farmington City then deposit information is forwarded to Iris. Verification of billings and actual runs are accounted for monthly.

The attached page indicates the financial history by year and month. Writeoffs are a huge factor in what we do. Page one gives a billing history by month starting at year 2000. Column 4 is the write off column. Several factors influence write offs. Approximately 10% of billings will be uncollectible (people who don't pay). In our case 13.97%. Please note that our latest detail regarding collection is 66.65%.

- Medicare typically pays .30¢ to .40¢ on the dollar billed.
- Medicaid pays a flat $4.55 per mile. State billing rate is $31.65 per mile.
- Medicaid pays a flat $161.67 per call. The state rate is $161.67 per call.

Also included is the total call volume, as well as billed and non billed totals.

Farmington Fire Department Calls For Service:

Year	Total Calls	Fire	EMS	Engine 71	Engine 72	Working Fires
2000	697	244	453	NA	NA	NA
2001	606	212	394	NA	NA	NA
2002	653	424	229	NA	NA	NA
2004	782	274	508	NA	NA	47
2005	806	258	548	NA	NA	42
2006	826	255	571	NA	NA	55
2007	851	270	581	66	42	46
2008	917	279	638	115	67	36
2009	782	239	543	104	48	40

I hope this information is helpful. If you have questions, please give me a call.

PAGE ONE

FARMINGTON AMBULANCE

Report Date :05/03/2010
Last revision date :1995/04/05

Monthly grand totals

W/O

Month	Billings	Month pays	Total pays	Total C/A's	A/R Balance	Rcrd #
00	50170.04	0.00	43444.07	-2677.92	4048.05	6
%	100%		* 86.59%	- 5.34%	8.07%	
01	132575.89	0.00	115319.59	-11461.32	5794.98	12
%	100%		86.98%	- 8.65%	4.37%	
02	146923.70	0.00	110325.51	-23009.21	13588.98	12
%	100%		75.09%	- 15.66%	9.25%	
03	194592.92	0.00	141289.13	-39244.60	14059.19	12
%	100%		72.61%	- 20.17%	7.22%	
04	246785.96	0.00	187010.72	-33646.26	26128.98	12
%	100%		75.78%	- 13.63%	10.59%	
05	274863.17	0.00	195585.09	-47610.92	31667.16	12
%	100%		71.16%	- 17.32%	11.52%	
06	288863.12	40.00	210915.53	-57307.59	20640.00	12
%	100%		73.02%	- 19.84%	7.15%	
07	336250.05	315.00	229423.28	-71093.40	35733.37	12
%	100%		68.23%	- 21.14%	10.63%	
08	412536.03	624.99	252289.26	-101716.46	58530.31	12
%	100%		61.16%	- 24.66%	14.19%	
09	365547.84	9079.13	194466.36	-96426.36	74655.12	12
%	100%		53.20%	- 26.38%	20.42%	
10	96546.12	10714.91	16121.94	-9198.80	71225.38	3
%	100%		16.70%	- 9.53%	73.77%	
99	0.00	0.00	372.51	-143.03	-515.54	1
%	100%		0%	0%	0%	
	2545654.84	20774.03	1696562.99	-493535.87	355555.98	118
Grand Total						
%	100%		* 66.65%	- 19.39%	13.97%	
Percentages						

10% figure

PAGE TWO

Farmington City (A) (B)

616 TRV

Year	Billed runs	Non-billed	Total	Amount
2007	348	268	616	$336,246.05
2008	401	295	696	$413,276.47
2009	335	223	558	$366,827.49
Total	1084	786	1870	$1,116,350.01