

WORK SESSION: A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to discuss the financial update with FY2015 unaudited balances, to update the Council on the well siting study and to answer any questions the City Council may have on agenda items. The public is welcome to attend.

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, November 17, 2015, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

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

The agenda for the meeting shall be as follows:

CALL TO ORDER:

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

PUBLIC HEARINGS:

7:05 Resolution Adopting the Parks and Recreation Impact Fee Facilities Plan

7:15 Parks Impact Fee Analysis Ordinance

7:25 Russell PUD Overlay

NEW BUSINESS:

Convene as the Board of Canvassers

7:35 Canvass for General Election Results

Reconvene as City Council

7:40 Street Cross Section Request for Glovers Lane and 650 West

7:50 RFP for Prosecutor (Court Update)

SUMMARY ACTION:

8:05 Minute Motion Approving Summary Action List

1. Surplus Police Motorcycles

2. Local Consent for Crescent Hotels & Resorts, LLC dba Hyatt Place for a Full-Service Restaurant Liquor License and an On-Premise Banquet Liquor License
3. Resolution Honoring a Local Teacher
4. Approval of Minutes from City Council Meeting held November 3, 2015

GOVERNING BODY REPORTS:

8:10 City Manager Report

1. Legacy Parkway 2020 Issues

8:15 Mayor Talbot & City Council Reports

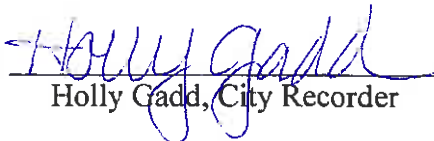
ADJOURN

CLOSED SESSION

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

DATED this 12th day of November, 2015.

FARMINGTON CITY CORPORATION

By:  _____
Holly Gadd, City Recorder

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

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

CITY COUNCIL AGENDA

For Council Meeting:
November 17, 2015

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

It is requested that City Manager Dave Millheim give the invocation to the meeting and it is requested that City Councilmember Cory Ritz lead the audience in the Pledge of Allegiance.

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

CITY COUNCIL AGENDA

For Council Meeting:
November 17, 2015

PUBLIC HEARING: Resolution Adopting the Parks and Recreation Impact Fee Facilities Plan

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. Approve the attached resolution which adopts the Parks and Recreation Impact Fee Facilities Plan

GENERAL INFORMATION:

See enclosed staff report prepared by Chad Boshell.

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



FARMINGTON CITY

City Council Staff Report

H. JAMES TALBOT
MAYOR
DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL
DAVE MILLHEIM
CITY MANAGER

To: Honorable Mayor and City Council
From: Chad Boshell, City Engineer
Date: November 17, 2015
SUBJECT: **RESOLUTION ADOPTING THE PARKS AND RECREATION IMPACT FEE FACILITIES PLAN**

RECOMMENDATION

1. Hold a public hearing.
2. By minute motion, approve the attached resolution which adopts the Parks and Recreation Impact Fee Facilities Plan.

BACKGROUND

The City and Zions Bank has completed Parks and Recreation Impact Fee Facilities Plan (IFFP). The IFFP presents public improvements, policies, demands placed upon existing public facilities by new development, and the proposed means by which the City will meet those demands to continue to provide Farmington City residents with the same or better level of service being provided by the Parks and Recreation facilities. The IFFP was used to create a new Impact Fee Analysis and impact fees. City staff has reviewed the IFFP and recommend that it be approved.

SUPPLEMENTAL INFORMATION

1. Resolution
2. Impact Fee Facilities Plan
3. Copies of the IFFP can be obtained at City Hall.

Respectively Submitted

Chad Boshell
City Engineer

Reviewed and Concur

Dave Millheim
City Manager

RESOLUTION 2015 - ____

**A RESOLUTION ADOPTING THE PARKS &
RECREATION IMPAC FEE FACILITIES PLAN**

WHEREAS, the City Council of Farmington City has previously adopted a Parks & Recreation master plan; and

WHEREAS, the City Council has determined that it is necessary or desirable to continue to construct, purchase, and improve the parks and recreation facilities to maintain the current level of service of Farmington City to adopt a parks & recreation impact fee facilities plan; and

WHEREAS, the City Engineer has recommended an impact fee facilities plan for the orderly operation and development of the City and the protection of its facilities for the benefit of the residents of the City and the City Council has accepted this recommendation;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Farmington City, State of Utah, as follows:

Section 1. Adoption. The City Council of Farmington City hereby adopts an impact fee facilities plan, prepared by Zions Public Finance Inc., dated November 2015, which can be viewed at Farmington City Hall and by this reference made a part hereof. Copies of the impact fee facilities plan shall be made available to City staff and other interested persons in accordance with the policies and procedures of the City regarding records.

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

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

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 17th day of November, 2015.

FARMINGTON CITY

H. James Talbot
Mayor

ATTEST:

Holly Gadd, Recorder



FARMINGTON CITY, UTAH

**NOTICING DRAFT
PARKS & RECREATION
IMPACT FEE FACILITIES PLAN
PREPARED BY
ZIONS PUBLIC FINANCE, INC.**

NOVEMBER 5, 2015



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EXECUTIVE SUMMARY

FARMINGTON IMPACT FEE FACILITIES PLAN

Farmington City (the City) currently imposes parks & recreation impact fees for their service area, which is comprised of all the areas within the City’s boundaries. Farmington is a city in Davis County, Utah, United States. It is part of the Ogden–Clearfield, Utah Metropolitan Statistical Area. Farmington is a desirable place to live and is rapidly growing in residential and commercial land uses. At the 2010 Census the population was 18,275 and the 2015 population estimate is 20,284. Farmington is the county seat of Davis County.

SUMMARY OF IMPACT FEE FACILITIES PLAN

Section 11-36a-302 of the Utah Code outlines the requirements of an impact fee facilities plan which is required to identify the following:

- (a) Demands placed upon existing public facilities by new development activity; and
- (b) The proposed means by which the local political subdivision will meet those demands.

Demand From New Development

The demand placed on existing public park facilities by new development activity is attributed to population growth. Farmington City has a 2015 population of 20,284 persons and will grow to a projected 23,886 persons by 2024 – an increase of 3,603 persons. Farmington has an estimated 5,779 households with an average of 3.51 persons per household.

FIGURE ES.1: CHANGE IN POPULATION AND HOUSEHOLDS

Year	Population	Annual Population Change	Households	Annual Households Change	% Increase
2010	18,275		5,207		
2011	18,677	402	5,321	114	2.20%
2012	19,078	402	5,435	114	2.15%
2013	19,480	402	5,550	114	2.11%
2014	19,882	402	5,664	114	2.06%
2015	20,284	402	5,779	114	2.02%
2016	20,685	402	5,893	114	1.98%
2017	21,087	402	6,008	114	1.94%
2018	21,489	402	6,122	114	1.90%
2019	21,890	402	6,237	114	1.87%
2020	22,292	402	6,351	114	1.84%
2021	22,691	399	6,465	114	1.79%
2022	23,089	399	6,578	114	1.76%
2023	23,488	399	6,692	114	1.73%
2024	23,886	399	6,805	114	1.70%
2025	24,285	399	6,919	114	1.67%
2026	24,683	399	7,032	114	1.64%
2027	25,082	399	7,146	114	1.61%
2028	25,480	399	7,259	114	1.59%
2029	25,879	399	7,373	114	1.56%
2030	26,277	399	7,486	114	1.54%
2040	31,893	5,616	9,086	1,600	21.37%

Source: US Census American Community Survey, 2013 5 year data; Utah GOMB subcounty projections 2013



Farmington residents enjoy the benefits from parks that they have purchased; therefore, in order to achieve an equitable allocation of costs and benefits, new development needs only pay to maintain the current park facility standard (CPFS) that has been purchased by existing development. The current park facility standard is defined by dollars invested, or \$1,431 per capita.

FIGURE ES.2: EXISTING INVENTORY

Type	Current PFS per Capita	
	Acre/ Linear Ft	Qualifying Cost
Park	161	\$ 11,354,000
Open Space	74	1,484,753
Trails	125,339	863,213
Amenities	N/A	15,329,526
		\$ 29,031,492
	Population	20,284
	Cost per Capita	\$ 1,431

Currently the City is seeing many of their parks resources being stretched too thin particularly in relation to sports leagues. In recent years the City has experienced significant growth and saw increased demand for park facilities and recreation programs. In order to continue providing park amenities to City residents at the same benefit as in the past, the City will need to continue constructing park and recreation improvements to keep up with current demand. The City has two major projects on the horizon to help perpetuate the current park facilities standard and meet the needs of future demand. Planned new park improvements will add \$22.7M to the City’s inventory.

Proposed Means by Which City Will Meet Demands

The City is building a gym which will be located on 650 West. The total cost of this project is anticipated to be approximately \$14M. The gym will help to accommodate the City’s recreation league demands, such as Jr Jazz, and help all other programs to have the space needed to meet the full demand including volleyball, indoor track, basketball, dance/cheer camps, private rentals and more.

At the same location as the gym the City is developing a park that will cover approximately 40 acres and include soccer and football fields, pavilions, trail connections, playground areas, lighting, restrooms, concessions and a 4-plex softball and baseball complex. All this can be used for adult league and tournament play. Much of the demand for this project is to replace Bus Barn Park. Bus Barn Park is a temporary park with sports fields located on land owned by Davis School District and maintained by the City. The fields will no longer be available to the City as the school district begins construction of the new high school on that site which will open in 2018. To minimize the impact that the loss of Bus Barn Park will have on the City’s park system, the 650 West park is anticipated to be complete before the new school opens.

The table below summarizes the City’s current park facility standard and the proposed CPFS which includes the new projects. The City has \$23,645,757 in projects planned and \$16,616,516 of those projects are impact fee qualifying. Future project cost estimates account for inflation, however, these costs are included as estimates only. The impact fee is calculated according to the PFS per capita for the historic costs of the park inventory. Future projects are only identified to provide a general estimate of the City’s future park expenditures and level of service while the actual impact fee is calculated based on the existing park assets. Future expenditures are shown to help the City identify funding gaps between the planned expenditures and the estimated future impact fee revenues. The City will then prepare a finance plan to determine when to use City funds other than impact fees to fill the future park improvement funding gaps.



FIGURE ES.3: CURRENT AND PROPOSED PARK FACILITY STANDARD

Type	Current		Proposed	
	Acre/ Linear Ft	Qualifying Cost	Acre/ Linear Ft	Qualifying Cost
Park	161	\$ 11,354,000	33	\$ 3,600,000
Open Space	74	1,484,753	-	-
Trails	125,339	863,213	42,240	727,273
Amenities	N/A	15,329,526	N/A	19,318,484
		\$ 29,031,492		23,645,757
	Population	20,284	Population	11,610
	Cost per Capita	\$ 1,431	Cost per Capita	\$ 2,037

PROPOSED FUNDING PLAN

The new projects will benefit existing residents by maintaining the current park facility standard and will also have capacity to meet the demands of new growth. Impact fees are a fair and equitable means of requiring new development to pay its fair share of facilities and to achieve an “equitable allocation to the costs borne in the past and to be borne in the future, in comparison to the benefits already received and yet to be received.”¹ However, impact fees will not be the only funding source for the new projects. \$16M of the future projects are impact fee qualifying and the City will bridge the funding gap utilizing RAP tax and a GO Bond and a credit for the RAP tax and GO Bond will be included in the impact fee calculation. Existing residents will pay their portion of the project costs through the GO bond and RAP tax revenue and land sales and new growth will be eligible for a credit to ensure they will only be paying their fair share of the projects. The anticipated sources and uses for the future projects are summarized in the table below.

FIGURE ES.4: SOURCES AND USES OF FUTURE PROJECT FUNDS

PARK FUNDING SOURCES	
Funding Source	Anticipated Revenues
RAP Tax (10 Year Period)	\$ 7,029,240
GO Bond	6,022,909
Impact Fee Revenues	10,593,607
Total Sources	\$ 23,645,757
FUTURE PARK EXPENDITURES	
Improvement	Projected Amenities/Land Cost
Glovers (1100 West)	\$ -
Forbush Park Expansion (Hatch Home)	300,000
Bangerter Property (south of 650 West Property)	3,300,000
Salt Lake Shoreline Extension to North	90,909
Shepard Creek Trail	90,909
Spring Creek Trail	90,909
Haight Creek Trail	90,909
Legacy Trail Extension	181,818
Farmington Creek Trail	181,818
Park/Trails Amenities Cost	19,318,484
Estimated Future Park Improvements Uses	\$ 23,645,757

¹ Utah Code 11-36a-302(3)



CHAPTER 1: LEGAL REQUIREMENTS FOR AN IFFP

UTAH CODE LEGAL REQUIREMENTS

Utah law requires that communities prepare an Impact Fee Facilities Plan (IFFP) before preparing an Impact Fee Analysis and enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare an IFFP. This IFFP follows all legal requirements as outlined below. Farmington City has retained Zions Public Finance, Inc. to prepare this Impact Fee Facilities Plan in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Facilities Plan

A local political subdivision must provide written notice of its intent to prepare an IFFP before preparing the Plan (Utah Code 11-36a-501(1)). The required notice must:

- (a) Indicate that the local political subdivision intends to prepare an impact fee facilities plan; and
- (b) Describe or provide a map of the geographic area where the proposed impact fee facilities will be located.

This notice must be posted on the Utah Public Notice website. Farmington has complied with this noticing requirement for the IFFP by posting notice on June 12, 2015. A copy of the notice is included in the Appendix.

Preparation of Impact Fee Facilities Plan

Utah Code requires that “before imposing an impact fee, each local political subdivision or private entity shall . . . prepare an impact fee facilities plan to determine the public facilities required to serve development resulting from new development activity” (Utah Code 11-36a-301(1)).

Section 11-36a-302 of the Utah Code outlines the requirements of an Impact Fee Facilities Plan which is required to identify the following:

- a) Demands placed upon existing public facilities by new development activity;
- b) The proposed means by which the local political subdivision will meet those demands; and
- c) Consideration of all revenue sources to finance the impacts on system improvements.

This IFFP first evaluates projected population growth in Farmington. Growth in parks and recreation demand will be driven by residential growth rather than commercial growth. Next, the IFFP identifies Farmington City’s current system-wide² parks & recreation public facilities. The analysis then evaluates the demands placed on these facilities by new development activity and considers how Farmington City will meet those demands. Finally, this analysis includes a discussion of all potential revenue sources that could be used to finance the impact from growth on system improvements.

² Project level parks that serve a specific community and do not benefit the system as a whole cannot be used to establish the CPFS that the City desires to maintain through impact fees.



CHAPTER 2: CURRENT INVENTORY AND PARK FACILITY STANDARD UTAH CODE 11-36A-302(1)(A)(I)

CURRENT PARK FACILITY STANDARD

Park Lands

Utah Code allows cities to include only system-wide parks for the purpose of calculating impact fees. Project-wide parks cannot be used to establish levels of service eligible to be maintained through impact fees. Based on input from Farmington City, a system-wide park is defined as a park that serves more than one local development area.

Farmington City’s system-wide parks and trails include a wide variety of improvements that were purchased by the City as well as improvements that were developer funded, donated, loaned to the City or grant funded. However, in order to assure an equitable allocation of costs borne in the past to costs borne in the future,³ only improvements that were purchased by the City or exacted in lieu of impact fees will be used in determining impact fees. Improvements that were donated to the City are assumed to have been donated to the City’s system of parks through build-out. Future residents will not be expected to pay for a park facility standard that current residents have not purchased through impact fees or other means.

Open Space

Open space refers to natural lands which are owned and maintained by the City in a manner that protects native vegetation, water quality, and aquatic and terrestrial wildlife habitat while providing appropriate access and educational opportunities for the public.

Trails

Farmington City maintains numerous trails throughout the City, canyons, and wetlands with walking, jogging, hiking and some equestrian access. The trails system includes paved, gravel and natural trails.

CURRENT PARKS AND TRAILS INVENTORY

FIGURE 2.1: CURRENT FARMINGTON CITY IMPACT FEE QUALIFYING PARKS, TRAILS AND OPEN SPACE

Park Facility Standard - Current Inventory				
Park	Acres	Qualifying Cost	Acres/Linear Ft Per 1,000	LOS Per 1,000
Community	104	\$ 4,843,500	5.23	\$ 243,615
Entrance Park	3	165,000	0.15	8,299
Maintain Turf	5	-	0.25	-
Mini Park	7	-	0.36	-
Neighborhood	17	2,347,500	0.84	118,073
School District	25	-	1.26	-
Grand Total	161	\$ 11,354,000	8.09	\$ 369,987
Open Space	Acres	Qualifying Cost	Acres/Linear Ft Per 1,000	LOS Per 1,000
Farmington City Open Space	74.24	\$ 1,484,753	3.73	\$ 74,679
Farmington City Open Space	74.24	\$ 1,484,753	3.73	\$ 74,679
Trails	Linear Ft	Qualifying Cost	Acres/Linear Ft Per 1,000	LOS Per 1,000
Existing Trails	125,338.52	863,213	6,304.18	\$ 43,417
Existing Trails	125,338.52	\$ 863,213	6,304.18	\$ 43,417
Amenities	Total Cost of Existing Amenities			LOS Per 1,000
Amenities		\$ 15,329,526		\$ 771,053
Totals		\$ 29,031,492		\$ 1,259,116

³ Utah Code 11-36a-302(3)



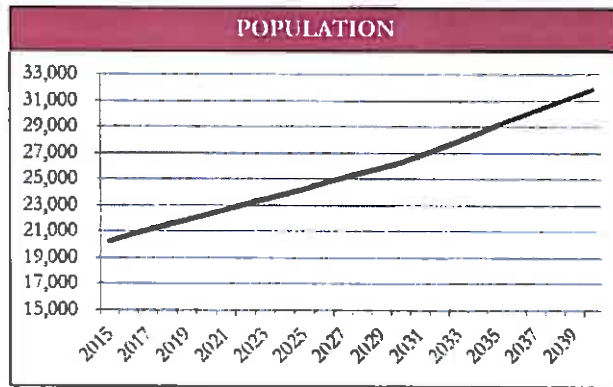
CHAPTER 3: DEMAND PLACED UPON EXISTING FACILITIES AND EXCESS CAPACITY TO ACCOMMODATE FUTURE GROWTH UTAH CODE 11-36A-302(1)(A)(III)& (IV)

GROWTH IN DEMAND

Based on the most recent Census, Farmington City had a 2010 population of 18,275 and currently has an estimated population of 20,284. The City projects a population of 31,893 by 2040. This growth in residential population will generate demand for additional parks and improved recreation facilities. The City currently has an estimated 5,779 households assuming an average of 3.51 persons per household.

Figure 3.1 shows the projected growth in Farmington City through 2040.

FIGURE 3.1: PROJECTED POPULATION GROWTH



As the City’s population has increased the demand placed upon the City’s existing parks and recreation facilities has increased as well. There have been significant increases in soccer usage of the City’s parks. Farmington City Jr. Jazz participation increased by 180% over the last 7 years. Volleyball has increased by 453% in the past 7 years. In order to perpetuate the current park facility standard, the City must continue to develop parks, trails and open space to meet the demands or the CPFS will drop.



CHAPTER 4: MEANS BY WHICH THE CITY WILL MEET ADDITIONAL DEMANDS CREATED BY GROWTH UTAH CODE 11-36A-302(1)(A)(V)

PROPOSED MEANS FOR MEETING THE DEMANDS PLACED UPON EXISTING PUBLIC FACILITIES BY NEW DEVELOPMENT

The City has determined that it desires to maintain its current level of open space and trail services and does not wish to decrease its current level of service per capita. The City has two significant projects that will be completed within the next six years and will fund a new park and a gym with the impact fees, GO bonds, RAP tax and other revenues. The park and gym will be located at about 650 West between 100 and 200 South. The second project is a new park being developed at 1100 West Glovers Lane. The two projects are described below.

PLANNED FUTURE IMPROVEMENTS

650 West

Gym will be located on 650 West and the parcel may also include football fields. The gym will help to accommodate the Jr Jazz demands and help all other programs to have the space needed to meet the full demand including volleyball, an indoor track, basketball, dance/cheer camps, private rentals, and more.

The proposed park will cover approximately 40 acres. The City purchased 20 acres in the past for the purpose of developing this park. It has just purchased the remaining 20 acres to complete the 40 acre parcel. Most of the 20 acres already owned were purchased with impact fees.

The park will include soccer and football fields, pavilions, trail connections, playground areas, lighting, restrooms, concessions and a 4-plex softball and baseball complex. All this can be used for adult league and tournament play. The City can have all soccer located on one single park. The fields may also be used for field hockey and lacrosse. This should be more convenient for City residents to avoid traveling to distant locations due to lack of amenities in Farmington. The total cost of the 650 West project is estimated to be \$12M and will be funded through a variety of revenue sources. The park is anticipated to be complete before the new high school opens in 2018.

1100 West

The City is developing a 10.5 acre park at 1100 West Glovers Lane complete with parking, restrooms, and landscaping.

Other Future Projects

Within the ten year planning horizon the City also plans on constructing a 2-4 acre park at the Old Farm property, expanding Forbush park by ½ acre, and developing/extending the Salt Lake Shoreline Trail, Shepard Creek Trail, Spring Creek Trail, Haight Creek Trail and Legacy Trail.

The City's future plans also include a 22 acre park on the Bangerter property which is located south of the 650 West property. The Bangerter property will allow for the 650 West park to be further expanded as new growth occurs. Beyond ten years the City also plans improvements to the Farmington Creek Trail. The trail will be expanded with an additional two miles of paved trail.

Relocations

Some of the land in the 650 West 40 acre park will be required to replace the Bus Barn Park which is located on the future site of the new Farmington High School which will begin construction in 2016 and be completed in 2018. The Bus Barn Park fields are currently used by the City for recreation leagues. Fields were placed on Bus Barn Park in 2012 as a temporary solution for overcrowded fields. Bus Barn Park is 22 acres including 20 soccer fields and two football fields.



FIGURE 4.1: COMPARISON OF CURRENT AND PROPOSED CPFS

Type	Current		Proposed	
	Acre/ Linear Ft	Qualifying Cost	Acre/ Linear Ft	Qualifying Cost
Park	161	\$ 11,354,000	33	\$ 3,600,000
Open Space	74	1,484,753	-	-
Trails	125,339	863,213	42,240	727,273
Amenities	N/A	15,329,526	N/A	19,318,484
		\$ 29,031,492		23,645,757
	Population	20,284	Population	11,610
	Cost per Capita	\$ 1,431	Cost per Capita	\$ 2,037

CHAPTER 5: FINANCING PLAN AND CONSIDERATION OF ALL REVENUE SOURCES UTAH CODE 11-36A-302(2)

CONSIDERATION OF ALL REVENUE SOURCES

As required by Utah law, the Impact Fee Facilities Plan “shall generally consider all revenue sources, including impact fees and anticipated dedication of system improvements, to finance the impacts on system improvements.” This section discusses the variety of revenue sources that may be used to finance park system improvements. The City plans to spend approximately \$23M on future park improvements. \$16.6M of that amount is impact fee qualifying. The improvements will be funded through a variety of revenue sources as described below.

Impact Fee Funds

In order to achieve “an equitable allocation to the costs borne in the past and to be borne in the future, in comparison to the benefits already received and yet to be received,”⁴ impact fees will be used to maintain the CPFS services paid for by Farmington City. However, additional system-wide park land and recreation facility improvements beyond those funded through impact fees that are desired to maintain a “higher” park facility standard than what has been provided historically will be paid for by the community through other revenue sources.

Impact fees are a reasonable means of funding growth-related infrastructure. An Impact Fee Analysis is required to accurately assess the true impact of a particular user upon the City’s infrastructure and to preclude existing users from subsidizing new growth.

Impact fees are calculated based upon the portion of the cost of capital infrastructure that relates to growth. This method also takes into account current deficiencies and does not place a burden on future development to solve those deficiencies.

Sales Tax (RAP) Revenues

A RAP Tax fund is a collection of money accrued through sales taxes on purchases made within the limits of the city or county that has voted to adopt the program. Since this type of tax is subject to an election, it is not always a stable plan for future revenues. RAP tax is generated through a sales tax levy of 0.1% of taxable sales. The City has issued a 10 year Sales Tax Revenue bond to help fund the planned facilities but the RAP tax will only generate \$3.5M which is considerably less than the projected project cost. Sales tax is a great way to help pay for parks improvements because approximately 60% of sales tax revenues are paid by people from outside of Farmington which reduces the funding burden on City residents. Station Park attracts a significant amount of retail sales to Farmington and is located near the proposed park, the influx of people to the park will allow added traffic at the Station Park shops. New residents who are paying the impact fee as well as generated RAP revenues will be eligible for a credit to the impact fee.

Property Tax (GO Bonds) Revenues

Typically, General Obligation (GO) Bonds are used for facilities that are widely desired across the community and that benefit all property owners. GO bonds are backed by a City’s taxing power. In recent years the City had an outstanding GO Bond for recreational purposes. Rather than dropping the amount of property taxes currently paid by residents, the City voted on November 4, 2014 to issue a new GO Bond to help fund the new gym and park projects. The principal of the GO Bond is approximately \$6M. Similar to the RAP tax, property tax will also be eligible for an impact fee credit to ensure new residents aren’t subsidizing existing users.

⁴ Utah Code 11-36a-302 (3)



General Fund Revenues

While general fund revenues could be used to develop parks, trails and recreation capital facilities, general funds are usually used for the operating and maintenance costs associated with parks. Most cities do not have sufficient revenues to cover the capital costs of parks and recreation development through their general funds. Farmington has examined its general fund and does not believe it will have excess revenues in the next six to ten years to fund park capital improvements in this manner.

Grants

Grant monies are an ideal means for the City to fund future parks and recreation growth. However, the availability of grant funds has been greatly reduced over the past few years and it is not likely that the City would be able to fund its future demand based on this revenue source.

Exactions and Dedications

The City has a number of parks, trails or open space projects that were paid for by other means than City funding and are not impact fee qualifying. The City typically receives exactions or dedications for the following:

CONSERVATION SUBDIVISIONS

Included in the open space inventory are a number of conservation subdivisions. A conservation subdivision is a controlled-growth land use development that allows limited sustainable development while protecting the area's natural environmental features in perpetuity, including preserving open space landscape and vista, protecting farmland or natural habitats for wildlife, and maintaining the character of rural communities.

DENSITY CREDITS

As a means to gain development, a developer may donate land to the City to be developed as parks or open space. These parcels of land are impact fee qualifying because the developer has been compensated for the parcel of land through the higher density/value of their development. Therefore, the developer does not qualify for further compensation and the land is considered to be owned by the City, not gifted to the City. No impact fee credit is given to a developer for land dedicated for density credits.

The impact fee analysis will be based on the full park plan. The City has planned approximately \$23M in future projects and \$16.6M of the projects are impact fee qualifying. RAP tax will be used to fill the funding gap. However, if the City adopts less than the full impact fee recommended in the impact fee analysis then the City's other revenue sources, such as property tax and RAP tax, will need to increase to cover the deficit in project funding.



FIGURE 5.1: FUNDING SOURCES AND USES FOR FUTURE PROJECTS

PARK FUNDING SOURCES		
Funding Source		Anticipated Revenues
RAP Tax (10 Year Period)	\$	7,029,240
GO Bond		6,022,909
Impact Fee Revenues		10,593,607
Total Sources	\$	23,645,757
FUTURE PARK EXPENDITURES		
Improvement		Projected Amenities/Land Cost
Glovers (1100 West)	\$	-
Forbush Park Expansion (Hatch Home)		300,000
Bangerter Property (south of 650 West Property)		3,300,000
Salt Lake Shoreline Extension to North		90,909
Shepard Creek Trail		90,909
Spring Creek Trail		90,909
Haight Creek Trail		90,909
Legacy Trail Extension		181,818
Farmington Creek Trail		181,818
Park/Trails Amenities Cost		19,318,484
Estimated Future Park Improvements Uses	\$	23,645,757

Impact Fee Credits

New residents who will be paying impact fees will also pay RAP tax and property tax for the park improvements. Therefore, credits must be considered to ensure that there is no double counting of funds. The impact fee credit for each new residential dwelling will be calculation in the Impact Fee Analysis.



IMPACT FEE FACILITIES PLAN CERTIFICATION

In accordance with Utah Code Annotated, 11-36a-306(2), Zions Public Finance, Inc., makes the following certification:

I certify that the attached Impact Fee Facilities Plan (“IFFP”):

1. includes only the cost of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and
3. complies in each and every relevant respect with the Impact Fees Act.

Zions Public Finance, Inc. makes this certification with the following caveats:

1. All of the recommendations for implementations of the Impact Fee Facilities Plan made in the IFFP documents or in the Impact Fee Analysis documents are followed in their entirety by Farmington City staff and elected officials.
2. If all or a portion of the IFFP or Impact Fee Analysis is modified or amended, this certification is no longer valid.
3. All information provided to Zions Public Finance, Inc. its contractors or suppliers is assumed to be correct, complete and accurate. This includes information provided by Farmington City and outside sources. Copies of letters requesting data are included as appendices to the IFFP and the Impact Fee Analysis.

Dated: November 5, 2015

ZIONS PUBLIC FINANCE, INC.

APPENDIX A: POPULATION PROJECTIONS/ GROWTH IN DEMANDS

Farmington City Parks and Recreation IFFP

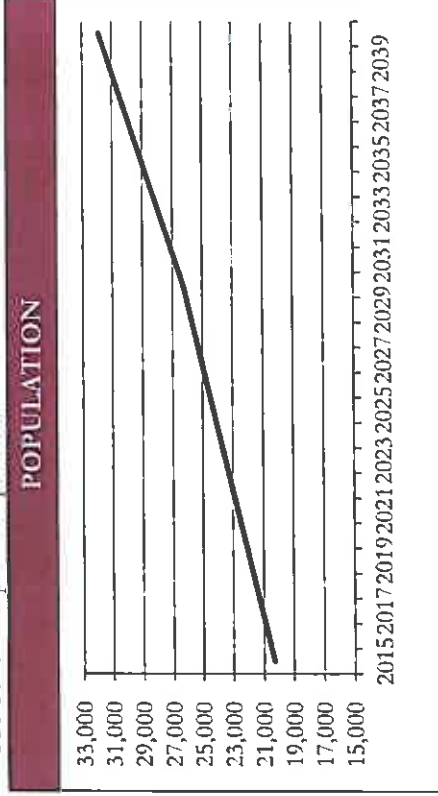
Table A.1: Growth Projections

Year	Population	Annual Population Change	Households	Annual Households Change	% Increase
2010	18,275		5,207		
2011	18,677	402	5,321	114	2.20%
2012	19,078	402	5,435	114	2.15%
2013	19,480	402	5,550	114	2.11%
2014	19,882	402	5,664	114	2.06%
2015	20,284	402	5,779	114	2.02%
2016	20,685	402	5,893	114	1.98%
2017	21,087	402	6,008	114	1.94%
2018	21,489	402	6,122	114	1.90%
2019	21,890	402	6,237	114	1.87%
2020	22,292	402	6,351	114	1.84%
2021	22,691	399	6,465	114	1.79%
2022	23,089	399	6,578	114	1.76%
2023	23,488	399	6,692	114	1.73%
2024	23,886	399	6,805	114	1.70%
2025	24,285	399	6,919	114	1.67%
2026	24,683	399	7,032	114	1.64%
2027	25,082	399	7,146	114	1.61%
2028	25,480	399	7,259	114	1.59%
2029	25,879	399	7,373	114	1.56%
2030	26,277	399	7,486	114	1.54%
2040	31,893	5,616	9,086	1,600	21.37%

Table A.2: Development Type

Development Type	Persons Per Household (PPH)	ERU Equivalent
Single Family (2010 Census)	3.51	1.00
Multi-Family (2010 Census)	2.79	0.79

Table A.3: Graph of Population Growth



APPENDIX B: EXISTING PARK ACRES

Table B.1 Existing Park Acres

Park Name	Typical Park	Total Acres	UDOT	Current Cost	Acquired	Monthly	Maintained By	Qualifying Cost	Non-Qualifying Cost	Type of Improvement
240 West	Entrance Park	0.70	UDOT	\$ 70,000	UDOT	UDOT	City	Non-Qualifying	\$ -	Systems
1. Farmers (600 N)	Entrance Park	4.20	UDOT	120,000	UDOT	UDOT	City	Non-Qualifying	\$ -	Systems
1. Van Meter (Frank Park) Trail Park	Alma Park	4.70	City	47,000	City	City	City	Non-Qualifying	\$ -	Project
1. 63rd West	Community	49.00	City	6,450,000	City	City	City	Qualifying	6,450,000	Systems
5-Way	Manitou Trail	0.76	UDOT	76,000	UDOT	UDOT	City	Non-Qualifying	\$ -	Systems
1075 West	Manitou Trail	0.30	Developer	30,000	Developer	Developer	City	Non-Qualifying	\$ -	Systems
7 Burks Lane	Entrance Park	1.10	City	110,000	City	City	City	Qualifying	110,000	Systems
8 Bus Park	School District	24.70	School District	2,470,000	School District	School District	City	Non-Qualifying	\$ -	Systems
9 East Second Wall Park	Manitou Trail	0.41	Developer	40,000	Developer	Developer	City	Non-Qualifying	\$ -	Systems
10 Farmington Road Park	Community	17.77	UDOT/UDOT	1,777,000	UDOT/UDOT	UDOT/UDOT	City	Non-Qualifying	\$ -	Systems
11 Hill View	Neighborhood	1.60	City	160,000	City	City	City	Qualifying	160,000	Systems
12 Farmington Ranches Park	Community	8.40	Developer	840,000	Developer	Developer	City	Non-Qualifying	\$ -	Systems
13 Horseshoe Park (Main Park)	Community	8.12	City	812,000	City	City	City	Qualifying	812,000	Systems
14 Heritage Park	Community	11.57	City	1,157,000	City	City	City	Qualifying	1,157,000	Systems
15 Band and South Frontage	Manitou Trail	0.30	Developer	30,000	Developer	Developer	City	Non-Qualifying	\$ -	Systems
16 Loping Park	Alma Park	0.71	UDOT	71,000	UDOT	UDOT	City	Non-Qualifying	\$ -	Systems
17 Main Park	Neighborhood	0.71	City	71,000	City	City	City	Qualifying	71,000	Systems
18 Mountain View Park	Neighborhood	2.46	City	246,000	City	City	City	Qualifying	246,000	Systems
19 Mountain View Park	Neighborhood	1.30	City	130,000	City	City	City	Qualifying	130,000	Systems
20 Plains View Park	Neighborhood	0.57	Developer	57,000	Developer	Developer	City	Non-Qualifying	\$ -	Systems
21 Saint George North Park	Alma Park	0.44	Developer	44,000	Developer	Developer	City	Non-Qualifying	\$ -	Systems
22 Saint George South Park	Alma Park	0.44	Developer	44,000	Developer	Developer	City	Non-Qualifying	\$ -	Systems
23 Rag Farms Frontage	Manitou Trail	0.40	Developer	40,000	Developer	Developer	City	Non-Qualifying	\$ -	Systems
24 Rocky Field (Glover)	School District	3.40	School District	340,000	School District	School District	City	Non-Qualifying	\$ -	Systems
25 Shepard Park	Community	6.00	City	600,000	City	City	City	Qualifying	600,000	Systems
26 South Park	Community	2.50	UDOT	250,000	UDOT	UDOT	City	Non-Qualifying	\$ -	Systems
27 South Second Wall	Manitou Trail	2.50	Developer	250,000	Developer	Developer	City	Non-Qualifying	\$ -	Systems
28 Spring Creek Park	Community	10.88	City	1,088,000	City	City	City	Qualifying	1,088,000	Systems
29 Woodland Park	Neighborhood	10.88	City	1,088,000	City	City	City	Qualifying	1,088,000	Systems
Totals		160.93		\$ 18,243,000				\$ 11,354,000	\$ 6,889,000	

Table B.2 Existing Open Space

Park Name	Total Acres	Total Cost
Community	11.24	\$ 1,161,733
Manitou Trail	74.24	\$ 4,184,753
Totals	85.48	\$ 5,346,486

Table B.3 Total Land Area

Park Name	Total Land Area	Typical Park	Total Cost
Community	1.00	City	\$ 6,217
Manitou Trail	2.20	City	\$ 18,111
Neighborhood	4.20	City	\$ 29,312
Open Space	14.05	City	\$ 134,113
Urban	10.24	City	\$ 76,041
Urban	3.04	City	\$ 23,124
Urban	3.56	City	\$ 21,269
Urban	12.55	City	\$ 103,000
Totals	15.310	City	\$ 605,441
Community	9.44	City	\$ 65,041
Manitou Trail	6.50	City	\$ 37,510
Neighborhood	3.00	City	\$ 22,242
Totals	185.237		\$ 862,243

Table B.4 Total Land Summary

Typical Park	Total Acres	Typical Cost	Qualifying Cost	Non-Qualifying Cost
Community	10.96	\$ 9,114,000	\$ 4,843,300	\$ 4,270,700
Manitou Trail	3.60	\$ 450,000	\$ 165,000	\$ 285,000
Neighborhood	5.40	\$ 3,870,000	\$ 1,072,500	\$ 2,797,500
Open Space	7.15	\$ 1,072,500	\$ 2,147,500	\$ 1,600,000
Urban	16.72	\$ 2,548,000	\$ -	\$ -
Urban	25.10	\$ 7,765,000	\$ -	\$ -
Grand Total	160.93	\$ 20,807,500	\$ 7,356,000	\$ 13,451,500

Table B.5 Total Land Area Summary

Typical Park	Total Acres	Typical Cost	Qualifying Cost	Non-Qualifying Cost
Community	10.96	\$ 9,114,000	\$ 4,843,300	\$ 4,270,700
Manitou Trail	3.60	\$ 450,000	\$ 165,000	\$ 285,000
Neighborhood	5.40	\$ 3,870,000	\$ 1,072,500	\$ 2,797,500
Open Space	7.15	\$ 1,072,500	\$ 2,147,500	\$ 1,600,000
Urban	16.72	\$ 2,548,000	\$ -	\$ -
Urban	25.10	\$ 7,765,000	\$ -	\$ -
Grand Total	160.93	\$ 20,807,500	\$ 7,356,000	\$ 13,451,500

APPENDIX D: FUTURE IMPROVEMENTS

Farmington City Parks and Recreation IFFP

A B C D E

Table D.1: Future Park Acres

Park Name	Total Acres	Land Purchase	Funding	Type of Improvement
Glovers (1100 West)	10.50	\$ -	Developer	System
Forbush Park Expansion (Hatch Home)	0.50	300,000	City	System
Bangerter Property (south of 650 West Property)	22.00	\$ 3,300,000	City	
Park Development of Bangerter Property	-	\$ -	City	
Totals	33.00	\$ 3,600,000		

150,000

3.44

Table D.2: Future Open Space Acres

Park Name	Total Acres	Funding	Cost Estimate	Type of Improvement
Totals	-	-	-	

Table D.3: Future Trail Linear Feet

Park Name	Total Linear Feet	Funding	Cost Estimate	Type of Improvement
Salt Lake Shoreline Extension to North	5,280	City	\$ 90,909	System
Shepard Creek Trail	5,280	City	90,909	System
Spring Creek Trail	5,280	City	90,909	System
Haighr Creek Trail	5,280	City	90,909	System
Legacy Trail Extension	10,560	City	181,818	System
Farmington Creek Trail	10,560	City	181,818	System
Totals	42,240		\$ 727,273	

Table D.4: Cost Estimate Assumptions

	Estimated Cost
Park Land (Acre)	\$ 150,000
Open Space (Acre)	50,000
Trails (Acre)	50,000
Trails (Linear Foot)	17.22

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APPENDIX E: FUTURE AMENITIES

Farmington City Parks and Recreation IFFP

		650 W.	Glovers (1100 W.)	Forbush Park Expansion-purchasing land	Salt Lake Shoreline Expansion to North	Shepard Creek Trail	Spring Creek Trail	Haight Creek Trail	Legacy Trail Extension	Bangerter Property	Farmington Creek Trail	Total	
Improvements													
1	Gambon Park/Bowling												
2	Large Bowler Tables	\$ 99,600										\$	
3	Large Bowler Tables (1,000 \$)	132,800										\$	
4	Small Bowler Tables (1,000 \$)	4,000								4,000		\$ 4,000	
5	Pine Bowler (500 \$)	38,145											
6	Ceiling	12,450											
7	Fields Courts Thousands												
8	Concrete Basketball Full Court	\$ 79,600	86,184							99,600		\$ 265,384	
9	Concrete Basketball Half Court	8,000											
10	Non-Ignited Tennis Courts	62,250								62,250		\$ 124,500	
11	Baseball Concrete Announcer Building	28,500	300,000									\$ 328,500	
12	Baseball Softball Diamond	13,800	2,600,000									\$ 2,613,800	
13	Lighted Tennis Courts	3,000											
14	Scoreboard	8,200											
15	Video Ball Court	15,225											
16	Benches	3,220											
17	Picnic Tables												
18	Picnic Tables	3	830									\$ 830	
19	Benches	4	800		3,000							\$ 3,800	
20	Restrooms	99,600	115,000	250,000						99,600		\$ 564,200	
21	BBO	155											
22	Trail/Road/Trail Improvements												
23	Rough Grading		260,250	150,000								\$ 410,250	
24	Plowing and Fuel Grading		6,116	200								\$ 6,316	
25	Asphalt Trail per L.P.	42	88,442			219,120	219,120	219,120	438,240		438,240	\$ 1,313,942	
26	Concrete Trail Walkways	33											
27	Road Base	25	140,680	57,824								\$ 198,504	
28	Paving	12,000	812,155	122,760						500,000		\$ 1,434,915	
29	Roadbase Crushed Gravel	33											
30	Irrigation		443,672	19,000								\$ 462,672	
31	Seed Fertilizer Topsoil and Conditioner		369,786	10,000								\$ 379,786	
32	Landscaping	1,04	41,879	50,000	22,000				9,147			\$ 1,04,896	
33	4" Meter			3,000								\$ 3,000	
34	Central Control Components			6,000								\$ 6,000	
35	Trail Improvements	3,486											
36	Sidewalks Curb and Gutter		87,079	12,840								\$ 100,919	
37	Asphalt Trail & Parking	15,503											
38	Other												
39	Pedestrian Bridges	\$ 5,000	5,000									\$ 10,000	
40	Power			3,000								\$ 3,000	
41	Cyrs		8,700,000									\$ 8,700,000	
42	Bus Racks		1,800									\$ 1,800	
43	Trash Receptacles		3,700									\$ 3,700	
44	Shoreboard Fenders	249,000											
45	Drinking Fountain	2,075	3,000									\$ 5,075	
46	Large Playground	62,250								62,250		\$ 124,500	
47	Small Playground Equipment	99,600											
48	Stage	16,810											
49	Fish Cleaning Station	9,723											
50	Eight Head Lights	8,200											
51	Four Head Lights	6,225	115,000									\$ 121,225	
52	Two Head Lights	4,150											
53	Lamp Posts	20,75											
54	Flag Pole	4,150											
55	Urns	5,250											
56	Watering Sigs	4,150											
57	W/F Fencing	17											
58	Signage	4,150											
59	Subtotal	\$	\$ 13,764,317	\$ 713,424	\$ 22,070	\$ 3,000	\$ 219,120	\$ 219,120	\$ 438,240	\$ 1,849,813	\$ 438,240	\$ 17,906,301	
60	Total w/ Contingency	\$	\$ 15,140,499	\$ 749,895	\$ 22,070	\$ 3,000	\$ 219,120	\$ 219,120	\$ 438,240	\$ 1,849,813	\$ 438,240	\$ 19,318,487	

APPENDIX F: CURRENT PARKS FACILITY STANDARD

Farmington City Parks and Recreation IFFP

Current Farmington City Population 19,882

A B C D E

Table F.1 Current Park Facility Standard

Park Facility Standard - Current Inventory				
Park	Acres	Qualifying Cost	Acres/Linear Ft Per 1,000	LOS Per 1,000
Common	104	\$ 4,843,500	5.23	\$ 243,615
Entrance Park	3	165,000	0.15	8,299
Mountain Turf	5	-	0.25	-
Moon Park	7	-	0.36	-
Neighborhood	17	2,347,500	0.84	118,073
School District	25	-	1.26	-
Grand Total	161	\$ 11,354,000	8.09	\$ 369,987
Open Space				
	Acres	Qualifying Cost	Acres/Linear Ft Per 1,000	LOS Per 1,000
Farmington City Open Space	74.24	\$ 1,484,753	3.73	\$ 74,679
Farmington City Open Space	74.24	\$ 1,484,753	3.73	\$ 74,679
Trails				
	Linear Ft	Qualifying Cost	Acres/Linear Ft Per 1,000	LOS Per 1,000
Existing Trails	125,338.52	863,213	6,304.18	\$ 43,417
Existing Trails	125,338.52	\$ 863,213	6,304.18	\$ 43,417
Amenities				
	Total Cost of Existing Amenities			LOS Per 1,000
Amenities	\$ 15,329,493			\$ 771,031
Totals		\$ 29,031,459		\$ 1,259,114

FUTURE PARK IMPROVEMENTS

Table F.2 Future Park Facility Standard

Park Facility Standard - Proposed Park Improvements				
Park	Acres	Qualifying Cost	Acres/Linear Ft Per 1,000	LOS Per 1,000
Gibson (1100 West)	11	\$ -	0.5	\$ -
Forbush Park Expansion (Hatch Home)	0.5	300,000	0.0	13,082
Emergent Property (south of 650 West Property)	22	3,900,000	1.1	165,987
Grand Total	33	\$ 3,600,000	1.7	\$ 189,070
Proposed Open Space Improvements				
	Acres	Qualifying Cost	Acres/Linear Ft Per 1,000	LOS Per 1,000
Farmington City Open Space	-	\$ -	-	\$ -
Farmington City Open Space	-	\$ -	-	\$ -
Proposed Trails Improvements				
	Linear Ft	Qualifying Cost	Acres/Linear Ft Per 1,000	LOS Per 1,000
Existing Trails	42,240	\$ 727,273	2,124.6	\$ 36,580
Existing Trails	42,240	\$ 727,273	2,124.6	\$ 36,580
Proposed Amenities Improvements				
	Total Cost of Future Amenities			LOS Per 1,000
Amenities	\$ 19,318,484			\$ 971,667
Totals		\$ 23,645,737		\$ 1,189,317

A B C D E

APPENDIX G: OUTSTANDING DEBT SUMMARY

Farmington City Parks and Recreation IFFP

Table G.1: 2015 General Obligation Revenue Bond

	A	B	C	D	E	F	G
	Date	Principal	Interest Rate	Interest Payment	FY Payment		
1	4/1/2015	\$ -	-	\$ -	\$ -		1
2	4/1/2016	-	-	172,789	172,789		2
3	4/1/2017	250,000	2.00%	161,150	411,150		3
4	4/1/2018	260,000	2.00%	156,150	416,150		4
5	4/1/2019	265,000	2.00%	150,950	415,950		5
6	4/1/2020	270,000	2.00%	145,650	415,650		6
7	4/1/2021	275,000	2.00%	140,250	415,250		7
8	4/1/2022	280,000	2.00%	134,750	414,750		8
9	4/1/2023	285,000	2.00%	129,150	414,150		9
10	4/1/2024	290,000	3.00%	123,450	413,450		10
11	4/1/2025	300,000	3.00%	114,750	414,750		11
12	4/1/2026	310,000	3.00%	105,750	415,750		12
13	4/1/2027	315,000	3.00%	96,450	411,450		13
14	4/1/2028	325,000	3.00%	87,000	412,000		14
15	4/1/2029	335,000	3.00%	77,250	412,250		15
16	4/1/2030	345,000	3.00%	67,200	412,200		16
17	4/1/2031	355,000	3.00%	56,850	411,850		17
18	4/1/2032	370,000	3.00%	46,200	416,200		18
19	4/1/2033	380,000	3.00%	35,100	415,100		19
20	4/1/2034	390,000	3.00%	23,700	413,700		20
21	4/1/2035	400,000	3.00%	12,000	412,000		21
22		\$ 6,000,000		\$ 2,036,539	\$ 8,036,539		22

Table G.2: 2015 GO Bond Sources and Uses

Sources And Uses Of Funds:	
The proceeds from the sale of the 2015 Bonds are estimated to be applied as set forth below.	
Sources:	
Par amount of 2015 Bonds	\$6,000,000.00
Reoffering premium	145,797.80
Total	\$6,145,797.80
Uses:	
Deposit to Construction Fund	6,022,909.05
Costs of Issuance (1)	64,500.00
Underwriter's discount	58,388.75
Total	\$6,145,797.80
(1) Includes legal fees, Municipal Advisor fees, rating agency fees, Bond Registrar and Paying Agent fees, rounding amounts and other miscellaneous costs of issuance	

A B C D E F G

APPENDIX H: REVENUE CREDITS

Farmington City Parks and Recreation IFIP

TABLE H 1 CALCULATION OF RAP TAX CREDITS

	A	B	C	D	E	F	G	H
	Year	Population	RAP Tax Revenues*	Local RAP Tax Revenues	Local RAP Credit per Capita	Taxable Value	2015 GO Bond Payments	GO Bond Credits (\$1k Taxable Value)
1								
2	2015	20,283.50	\$ 350,000	\$ 140,000	(6.90)	\$ 1,128,898,397		-
3	2016	20,685.20	350,000	140,000	(6.77)	1,185,343,317	(172,788.61)	(0.15)
4	2017	21,086.90	350,000	140,000	(6.64)	1,244,610,483	(411,150.00)	(0.33)
5	2018	21,488.60	350,000	140,000	(6.52)	1,306,841,007	(416,150.00)	(0.32)
6	2019	21,890.30	350,000	140,000	(6.40)	1,372,183,057	(415,950.00)	(0.30)
7	2020	22,292.00	350,000	140,000	(6.28)	1,440,792,210	(415,650.00)	(0.29)
8	2021	22,690.50	350,000	140,000	(6.17)	1,512,831,821	(415,250.00)	(0.27)
9	2022	23,089.00	350,000	140,000	(6.06)	1,588,473,412	(414,750.00)	(0.26)
10	2023	23,487.50	350,000	140,000	(5.96)	1,667,897,082	(414,150.00)	(0.25)
11	2024	23,886.00	350,000	140,000	(5.86)	1,751,291,936	(413,450.00)	(0.24)
12	2025	24,284.50	-	-	-	1,838,856,533	(414,750.00)	(0.23)
13	2026	24,683.00	-	-	-	1,930,799,360	(415,750.00)	(0.22)
14	2027	25,081.50	-	-	-	2,027,339,328	(411,450.00)	(0.20)
15	2028	25,480.00	-	-	-	2,128,706,294	(412,000.00)	(0.19)
16	2029	25,878.50	-	-	-	2,235,141,609	(412,250.00)	(0.18)
17	2030	26,277.00	-	-	-	2,346,898,689	(412,200.00)	(0.18)
18	2031	26,838.60	-	-	-	2,464,243,624	(411,850.00)	(0.17)
19	2032	27,400.20	-	-	-	2,587,455,805	(416,200.00)	(0.16)
20	2033	27,961.80	-	-	-	2,716,828,595	(415,100.00)	(0.15)
21	2034	28,523.40	-	-	-	2,852,670,025	(413,700.00)	(0.15)
22	2035	29,085.00	-	-	-	2,995,303,526	(412,000.00)	(0.14)
23			\$ 3,500,000	\$ 1,400,000	\$ (64)		\$ (8,036,539)	\$ (4.37)

* Only considers RAP tax revenues required to fund level of service enhancements

A B C D E F G H

APPENDIX I: IMPACT FEE CALCULATION

Farmington City Parks and Recreation IFFP

A

B

C

D

Figure I.1: Calculation of Park Impact Fee Per Capita

Facility	Cost	Population Served	Fee Per Capita
Future City Park Improvements	\$ 23,645,757		
Level of Service Enhancement (Funded with RAP tax/ Gen Fund)	(7,029,259)		
Future Qualifying Park Expense (Current Level of Service)	\$ 16,616,497	11,610	\$ 1,431.28
RAP Tax Credit			(63.56)
Professional Expenses	15,000	3,603	4.16
Total Park Impact Fee Per Capita			\$ 1,371.89

Figure I.2: Calculation of Park Impact Fees by Residential Unit

Impact Fee Calculation	Fee Per Unit
Average Household Size/Owner Occupied*	3.51
Gross Park Impact Fee per Capita	\$ 4,815
GO Bond Property Tax Credit (\$318,995 Average House Valuation)	(766)
Impact Fee per Household Unit	\$ 4,049
Average Household Size/Multi Family*	2.79
Gross Park Impact Fee per Capita	\$ 3,828
GO Bond Property Tax Credit (\$100,000 Average Unit Valuation)	(240)
Impact Fee per Household/Multi Family	\$ 3,828

*Year: 2019 Census

Figure I.3: Calculation of Non-Standard Park Impact Fees

Parks & Recreation Non-Standard Impact Fee Formula
Step 1: Multiply Number of Persons per Household by Impact Fee per Capita \$1,371.89
Step 2: Apply the Credit to the Fee (Subtract \$4.37 per \$1,000 Home Valuation after the 55% Residential Tax Reduction)

A

B

C

D

CITY COUNCIL AGENDA

For Council Meeting:
November 17, 2015

PUBLIC HEARING: Parks Impact Fee Analysis Ordinance

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. Approve the attached ordinance adopting the Parks and Recreation Impact Fee Analysis and the Parks and Recreation Impact Fees as described in the Analysis on development activities within Farmington City.

GENERAL INFORMATION:

See enclosed staff report prepared by Chad Boshell.

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



FARMINGTON CITY

City Council Staff Report

H. JAMES TALBOT
MAYOR
DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL
DAVE MILLHEIM
CITY MANAGER

To: Honorable Mayor and City Council
From: Chad Boshell
Date: November 17, 2015
SUBJECT: **PARKS IMPACT FEE ANALYSIS & ORDINANCE**

RECOMMENDATION

1. Hold a public hearing.
2. Review and approve the ordinance adopting the Parks and Recreation Impact Fee Analysis and the Parks and Recreation Impacts Fees as described in the Analysis on development activities within Farmington City, Utah.

BACKGROUND

City Staff and Zions Bank have created a new Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) in order to update the park impact fees. The City has properly advertised the IFFP, IFA, and proposed ordinance per State Statute prior to this meeting. The IFFP and IFA have evaluated the City's current level of service (LOS) and the proposed in the IFFP. The IFFP will raise the City's level of service however, the impact fees will not pay for this increase as it will be paid through other revenue sources. Farmington City currently has Parks Impact Fees of \$3,000 / household and \$2,000 / multifamily household. City Staff recommends that the new impact fees of \$4,049 / household and \$3,828 / multifamily household be adopted.

SUPPLEMENTAL INFORMATION

1. Impact Fee Facilities Plan
2. Impact Fee Analysis
3. Ordinance
4. Copies of the IFFP and IFA can be obtained at City Hall.

Respectively Submitted

Chad Boshell
City Engineer

Reviewed and Concur

Dave Millheim
City Manager

FARMINGTON, UTAH

ORDINANCE NO. 2015 - _____

**AN ORDINANCE ADOPTING PARKS & RECREATION
IMPACT FEE ANALYSIS AND PARKS & RECREATION
IMPACT FEES ON DEVELOPMENT ACTIVITIES WITHIN
FARMINGTON CITY, UTAH**

WHEREAS, the City Council previously enacted Title 12, Chapter 9 of the Farmington City Municipal Code establishing and adopting various impact fees on development activities within the City; and

WHEREAS, the City Council has by Resolution now approved and adopted a Parks & Recreation Impact Fee Facilities Plan relating to parks and recreation needs and infrastructure of the City and desires to adopt a parks & recreation impact fee analysis and revised parks and recreation impact fees accordingly; and

WHEREAS, the City Council has reviewed the existing parks & recreation impact fees as well as the Parks & Recreation Impact Fee Facilities Plan, together with an analysis as required by law and desires, based on the foregoing to adopt the parks and recreation impact fee analysis and amended impact fees as provided herein;

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

Section 1. Amendment. Subsection 12-9-020 (C) 4. of the Farmington Municipal Code is hereby amended and adopted to read in its entirety as follows:

4. Impact Fee Analysis for Parks and Recreation, prepared by Zions Public Finance Inc., dated November 2015;

Section 2. Amendment. Only those parts of Exhibit "A" to Subsection 12-9-040 of the Farmington Municipal Code regarding parks and recreation impact fees are hereby amended by the Parks & Recreation Impact Fee Facilities Plan set forth in Exhibit "X" attached hereto and by this reference made a part hereof.

Section 3. Other Fees not Affected. Except as expressly modified hereby all other fees previously adopted by the City Council shall remain in full force and effect.

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

Section 5. Effective Date. This Ordinance shall become effective on the ninetieth (90th) day following the date of approval by the City Council.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, ON THIS 17TH DAY OF NOVEMBER, 2015.

FARMINGTON CITY

H. James Talbot
Mayor

ATTEST:

Holly Gadd, Recorder



FARMINGTON CITY, UTAH

**NOTICING DRAFT
PARKS & RECREATION
IMPACT FEE ANALYSIS**

**PREPARED BY
ZIONS PUBLIC FINANCE, INC.**

NOVEMBER 5, 2015



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EXECUTIVE SUMMARY

Zions Public Finance, Inc. (Zions) is pleased to provide Farmington City (the City) with an update to the Parks, Open Space and Trails Impact Fee Analysis previously prepared in 2007. The City currently imposes parks & recreation impact fees within the City’s boundaries which is the same as the impact fee service area.

Farmington is a desirable place to live and is rapidly growing in residential, commercial and economic growth. At the 2010 Census the population was 18,275 and the 2015 population estimate is 20,284 which is about two thirds of the way to the City’s projected buildout population of about 32,000. Farmington City is part of the Ogden-Clearfield, Utah Metropolitan Statistical Area and is the county seat of Davis County.

CURRENT INVENTORY AND LEVEL OF SERVICE

Farmington City’s parks and recreation lands and facilities are comprised of parks, open space, trails and amenities. The City has 161 acres of impact fee qualifying park land, 74 acres of open space and 125,339 linear feet of trails. The City also has developed park amenities equivalent to approximately \$15M in 2015 costs.

Farmington residents enjoy the benefits from: 1) parks and improvements that they have purchased; and 2) those that have been gifted to the community. The City will define the level of service based on dollar investment into the parks, recreation and trail facilities. Gifted, donated or grant related land and amenities items are not included in the analysis but land which was acquired from a developer to offset density or land which is a conservation subdivision are impact fee qualifying and will be included in the analysis.

The City has invested approximately \$29M in 2015 dollars for impact fee qualifying park facilities, which includes parks, open space, trails and associated improvements. Therefore, assuming a 2015 population of 20,284, the current Park Facility Standard (PFS) is \$1,431 per capita. In order to achieve an equitable allocation of costs and benefits, new development need only pay to maintain the PFS in the future.

FIGURE ES.1: CURRENT PARK FACILITY STANDARD PER CAPITA

Type	Current PFS per Capita	
	Acre/ Linear Ft	Qualifying Cost
Park	161	\$ 11,354,000
Open Space	74	1,484,753
Trails	125,339	863,213
Amenities	N/A	15,329,526
		\$ 29,031,492
	Population	20,284
	Cost per Capita	\$ 1,431

IMPACT OF FUTURE GROWTH AND FUTURE PARKS AND REC FACILITIES

Utah Code 11-36a-304(1)(a)

Future population growth will increase the demand for park facilities. An increase of 4,001 persons is expected to occur in the next ten years. By 2040 Farmington City’s population is expected to grow to approximately 31,893 according to the Governor’s Office of Management and Budget. The City planners feel that this will be the maximum potential population that the City can see given limited opportunities for annexation and current land

use plans. As growth occurs, more parks and trails spending is needed to maintain existing standards. The City has several new parks and expansions to current facilities planned to accommodate the increase in new residents.

The City plans to construct two new major parks at 650 West and 1100 West and plans other park and trail expansions through buildout. The park at 650 West will include a regional park and gym facility while other smaller parks and expansions will be standard neighborhood or community parks.

The City intends to maintain its existing level of service in the parks system in the future. Based on the past development standards in park acreage and amenities, Figure ES.2 shows the City’s projected park spending to approximately \$23M, which includes the construction of 650 West and 1100 West facilities as well as the other new parks or expansions.

FIGURE ES.2 FUTURE PARKS FUNDING SOURCES AND EXPENDITURES

PARK FUNDING SOURCES	
Funding Source	Anticipated Revenues
RAP Tax (10 Year Period)	\$ 7,029,240
GO Bond	6,022,909
Impact Fee Revenues	10,593,607
Total Sources	\$ 23,645,757
FUTURE PARK EXPENDITURES	
Improvement	Projected Amenities/Land Cost
Glovers (1100 West)	\$ -
Forbush Park Expansion (Hatch Home)	300,000
Bangerter Property (south of 650 West Property)	3,300,000
Salt Lake Shoreline Extension to North	90,909
Shepard Creek Trail	90,909
Spring Creek Trail	90,909
Haight Creek Trail	90,909
Legacy Trail Extension	181,818
Farmington Creek Trail	181,818
Park/Trails Amenities Cost	19,318,484
Estimated Future Park Improvements Uses	\$ 23,645,757

IMPACT FEE CALCULATION AND CREDITS

Figure ES.4 shows the impact fee per single family and multi-family households. The parks and recreation impact fee is not charged to non-residential development.

Impact fees based upon the current facilities standard for parks, trails, land and recreation facility improvements will generate \$16,616,516 based on the additional 11,610 residents that will come to Farmington by 2040 and a cost per capita of \$1,431. Figure ES.3 shows the current Park Facility Standard (PFS) and cost per capita. Future park improvements are planned to cost \$23,645,757 which is an increase in level of service by \$7M which will be funded by non-impact fee revenues, specifically RAP tax revenues and GO bonds. Additional costs of professional expenses for impact fee updates and credits to offset the RAP tax and GO Bonds are added to the cost of \$2,037 to arrive at a final impact fee. A single family home with 3.51 persons per household will pay a total fee of \$4,815.



FIGURE ES.3 PARKS IMPACT FEE CALCULATION PER CAPITA

Facility	Cost	Population Served	Fee Per Capita
Future City Park Improvements	\$ 23,645,757		
Level of Service Enhancement (Funded with RAP tax/ Gen Fund)	(7,029,240)		
Future Qualifying Park Expense (Current Level of Service)	\$ 16,616,516	11,610	\$ 1,431.29
RAP Tax Credit			(63.56)
Professional Expenses	15,000	3,603	4.16
Total Park Impact Fee Per Capita			\$ 1,371.89

FIGURE ES.4 PARKS IMPACT FEE CALCULATION BY TYPE OF RESIDENTIAL UNIT

Impact Fee Calculation	Fee Per Unit
Average Household Size/Owner Occupied*	3.51
Gross Park Impact Fee per Capita	\$ 4,815
GO Bond Property Tax Credit (\$318,995 Average House Valuation)	(766)
Impact Fee per Household Unit	\$ 4,049
Average Household Size/Multi Family*	2.79
Gross Park Impact Fee per Capita	\$ 3,828
GO Bond Property Tax Credit (\$100,000 Average Unit Valuation)	(240)
Impact Fee per Household/Multi Family	\$ 3,828

*Source: 2010 Census

The City may, on a case by case basis, work directly with a developer to adjust the standard impact fee to respond to unusual circumstances and ensure that impact fees are imposed fairly. The developer will have to show that the home constructed will occupy less people permanently.

FIGURE ES.5 NON-STANDARD IMPACT FEE CALCULATION

Parks & Recreation Non-Standard Impact Fee Formula
Step 1: Multiply Number of Persons per Household by Impact Fee per Capita \$1,371.89
Step 2: Apply the Credit to the Fee (Subtract \$4.37 per \$1,000 Home Valuation after the 55% Residential Tax Reduction)



CHAPTER 1: IMPACT FEE OVERVIEW

UPDATE TO THE PREVIOUS ANALYSIS

The City has commissioned this Parks, Open Space and Trails Impact Fee Analysis amendment to accomplish the following:

- Determine the maximum impact fee that may be assessed to new development;
- Update capital need projections and account for historic costs of facilities;
- Consider the methods of financing and funding new park improvements;
- Put the analysis in compliance with the changes to the Impact Fees Act effective May 2013;
- Include an Impact Fee Facilities Plan (IFFP) with a ten year capital planning horizon; and
- More clearly define the current level of service and the future level of service that the City will provide.

The primary goal of the Impact Fee Analysis is to ensure the fee meets the requirements of the Impact Fees Act, Utah Code 11-36a-101 *et seq.* The sections and subsections of the Impact Fee Analysis will directly address the following items, required by the code:

- Impact Fee Analysis Requirements (Utah Code 11-36a-304)
 - Identify existing capacity to serve growth
 - Proportionate Share Analysis
 - Identify the level of service
 - Identify the impact of future development on existing and future improvements
- Calculated fee (Utah Code 11-36a-305)
- Certification (Utah Code 11-36a-306)

IMPACT FEE DEFINITION

An impact fee is a one-time fee, not a tax, charged to new development to recover the City’s cost of developing future park facilities with capacity that new growth will utilize. The fee is assessed at the time of building permit issuance as a condition of development approval. The calculation of the impact fee must strictly follow the Impact Fees Act to ensure that the fee is equitable and fair.

This analysis show that there is a fair comparison between the impact fee charged to new development and the impact the new development will have upon the system in terms of taking available capacity. Impact fees are charged to development according to single family or multi-family land use classifications.

NEW GROWTH’S EFFECT ON THE CITY

Based on the most recent Census, Farmington City had a 2010 population of 18,275 and currently has an estimated population of 20,284. The GOMB projects that the City population of approximately 31,893 by 2040. This growth in residential population will generate demand for additional parks and improved recreation facilities. Figure 1 shows the projected growth in Farmington City through 2025. It is anticipated that future commercial growth will not place any additional demand on park facilities. Therefore, this demand analysis considers only future population growth.

Impact fees are necessary to allocate the costs of purchasing new infrastructure to maintain the existing facility standards to the new growth. Without the expansion of facilities in conjunction with growth, the amount of parkland per capita would drop resulting in a reduction in the current park facility standard. Impact fees help to shield existing users from shouldering the burden of paying not only for the capacity that they use but also from funding the cost of capacity needed for new development to occur.

IMPACT FEE ASSESSMENT

The impact fees will be assessed within the City's current service area which includes the current City boundaries. A map of the service area is included below.

FIGURE 1.1: PARKS SERVICE AREA MAP



COSTS INCLUDED IN THE IMPACT FEE

Impact fee revenues may not be spent on park land, facilities or associated costs, such as financing interest expense, that constitute repair and replacement, cure any existing deficiencies, or raise the existing level of service for current users. Impact fees cannot fund operational expenses. The proposed impact fees will be assessed throughout the entire Impact Fee Service Area.

The impact fees proposed in this analysis are calculated based upon:

- The current Park Facilities Standard (PFS) per capita for regional, neighborhood and community parks, open space, and trails that have been funded by the City. No grant-funding included;
- The future cost investment for park improvements per capita through buildout;
- Population growth projections over the next ten years and through 2040;

- Revenue credits for RAP tax and GO bond payments that future users will make toward park facilities in addition to the impact fees that will be paid;
- Cost of facilities acquired through qualifying exactions such as density credits, conservation subdivisions, and dedications in lieu of impact fees; and
- Average household size (from 2010 Census) for the Single Family and Multi-Family land uses.

COSTS EXCLUDED FROM THE IMPACT FEE

The costs, both direct capital and financing, that cannot be included in the impact fee are as follows:

- Projects that increase the current park facility standard above the current standard unless a funding plan and credits are presented to balance the costs of the current and the proposed enhancements between existing and future users;
- Operations and maintenance costs or mowing, maintenance, salaries, etc;
- Costs of facilities funded by grants, County or UDOT contributions, or other funds that the City does not have to repay or have been gifted; and
- Costs of reconstruction of facilities that do not have capacity to serve new growth.

IMPACT FEES CALCULATION

To calculate a fair impact fee we determine the existing standards for parks, open space and trails by performing an inventory of existing facilities and dividing that by the current population. The second step is to identify the future parks and the facilities that the City will construct through a period of time, which in the case of Farmington is the 2040 population projection. A funding plan is assembled to determine if the future projects can be funded through the revenues that would be collected or if the new improvements constitute an increase to the current park facility standard.

If the future improvements are an increase then the funding plan will demonstrate how existing users will also contribute to the future facility costs and impact fee credits are established to ensure that future impact fee payers do not pay both the impact fee and the taxes that existing users will pay to enhance the park facility standards. An impact fee per capita is calculated and by the Census count of persons per household for single family residential and multi-family residential land uses respectively.

DAVIS COUNTY SCHOOL DISTRICT

Schools are not assessed a park impact fee. The Utah State Code 11-36a-202(2)(a)(ii) prohibits the imposition of an impact fee on a school district or charter school for a park, recreation facility, open space or trail. The park impact fees are assessed to single family and multi-family residential homes. The School District has been a valuable partner in the City's provision of park services by allowing the City use of District properties such as Bus Park. Any land loaned to the City is not included in the impact fee.

CURRENT LEVEL OF SERVICE

Utah Code allows cities to include only system-wide parks for the purpose of calculating impact fees. Project-wide parks that only benefit a certain area or development cannot be used to establish the current Park Facility Standard that is eligible to be supported through impact fees. Based on input from Farmington City, a system-wide park is defined as a park that serves more than one local development area, therefore only, Regional (City Funded), Community and Neighborhood Parks are included into the impact fee qualifying park inventory.



CHAPTER 2: GROWTH, CAPITAL PROJECTS AND LEVEL OF SERVICE DEFINITION

IMPACT FEE ANALYSIS REQUIREMENTS

Consumption of existing capacity, impact on system improvements and how impacts are related to anticipated development activity, Utah Code 11-36a-304(1)(a)(b)(c)

Growth in Demand

Farmington currently has an estimated population of 20,284. Buildout is estimated to be approximately 31,000 persons in the year 2040. This growth in residential population may generate demand for additional parks and improved recreation facilities and increased park spending. Figure 3 shows the projected growth in Farmington City through 2025.

FIGURE 2:1: FARMINGTON CITY POPULATION PROJECTIONS THROUGH 2040¹

Year	Population	Annual Population Change	Households	Annual Households Change	% Increase
2010	18,275		5,207		
2011	18,677	402	5,321	114	2.20%
2012	19,078	402	5,435	114	2.15%
2013	19,480	402	5,550	114	2.11%
2014	19,882	402	5,664	114	2.06%
2015	20,284	402	5,779	114	2.02%
2016	20,685	402	5,893	114	1.98%
2017	21,087	402	6,008	114	1.94%
2018	21,489	402	6,122	114	1.90%
2019	21,890	402	6,237	114	1.87%
2020	22,292	402	6,351	114	1.84%
2021	22,691	399	6,465	114	1.79%
2022	23,089	399	6,578	114	1.76%
2023	23,488	399	6,692	114	1.73%
2024	23,886	399	6,805	114	1.70%
2025	24,285	399	6,919	114	1.67%
2026	24,683	399	7,032	114	1.64%
2027	25,082	399	7,146	114	1.61%
2028	25,480	399	7,259	114	1.59%
2029	25,879	399	7,373	114	1.56%
2030	26,277	399	7,486	114	1.54%
2040	31,893	5,616	9,086	1,600	21.37%

Source: US Census, American Community Survey 2013 5 year data, Utah GOMB subcounty projections 2013

¹ Source: US Census, American Community Survey 2013 5 year data, Utah GOMB subcounty projections 2013



FIGURE 2:2: TAX CREDIT CALCULATIONS

Year	Population	RAP Tax Revenues*	Local RAP Tax Revenues	Local RAP Credit per Capita	Taxable Value	2015 GO Bond Payments	GO Bond Credits (\$1k Taxable Value)
2015	20,283.50	\$ 350,000	\$ 140,000	(6.90)	1,128,898,397		-
2016	20,685.20	350,000	140,000	(6.77)	1,185,343,317	(172,788.61)	(0.15)
2017	21,086.90	350,000	140,000	(6.64)	1,244,610,483	(411,150.00)	(0.33)
2018	21,488.60	350,000	140,000	(6.52)	1,306,841,007	(416,150.00)	(0.32)
2019	21,890.30	350,000	140,000	(6.40)	1,372,183,057	(415,950.00)	(0.30)
2020	22,292.00	350,000	140,000	(6.28)	1,440,792,210	(415,650.00)	(0.29)
2021	22,690.50	350,000	140,000	(6.17)	1,512,831,821	(415,250.00)	(0.27)
2022	23,089.00	350,000	140,000	(6.06)	1,588,473,412	(414,750.00)	(0.26)
2023	23,487.50	350,000	140,000	(5.96)	1,667,897,082	(414,150.00)	(0.25)
2024	23,886.00	350,000	140,000	(5.86)	1,751,291,936	(413,450.00)	(0.24)
2025	24,284.50		-	-	1,838,856,533	(414,750.00)	(0.23)
2026	24,791.73		-	-	1,930,799,360	(415,750.00)	(0.22)
2027	25,298.97		-	-	2,027,339,328	(411,450.00)	(0.20)
2028	25,806.20		-	-	2,128,706,294	(412,000.00)	(0.19)
2029	26,313.43		-	-	2,235,141,609	(412,250.00)	(0.18)
2030	26,820.67		-	-	2,346,898,689	(412,200.00)	(0.18)
2031	27,327.90		-	-	2,464,243,624	(411,850.00)	(0.17)
2032	27,835.13		-	-	2,587,455,805	(416,200.00)	(0.16)
2033	28,342.37		-	-	2,716,828,595	(415,100.00)	(0.15)
2034	28,849.60		-	-	2,852,670,025	(413,700.00)	(0.15)
2035	29,356.83		-	-	2,995,303,526	(412,000.00)	(0.14)
		\$ 3,500,000	\$ 1,400,000	\$ (64)		\$ (8,036,539)	\$ (4.37)

* Only considers RAP tax revenues required to fund level of service enhancements

CURRENT PARK FACILITIES INVENTORY

No Existing Capacity Remains in Park Facilities for New Growth

The City has determined that it desires to maintain its current facility standard for park, open space and trails. Existing facilities are considered to be fully utilized by existing users and there is no excess capacity in the system. Some communities have large regional recreation facilities such as equestrian centers, recreation centers, etc. that have sufficient capacity to serve the community through buildout. Therefore, the capacity cost can be allocated to both existing and future users. Farmington City currently does not have any large facilities that can be allocated to future users. Some of the revenues collected through impact fees will be used to expand or further develop existing parks to add capacity to serve future users.

Recreation/Trails Facility Improvements

Farmington City’s park system includes parks and fields, open space, trails and recreational facilities. The system-wide parks inventory includes land or improvements purchased by the City as well as donated or developer funded land or improvements. However, in order to assure an equitable allocation of costs borne in the past to costs borne in the future,² only improvements that were purchased by the City will be used in determining impact fees. Land or improvements that were donated to the City are assumed to have been donated to the City’s system of parks through buildout. Future residents will not be expected to pay for a level of park service that current residents have not purchased through impact fees or other means.

² Utah Code 11-36a-302(3)



Current Park Facilities Standards

The combined level of investment for all these facilities is \$29,031,492 which is equivalent to \$1,431 per capita.

FIGURE 2.3: CURRENT PARK FACILITIES STANDARD PER CAPITA

Type	Current PFS per Capita	
	Acre/ Linear Ft	Qualifying Cost
Park	161	\$ 11,354,000
Open Space	74	1,484,753
Trails	125,339	863,213
Amenities	N/A	15,329,526
		\$ 29,031,492
Population		20,284
Cost per Capita		\$ 1,431

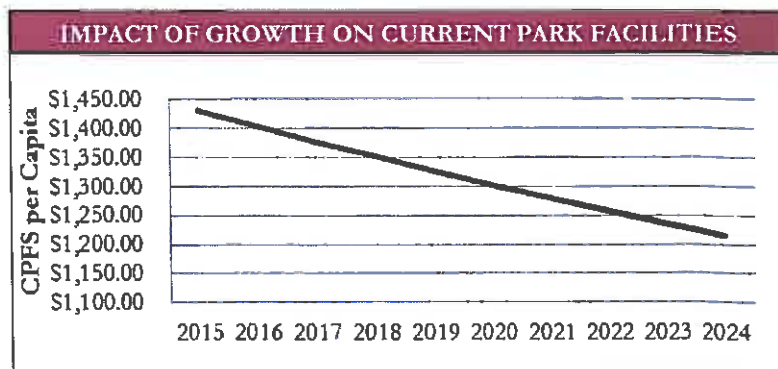
IMPACT OF FUTURE GROWTH AND FUTURE PARKS & RECREATION FACILITIES

UTAH CODE 11-36A-304(1)(A)

As shown in Figure 2.4, the current park facility standard of investing \$1,431 per capita drops to \$1,215 dollars per capita over the next ten years (through 2024) and continues to drop if **no** additional park improvements are developed or no additional park system money is spent to serve future anticipated development.

The City intends to maintain its existing level of service in the parks system and in order to maintain the PFS the City has several planned improvements to meet future park demand. Figure 2.5 shows the City's future park spending of \$23M in the construction of 650 West and 1100 West facilities as well as the other new parks/trails or expansions. RAP tax revenues and GO bonds will be used to fund enhancements to the level of service that exceed the \$16.6M in impact fee qualifying future parks development.

FIGURE 2.4: IMPACT OF GROWTH ON CURRENT PARK FACILITIES STANDARD





FUTURE PARK FACILITIES

Because the City has determined that it will maintain its current level of park services and does not have excess capacity at any system-wide park, the City will need to purchase additional park facilities to maintain the established purchased park land LOS.

As previously mentioned, the City has plans to build a new gym facility and a new park at 650 W and at 1100 W to develop capacity to meet future demand. The City will perpetuate the current park facility standard for open space and trails.

FIGURE 2.5: FUTURE PARKS AND RECREATION FACILITIES

Future Improvement	Amenities/Land Cost
Glovers (1100 West)	\$ -
Old Farm	600,000
Forbush Park Expansion	300,000
Bangerter Property (south of 650 West Property)	3,300,000
Salt Lake Shoreline Extension to North	90,909
Shepard Creek Trail	90,909
Spring Creek Trail	90,909
Haight Creek Trail	90,909
Legacy Trail Extension	181,818
Farmington Creek Trail	181,818
Park/Trails Amenities Cost	17,930,534
Estimated Future Park Improvements	\$ 22,857,807



CHAPTER 3: PROPORTIONATE SHARE ANALYSIS

Funding Qualifying Park System Improvements

Utah Code 11-36a-304(1)(d)(i)(ii)

The Impact Fees Act requires that the Impact Fee Analysis estimate the proportionate share of the costs for existing capacity that will be recouped; and the costs of impacts on system improvements that are reasonably related to the new development activity.

Part of the proportionate share analysis is a consideration of the manner of funding existing public facilities. Historically the City has funded existing infrastructure through several different funding sources including:

- General Fund Revenues
- Conservation Subdivisions
- Grants
- Bond Proceeds
- Developer Exactions
- Impact Fees
- RAP Tax

In calculating the value and any potential buy-in component (for existing infrastructure capacity) of this analysis, no grant funded infrastructure has been included. Bond funded projects are impact fee eligible expenses assuming that they are system improvements, not curing a deficiency. In order to ensure fairness to existing users, impact fees are an appropriate means of funding future capital infrastructure because using impact fees places a burden on future users that is equal to the burden that was borne in the past by existing users. (Utah Impact Fees Act, 11-36a-304(2) (c) (d))

Just as the existing infrastructure was funded through different means it is required by the Impact Fees Act to evaluate all means of funding future capital. There are positive and negative aspects to the various forms of funding. It is important to evaluate each.

General Fund / Property Taxes

The general fund revenues have been generated by the City's current residents. It would be an additional burden to current residents to use the general fund as the funding source for future parks and recreation facilities that are needed to meet the needs of future users, not existing users. Therefore, using general fund revenues for fund projects that are needed to serve future residents is not an equitable policy and would also place too much stress on the tight budgets of the general fund.

GO Bond

General Obligation bonds, referred to as GO bonds, are a common way for cities to fund park and recreation improvements. GO bonds pledge property tax revenues which are a very stable source of revenue. The interest rates on GO bonds tend to be lower than interest rates on other revenue bonds because a City is obligated to increase property taxes to make bond payments if revenues are low. All residents pay property taxes to repay GO bonds; therefore, it is sometimes appropriate to provide an impact fee credit to ensure new development is not paying more than their fair share for the improvements the GO bond was issued to fund. The City does have a GO bond to pay for the 650 West improvements and has calculated a credit to the impact fee.



Impact Fees

Impact fees are a fair and equitable means of providing infrastructure for future development. They provide a rational nexus between the costs borne in the past and the costs required in the future. The Impact Fees Act ensures that future development is not paying any more than what future growth will demand. Existing users and future users receive equal treatment; therefore impact fees are the optimal funding mechanism for future growth related capital needs.

RAP Tax

A RAP Tax fund is a collection of money accrued through sales taxes on purchases made within the limits of the city or county that has voted to adopt the program. Since this funding source is subject to popular vote, this is not a guaranteed, stable revenue stream. The City is partially funding some future park facilities with RAP tax as described in Chapter 4 that relate to an enhancement to the City’s current park facility standard and has calculated a credit to the impact fee to reflect that.

Time-Price Differential

To account for the time-price differential inherent in fair comparisons of amounts paid at different times, future values are frequently used to compute buy-in costs to public facilities with excess capacity. In this analysis, current costs have been used to compute impacts on system improvements required by anticipated development activity to maintain the PFS.

Credits Against Impact Fees

Utah Code 11-36a-304(2)(f)

The Impact Fees Act requires credits to be paid back to development for future non-impact fee revenues that may be paid to fund the same system improvements found in the IFFP and included in the impact fee. Credits are required so that new development is not charged twice. The City’s RAP tax will be used to fund an enhancement to the City’s current park facility standard. The impact fee calculation has identified nearly \$7M in future projects that will enhance the City’s PFS. Therefore, the impact fee calculation includes a RAP tax credit and a GO bond credit.

DEVELOPER CREDITS

If projects included in the Impact Fee Facilities Plan (or a project that will offset the demand for a system improvement that is listed in the IFFP) are constructed by developers, that developer is entitled to a credit against impact fees owed. (Utah Impact Fees Act, 11-36a-304(2) (f)). This situation does not apply to developer exactions or improvements required to offset density or as a condition for development. Any item that a developer funds must be included in the IFFP if a credit is to be issued and must be agreed upon with the City before the improvements are constructed. In the situation that a developer chooses to construct facilities found in the IFFP in lieu of impact fees, the arrangement must be made through the developer and the City.

The standard impact fee can also be decreased to respond to unusual circumstances in specific cases in order to ensure that impact fees are imposed fairly. In certain cases, a developer may submit studies and data that clearly show a need for adjustment.

At the discretion of the City, impact fees may be modified for low-income housing, although alternate sources of funding must be identified.



CHAPTER 4 FUNDING PLAN AND IMPACT FEE CALCULATIONS

FUNDING PLAN

Utah Code 11-36a-304(2)(c)(d)(e)

Impact fees are based upon park land and amenities that have been funded or purchased with City revenues, including impact fees, or exacted in-lieu of impact fees or some other benefit to the developer. Impact fees cannot include land or amenities that were funded with a grant, gift, or by another entity such as Davis County, Davis County School District, or UDOT.

Because of these funding limitations, Impact fees will not fully perpetuate the park facilities currently enjoyed by Farmington City residents due to the exclusion of any donated park and open space land and any donated facilities from the impact fee calculation. Therefore, additional system-wide land and facility improvements beyond those funded through impact fees that are desired to maintain this “higher” level of service will be paid for by the community through other non-impact fee funding mechanisms such as GO bonds, special assessments, user charges, general taxes, etc.

REVENUE AND FUNDING SOURCES

Bond Financing – Outstanding Series 2015 General Obligation Bond

The City currently has a GO bond for \$6M in principal issued in 2015. This bond will fund two projects: 1. a regional park with a 4-plex softball/baseball diamond, bowery, restrooms, basketball court, playground and parking lot and 2. a gym to accommodate basketball, volleyball, pickleball, dance/cheer camps, and an indoor track. The GO bond will be repaid using impact fees, however, due to the uncertain timing of new development paying impact fees it may be necessary to make debt service payments using other City funds. If this occurs, the payment will be accounted for as an interfund loan and the applicable fund will be reimbursed as impact fee payments are received.

FIGURE 4.1: 2015 GO BOND DEBT SERVICE SCHEDULE

Series 2015 General Obligation Revenue Bond		
Principal	Interest	Total P&I
\$ 6,000,000	\$ 2,036,539	\$ 8,036,539



FIGURE 4.2: PROPOSED SOURCES AND USES OF FUNDS SERIES 2015 GENERAL OBLIGATION BOND

Sources And Uses Of Funds:

The proceeds from the sale of the 2015 Bonds are estimated to be applied as set forth below:

Sources:

Par amount of 2015 Bonds.....	\$6,000,000.00
Reoffering premium.....	<u>145,797.80</u>
Total	<u>\$6,145,797.80</u>

Uses:

Deposit to Construction Fund	6,022,909.05
Costs of Issuance (1).....	64,500.00
Underwriter's discount.....	<u>58,388.75</u>
Total	<u>\$6,145,797.80</u>

(1) Includes legal fees, Municipal Advisor fees, rating agency fees, Bond Registrar and Paying Agent fees, rounding amounts and other miscellaneous costs of issuance.

Credit Calculations

The RAP tax will generate approximately \$3.5M. Approximately 60% of sales tax revenues are paid by people from outside of Farmington so the RAP tax will enable the City to receive help from sources outside of current and future residents to fund the improvements. The projects being funded through the RAP tax increase the level of investment for the parks and recreation system. An increase to a level of investment is not an impact fee qualifying expense under any circumstances, therefore, only a portion of the tax which is attributable to existing residents' share of the costs will qualify for an impact fee credit. This is not a discount to the impact fee. It is a credit to offset paying for portions of the projects that are only needed to serve existing users. When a new user pays their impact fee the impact fee covers the user's impact on the system. When a resident funds RAP tax they contribute to the cost attributable to existing residents as well as their own portion. In order to prevent new residents being double charged for capacity, a credit may be applied to the impact fee. Figures 4.3 details the impact fee credits which have been calculated for the RAP tax and GO bond.

FIGURE 4.3: RAP TAX CREDIT CALCULATION

Year	Population	RAP Tax Revenues*	Local RAP Tax Revenues	Local RAP Credit per Capita	Taxable Value	2015 GO Bond Payments	GO Bond Credits (\$1k Taxable Value)
2015	20,283.50	\$ 350,000	\$ 140,000	(6.90)	1,128,898,397		
2016	20,685.20	350,000	140,000	(6.77)	1,185,343,317	(172,788.61)	(0.15)
2017	21,086.90	350,000	140,000	(6.64)	1,244,610,483	(411,150.00)	(0.33)
2018	21,488.60	350,000	140,000	(6.52)	1,306,841,007	(416,150.00)	(0.32)
2019	21,890.30	350,000	140,000	(6.40)	1,372,183,057	(415,950.00)	(0.30)
2020	22,292.00	350,000	140,000	(6.28)	1,440,792,210	(415,650.00)	(0.29)
2021	22,690.50	350,000	140,000	(6.17)	1,512,831,821	(415,250.00)	(0.27)
2022	23,089.00	350,000	140,000	(6.06)	1,588,473,412	(414,750.00)	(0.26)
2023	23,487.50	350,000	140,000	(5.96)	1,667,897,082	(414,150.00)	(0.25)
2024	23,886.00	350,000	140,000	(5.86)	1,751,291,936	(413,450.00)	(0.24)
2025	24,284.50	-	-	-	1,838,856,533	(414,750.00)	(0.23)
2026	24,791.73	-	-	-	1,930,799,360	(415,750.00)	(0.22)
2027	25,298.97	-	-	-	2,027,339,328	(411,450.00)	(0.20)
2028	25,806.20	-	-	-	2,128,706,294	(412,000.00)	(0.19)
2029	26,313.43	-	-	-	2,235,141,609	(412,250.00)	(0.18)
2030	26,820.67	-	-	-	2,346,898,689	(412,200.00)	(0.18)
2031	27,327.90	-	-	-	2,464,243,624	(411,850.00)	(0.17)
2032	27,835.13	-	-	-	2,587,455,805	(416,200.00)	(0.16)
2033	28,342.37	-	-	-	2,716,828,595	(415,100.00)	(0.15)
2034	28,849.60	-	-	-	2,852,670,025	(413,700.00)	(0.15)
2035	29,356.83	-	-	-	2,995,303,526	(412,000.00)	(0.14)
		\$ 3,500,000	\$ 1,400,000	\$ (64)		\$ (8,036,539)	\$ (4.37)

IMPACT FEE CALCULATION

Figure 4.4 below shows the proposed parks and recreation impact fee per capita.

FIGURE 4.4: IMPACT FEE PER CAPITA CALCULATION

Facility	Cost	Population Served	Fee Per Capita
Future City Park Improvements	\$ 23,645,757		
Level of Service Enhancement (Funded with RAP tax/ Gen Fund)	(7,029,240)		
Future Qualifying Park Expense (Current Level of Service)	\$ 16,616,516	11,610	\$ 1,431.29
RAP Tax Credit			(63.56)
Professional Expenses	15,000	3,603	4.16
Total Park Impact Fee Per Capita			\$ 1,371.89

Based on the per capita cost of impacts on system improvements, related to new development to maintain the current park facility standard, and consideration of interest on the outstanding bond, Figure 4.5 shows the impact fee per household. With an average single family household size of 3.51³ persons, the fee per household equals \$4,409. Multi-family households are typically smaller, and Farmington is no exception at 2.79 persons per household. Therefore, the fee for multi-family is \$3,828.

³ 2010 Census



FIGURE 4.5: RECOMMENDED LEGAL PARKS IMPACT FEE

Impact Fee Calculation	Fee Per Unit
Average Household Size/Owner Occupied*	3.51
Gross Park Impact Fee per Capita	\$ 4,815
GO Bond Property Tax Credit (\$318,995 Average House Valuation)	(766)
Impact Fee per Household Unit	\$ 4,049
Average Household Size/Multi Family*	2.79
Gross Park Impact Fee per Capita	\$ 3,828
GO Bond Property Tax Credit (\$100,000 Average Unit Valuation)	(240)
Impact Fee per Household/Multi Family	\$ 3,828

*Source: 2010 Census

The City Council has the discretion to set the actual impact fees to be assessed, but they may not exceed the maximum allowable fee calculated. The City may, on a case by case basis, work directly with a developer to adjust the standard impact fee to respond to unusual circumstances and ensure that impact fees are imposed fairly. This adjusted impact fee calculation will be based on the cost per unit defined above, multiplied by the number of units created by the applicable development type. In these certain cases, a developer may submit studies and data that clearly show a need for adjustment.

At the discretion of the City, impact fees may be modified for low-income housing, although alternate sources of funding for the park facilities must be identified.

FIGURE 4.6: NON-STANDARD CALCULATION

Parks & Recreation Non-Standard Impact Fee Formula
Step 1: Multiply Number of Persons per Household by Impact Fee per Capita \$1,371.89
Step 2: Apply the Credit to the Fee (Subtract \$4.37 per \$1,000 Home Valuation after the 55% Residential Tax Reduction)



APPENDIX

CERTIFICATION

In accordance with Utah Code Annotated, 11-36a-306(2), Zions Public Finance, Inc. (Zions), makes the following certification:

Zions certifies that the attached Impact Fee Analysis:

1. includes only the cost of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. cost of qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
3. offset costs with grants or other alternate sources of payment; and
4. complies in each and every relevant respect with the Impact Fees Act.

Zions makes this certification with the following caveats:

1. All of the recommendations for implementations of the Impact Fee Facilities Plans (“IFFPs”) made in the IFFP documents or in the impact fee analysis documents are followed in their entirety by Farmington City staff and elected officials.
2. If all or a portion of the IFFPs or impact fee analyses are modified or amended, this certification is no longer valid.
3. All information provided to Zions Public Finance, its contractors or suppliers is assumed to be correct, complete and accurate. This includes information provided by Farmington City and outside sources. Copies of letters requesting data are included as appendices to the IFFPs and the impact fee analysis.

Dated: November 5, 2015

ZIONS PUBLIC FINANCE, INC.

APPENDIX A: POPULATION PROJECTIONS/ GROWTH IN DEMANDS

Farmington City Parks and Recreation IFFP

A B C D E F G H I J

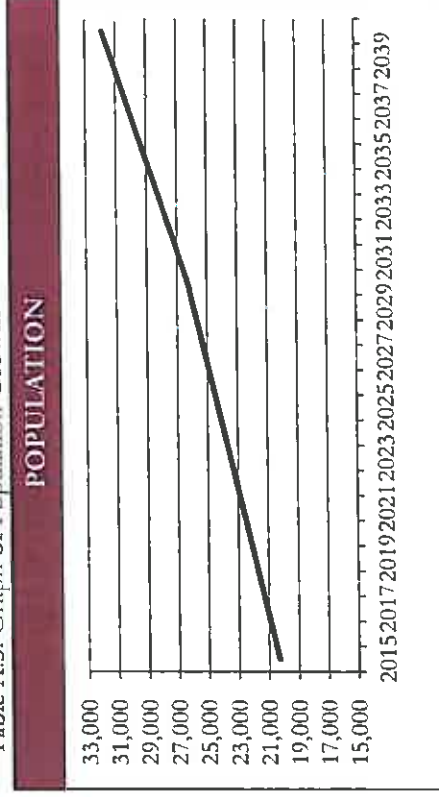
Table A.1: Growth Projections

Year	Population	Annual Population Change	Households	Annual Households Change	% Increase
2010	18,275		5,207		
2011	18,677	402	5,321	114	2.20%
2012	19,078	402	5,435	114	2.15%
2013	19,480	402	5,550	114	2.11%
2014	19,882	402	5,664	114	2.06%
2015	20,284	402	5,779	114	2.02%
2016	20,685	402	5,893	114	1.98%
2017	21,087	402	6,008	114	1.94%
2018	21,489	402	6,122	114	1.90%
2019	21,890	402	6,237	114	1.87%
2020	22,292	402	6,351	114	1.84%
2021	22,691	399	6,465	114	1.79%
2022	23,089	399	6,578	114	1.76%
2023	23,488	399	6,692	114	1.73%
2024	23,886	399	6,805	114	1.70%
2025	24,285	399	6,919	114	1.67%
2026	24,683	399	7,032	114	1.64%
2027	25,082	399	7,146	114	1.61%
2028	25,480	399	7,259	114	1.59%
2029	25,879	399	7,373	114	1.56%
2030	26,277	399	7,486	114	1.54%
2040	31,893	5,616	9,086	1,600	21.37%

Table A.2: Development Type

Development Type	Persons Per Household (PPH)	ERU Equivalent
Single Family (2010 Census)	3.51	1.00
Multi-Family (2010 Census)	2.79	0.79

Table A.3: Graph of Population Growth



A B C D E F G H I J

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

APPENDIX B: EXISTING PARK ACRES

Farmington City Parks and Recreation 1/1/17

Park Name	Type of Park	Total Area	Embalming	Grassland Area	Wooded	Water	UTDOT	UTDOT	Remaining	Qualifying	Non-Qualifying	Total
340 West	Enhance Park	0.70	UDOT	\$	70,000	Strom	City	City	Non-Qualifying	\$	70,000	System
3rd Zone (B&NS)	Enhance Park	1.20	Strom	120,000	Strom	City	City	City	Non-Qualifying	120,000	Project	
4th Zone (Zink Park) Total Park	Mini Park	4.70	City	470,000	City	City	City	City	Non-Qualifying	470,000	Project	
600 West	Community	48.00	City	4,800,000	City	City	City	City	Qualifying	6,450,000	System	
5 Way	Mountain Turf	0.70	UDOT	70,000	UDOT	City	City	City	Non-Qualifying	70,000	System	
100% West	Mountain Turf	0.30	Developer	30,000	Developer	City	City	City	Non-Qualifying	30,000	System	
7	Enhance Park	1.10	City	110,000	City	City	City	City	Qualifying	110,000	System	
8	Enhance Park	21.70	School District	2,170,000	School District	City	City	City	Non-Qualifying	2,170,000	System	
9	Enhance Park	0.40	Developer	40,000	Developer	City	City	City	Non-Qualifying	40,000	System	
10	Enhance Park	37.77	County/City	3,777,000	County/City	City	City	City	Non-Qualifying	1,777,000	System	
11	Farmington (Oakridge) Preserve Park	1.60	City	160,000	City	City	City	City	Non-Qualifying	160,000	System	
12	Farmington/Rodden Park	8.40	Developer	840,000	Developer	City	City	City	Non-Qualifying	840,000	System	
13	Lehigh Park (Main Park)	8.12	City	812,000	City	City	City	City	Qualifying	812,000	System	
14	Lehigh Park	11.57	City	1,157,000	City	City	City	City	Qualifying	1,157,000	System	
15	Lehigh and South Frontage	0.80	Developer	80,000	Developer	City	City	City	Non-Qualifying	80,000	System	
16	Lynne Park	0.14	UDOT	14,000	Developer	City	City	City	Non-Qualifying	14,000	Project	
17	Mountain View Park	0.71	City	71,000	City	City	City	City	Qualifying	71,000	System	
18	Mountain View Park	2.30	City	230,000	City	City	City	City	Qualifying	230,000	System	
19	Mountain View Park	1.50	City	150,000	City	City	City	City	Non-Qualifying	150,000	System	
20	Mountain View Park	1.07	Developer	107,000	Developer	City	City	City	Non-Qualifying	107,000	System	
21	Mountain View Park	0.57	Developer	57,000	Developer	City	City	City	Non-Qualifying	57,000	System	
22	Mountain View Park	0.44	Developer	44,000	Developer	City	City	City	Non-Qualifying	44,000	System	
23	Mountain View Park	0.80	Developer	80,000	Developer	City	City	City	Non-Qualifying	80,000	System	
24	Mountain View Park	3.40	School District	340,000	School District	City	City	City	Non-Qualifying	340,000	System	
25	Mountain View Park	6.60	City	660,000	City	City	City	City	Qualifying	660,000	System	
26	Mountain View Park	2.50	UDOT	250,000	UDOT	City	City	City	Non-Qualifying	250,000	System	
27	Mountain View Park	2.50	Developer	250,000	Developer	City	City	City	Non-Qualifying	250,000	System	
28	Mountain View Park	10.98	City	1,098,000	City	City	City	City	Qualifying	1,098,000	System	
29	Mountain View Park	160.93	City	16,093,000	City	City	City	City	Qualifying	11,354,000	System	
30	Total			\$	16,243,000					\$	6,889,000	

Table B.4: Published Summary

Typical Park	Total Area	Qualifying Area	Non-Qualifying Area
Community	103.96	\$ 9,144,000	\$ 4,843,500
Enhance Park	3.60	460,000	165,400
Mountain Turf	5.60	5,870,000	3,870,000
Non-Qualifying	7.15	1,072,500	1,072,500
School District	16.72	2,948,000	169,500
School District	25.70	3,765,000	-
Grassland Total	160.93	\$ 20,809,500	\$ 7,356,000

Table B.5: City Districts Assumptions

City District	Assumptions
City District	Park Land (Acres) \$ 100,000
City District	Open Space (Acres) 20,000
City District	Trails (Linear Feet) 20,000
City District	Trails (Linear Feet) 7

Table B.2: Existing Open Space

Park Name	Total Area	Total Cost
Farmington City Open Space	74.24	\$ 3,884,253
Total	74.24	\$ 3,884,253

Table B.3: Total Linear Feet

Park Name	Total Linear Feet	Unit Cost
Mountain View Park	1,196	\$ 6,437
Mountain View Park	2,220	\$ 18,276
Mountain View Park	4,291	\$ 29,112
Mountain View Park	10,053	\$ 64,313
Mountain View Park	10,243	\$ 65,554
Mountain View Park	3,640	\$ 23,254
Mountain View Park	11,583	\$ 74,385
Mountain View Park	18,055	\$ 115,685
Mountain View Park	15,310	\$ 98,441
Mountain View Park	9,444	\$ 61,241
Mountain View Park	8,526	\$ 55,084
Mountain View Park	4,542	\$ 29,227
Total	118,539	\$ 663,221

APPENDIX E: FUTURE AMENITIES

Farmington City Parks and Recreation IFPP

		C	D	E	F	G	H	I	J	K	L	M	O
		650 W.	Glovers (1100 W.)	Forbush Park Expansion-purchasing land	Salt Lake Shoreline Expansion to North	Shepard Creek Trail	Spring Creek Trail	Haight Creek Trail	Legacy Trail Extension	Bangerter Property	Farmington Creek Trail	Total	
1	Amplifiers												
2	Canopies, Pavilions, Bowery												
3	Large Bowery Storage	\$ 99,600										\$	
4	Large Bowery w Tables (150)	132,800											
5	Small Bowery w Tables (100)	4,000								74,000		4,000	
6	Park Benches (200)	76,145											
7	Garbage	12,420											
8	Fields, Courts, Diamonds												
9	Concrete Basketball Full Court	\$ 99,600	\$ 80,181							99,600	\$	199,381	
10	Concrete Basketball Half Court	2,000											
11	Non-Ignored Tennis Courts	62,250								62,250		62,250	
12	Baseball Concessions - Amusement Building	28,200	300,000									300,000	
13	Baseball Softball Diamond	13,261	2,000,000									2,000,000	
14	Lighted Tennis Courts	37,473											
15	Scoreboard	8,341											
16	Visual Aid Court	15,333											
17	Blow Ups	3,270											
18	Picnic Tables												
19	Urn Tables	\$ 830										\$	
20	Benches	47	2,800		3,000							10,000	
21	Benches	99,600	115,000	250,000						99,600		464,200	
22	BBO	155											
23	Trail/Road/Trail Improvements												
24	Rough Grading		260,329	190,000								\$	410,329
25	Flowing and Fine Grading		74,110	7,700								\$	81,810
26	Asphalt Trail per LF	47	88,442			219,120	219,120	219,120	438,240		438,240	1,622,782	
27	Concrete Trail Walkways	35											
28	Road Base	25	140,680	57,874								198,554	
29	Paving	12,000	912,125	122,660						900,000		1,534,805	
30	Roadbase Crushed Gravel	35											
31	Drainage		441,622	19,000								460,622	
32	Soil Fertilizer Liquid Soil Conditioner		509,86	10,000								519,860	
33	Landscaping	104	41,899	50,000	22,078				97,432			1,085,409	
34	4" Meter											3,000	
35	General Control Components											6,000	
36	Trail Enclosures	3,486											
37	Subtotals - Curb and Gutter		87,075	52,640									119,715
38	Asphalt Top & Paving	15,563											
39	Other												
40	Protection Bridges	\$ 5,000	\$ 5,000									\$	5,000
41	Power			5,000									5,000
42	Signs		870,000										870,000
43	Ball Bases		1,400										1,400
44	Trail Receptacles		3,750										3,750
45	Statue/Art Piece	749,000											749,000
46	Drinking Fountain	2,675	3,000									3,000	
47	Large Playground	62,250								62,250		62,250	
48	Small Playground Equipment	29,850											
49	Stage	16,810											
50	Fish Cleaning Station	9,725											
51	Eye Head Light	8,300											
52	Four Head Light	6,255	115,000									115,000	
53	Two Head Light	4,150											
54	Light Pole	2,675											
55	Flag Pole	4,350											
56	Tree	4,120											
57	Welcome Sign	4,850											
58	Visual Fencing	17											
59	Security Fencing	4,150	13,000										13,000
60	Subtotal	\$ 13,764,217	\$ 713,424	\$ 22,078	\$ 3,000	\$ 219,120	\$ 219,120	\$ 219,120	\$ 438,240	\$ 1,869,832	\$ 438,240	\$ 17,996,191	
61	Total w Contingency	\$ 15,140,639	\$ 748,095	\$ 22,078	\$ 3,000	\$ 219,120	\$ 219,120	\$ 219,120	\$ 438,240	\$ 1,869,832	\$ 438,240	\$ 19,318,481	

APPENDIX F: CURRENT PARKS FACILITY STANDARD

Farmington City Parks and Recreation IFFP

Current Farmington City Population	19,882
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Table F 1: Current Park Facility Standard

Park Facility Standard - Current Inventory					
Park	Acres	Qualifying Cost	Acres/Linear Ft Per 1,000	LOS Per 1,000	
Community	104	\$ 4,843,500	5.23	\$ 243,615	
Entrance Park	3	165,000	0.15	\$ 8,299	
Maintain Turf	5	-	0.25	-	
Men Park	7	-	0.36	-	
Neighborhood	17	2,347,500	0.84	118,073	
School District	25	-	1.26	-	
Grand Total	161	\$ 11,354,000	8.09	\$ 369,987	
Open Space		Acres	Qualifying Cost	Acres/Linear Ft Per 1,000	LOS Per 1,000
Farmington City Open Space		74.24	\$ 1,484,753	3.73	\$ 74,679
Farmington City Open Space		74.24	\$ 1,484,753	3.73	\$ 74,679
Trails		Linear Ft	Qualifying Cost	Acres/Linear Ft Per 1,000	LOS Per 1,000
Existing Trails		125,338.52	863,213	6,304.18	\$ 43,417
Existing Trails		125,338.52	\$ 863,213	6,304.18	\$ 43,417
Amenities		Total Cost of Existing Amenities			LOS Per 1,000
Amenities			\$ 15,329,493		\$ 771,031
Totals			\$ 29,031,459		\$ 1,259,114

FUTURE PARK IMPROVEMENTS

Table F 2: Future Park Facility Standard

Park Facility Standard - Proposed Park Improvements					
Park	Acres	Qualifying Cost	Acres/Linear Ft Per 1,000	LOS Per 1,000	
Glovers (1100 West)	11	\$ -	0.5	\$ -	
Forbush Park Expansion (Hatch Home)	0.5	300,000	0.0	15,000	
Baugertus Property (south of 650 West Property)	22	3,300,000	1.1	165,000	
Grand Total	33	\$ 3,600,000	1.7	\$ 181,070	
Proposed Open Space Improvements					
Open Space		Acres	Qualifying Cost	Acres/Linear Ft Per 1,000	LOS Per 1,000
Farmington City Open Space		-	\$ -	-	\$ -
Farmington City Open Space		-	\$ -	-	\$ -
Proposed Trails Improvements					
Trails		Linear Ft	Qualifying Cost	Acres/Linear Ft Per 1,000	LOS Per 1,000
Existing Trails		42,240	\$ 727,273	2,124.6	\$ 36,580
Existing Trails		42,240	\$ 727,273	2,124.6	\$ 36,580
Proposed Amenities Improvements					
Amenities		Total Cost of Future Amenities			LOS Per 1,000
Amenities			\$ 19,318,484		\$ 971,667
Totals			\$ 23,645,757		\$ 1,189,317

APPENDIX G: OUTSTANDING DEBT SUMMARY

Farmington City Parks and Recreation IFFP

A B C D E F G

Table G.1: 2015 General Obligation Revenue Bond

	Date	Principal	Interest Rate	Interest Payment	FY Payment	
1	4/1/2015	\$ -	-	\$ -	\$ -	1
2	4/1/2016	-	-	172,789	172,789	2
3	4/1/2017	250,000	2.00%	161,150	411,150	3
4	4/1/2018	260,000	2.00%	156,150	416,150	4
5	4/1/2019	265,000	2.00%	150,950	415,950	5
6	4/1/2020	270,000	2.00%	145,650	415,650	6
7	4/1/2021	275,000	2.00%	140,250	415,250	7
8	4/1/2022	280,000	2.00%	134,750	414,750	8
9	4/1/2023	285,000	2.00%	129,150	414,150	9
10	4/1/2024	290,000	3.00%	123,450	413,450	10
11	4/1/2025	300,000	3.00%	114,750	414,750	11
12	4/1/2026	310,000	3.00%	105,750	415,750	12
13	4/1/2027	315,000	3.00%	96,450	411,450	13
14	4/1/2028	325,000	3.00%	87,000	412,000	14
15	4/1/2029	335,000	3.00%	77,250	412,250	15
16	4/1/2030	345,000	3.00%	67,200	412,200	16
17	4/1/2031	355,000	3.00%	56,850	411,850	17
18	4/1/2032	370,000	3.00%	46,200	416,200	18
19	4/1/2033	380,000	3.00%	35,100	415,100	19
20	4/1/2034	390,000	3.00%	23,700	413,700	20
21	4/1/2035	400,000	3.00%	12,000	412,000	21
22		\$ 6,000,000		\$ 2,036,539	\$ 8,036,539	22
23						23
24						24

Table G.2: 2015 GO Bond Sources and Uses

Sources And Uses Of Fund:	
The proceeds from the sale of the 2015 Bonds are estimated to be applied as set forth below:	
Sources:	
Par amount of 2015 Bonds.....	\$6,000,000.00
Reoffering premium	145,797.80
Total	<u>\$6,145,797.80</u>
Uses:	
Deposit to Construction Fund	6,022,909.05
Costs of Issuance (1)	64,500.00
Underwriter's discount	58,388.75
Total	<u>\$6,145,797.80</u>
(1) Includes legal fees, Municipal Advisor fees, rating agency fees, Bond Registrar and Paying Agent fees, rounding amounts and other miscellaneous costs of issuance	

A B C D E F G

APPENDIX H: REVENUE CREDITS

Farmington City Parks and Recreation IFFP

TABLE H.1 CALCULATION OF RAP TAX CREDITS

	A	B	C	D	E	F	G	H
	Year	Population	RAP Tax Revenues*	Local RAP Tax Revenues	Local RAP Credit per Capita	Taxable Value	2015 GO Bond Payments	GO Bond Credits (\$K Taxable Value)
1								
2	2015	20,281.50	\$ 350,000	\$ 140,000	(6.90)	\$ 1,128,898,397		-
3	2016	20,685.20	350,000	140,000	(6.77)	1,185,343,317	(172,788.61)	(0.15)
4	2017	21,086.90	350,000	140,000	(6.64)	1,244,610,483	(411,150.00)	(0.33)
5	2018	21,488.60	350,000	140,000	(6.52)	1,306,841,007	(416,150.00)	(0.32)
6	2019	21,890.30	350,000	140,000	(6.40)	1,372,183,057	(415,950.00)	(0.30)
7	2020	22,292.00	350,000	140,000	(6.28)	1,440,792,210	(415,650.00)	(0.29)
8	2021	22,690.50	350,000	140,000	(6.17)	1,512,831,821	(415,250.00)	(0.27)
9	2022	23,089.00	350,000	140,000	(6.06)	1,588,473,412	(414,750.00)	(0.26)
10	2023	23,487.50	350,000	140,000	(5.96)	1,667,897,082	(414,150.00)	(0.25)
11	2024	23,886.00	350,000	140,000	(5.86)	1,751,291,936	(413,450.00)	(0.24)
12	2025	24,284.50	-	-	-	1,838,856,533	(414,750.00)	(0.23)
13	2026	24,683.00	-	-	-	1,930,799,360	(415,750.00)	(0.22)
14	2027	25,081.50	-	-	-	2,027,339,328	(411,450.00)	(0.20)
15	2028	25,480.00	-	-	-	2,128,706,294	(412,000.00)	(0.19)
16	2029	25,878.50	-	-	-	2,235,141,609	(412,250.00)	(0.18)
17	2030	26,277.00	-	-	-	2,346,898,689	(412,200.00)	(0.18)
18	2031	26,675.50	-	-	-	2,464,243,624	(411,850.00)	(0.17)
19	2032	27,074.00	-	-	-	2,587,455,805	(416,200.00)	(0.16)
20	2033	27,472.50	-	-	-	2,716,828,595	(413,100.00)	(0.15)
21	2034	27,871.00	-	-	-	2,852,670,025	(413,700.00)	(0.15)
22	2035	28,269.50	-	-	-	2,995,303,526	(412,000.00)	(0.14)
23			\$ 3,500,000	\$ 1,400,000	\$ (64)		\$ (8,036,539)	\$ (4.37)
24								

* Only considers RAP tax revenues required to fund level of service enhancements



FARMINGTON CITY, UTAH

**NOTICING DRAFT
PARKS & RECREATION
IMPACT FEE FACILITIES PLAN
PREPARED BY
ZIONS PUBLIC FINANCE, INC.**

NOVEMBER 5, 2015



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EXECUTIVE SUMMARY

FARMINGTON IMPACT FEE FACILITIES PLAN

Farmington City (the City) currently imposes parks & recreation impact fees for their service area, which is comprised of all the areas within the City’s boundaries. Farmington is a city in Davis County, Utah, United States. It is part of the Ogden–Clearfield, Utah Metropolitan Statistical Area. Farmington is a desirable place to live and is rapidly growing in residential and commercial land uses. At the 2010 Census the population was 18,275 and the 2015 population estimate is 20,284. Farmington is the county seat of Davis County.

SUMMARY OF IMPACT FEE FACILITIES PLAN

Section 11-36a-302 of the Utah Code outlines the requirements of an impact fee facilities plan which is required to identify the following:

- (a) Demands placed upon existing public facilities by new development activity; and
- (b) The proposed means by which the local political subdivision will meet those demands.

Demand From New Development

The demand placed on existing public park facilities by new development activity is attributed to population growth. Farmington City has a 2015 population of 20,284 persons and will grow to a projected 23,886 persons by 2024 – an increase of 3,603 persons. Farmington has an estimated 5,779 households with an average of 3.51 persons per household.

FIGURE ES.1: CHANGE IN POPULATION AND HOUSEHOLDS

Year	Population	Annual Population Change	Households	Annual Households Change	% Increase
2010	18,275		5,207		
2011	18,677	402	5,321	114	2.20%
2012	19,078	402	5,435	114	2.15%
2013	19,480	402	5,550	114	2.11%
2014	19,882	402	5,664	114	2.06%
2015	20,284	402	5,779	114	2.02%
2016	20,685	402	5,893	114	1.98%
2017	21,087	402	6,008	114	1.94%
2018	21,489	402	6,122	114	1.90%
2019	21,890	402	6,237	114	1.87%
2020	22,292	402	6,351	114	1.84%
2021	22,691	399	6,465	114	1.79%
2022	23,089	399	6,578	114	1.76%
2023	23,488	399	6,692	114	1.73%
2024	23,886	399	6,805	114	1.70%
2025	24,285	399	6,919	114	1.67%
2026	24,683	399	7,032	114	1.64%
2027	25,082	399	7,146	114	1.61%
2028	25,480	399	7,259	114	1.59%
2029	25,879	399	7,373	114	1.56%
2030	26,277	399	7,486	114	1.54%
2040	31,893	5,616	9,086	1,600	21.37%

Source: US Census, American Community Survey, 2013-5-year data; Utah GOMB socioeconomic projections 2013



Farmington residents enjoy the benefits from parks that they have purchased; therefore, in order to achieve an equitable allocation of costs and benefits, new development needs only pay to maintain the current park facility standard (CPFS) that has been purchased by existing development. The current park facility standard is defined by dollars invested, or \$1,431 per capita.

FIGURE ES.2: EXISTING INVENTORY

Type	Current PFS per Capita	
	Acre/ Linear Ft	Qualifying Cost
Park	161	\$ 11,354,000
Open Space	74	1,484,753
Trails	125,339	863,213
Amenities	N/A	15,329,526
		\$ 29,031,492
	Population	20,284
	Cost per Capita	\$ 1,431

Currently the City is seeing many of their parks resources being stretched too thin particularly in relation to sports leagues. In recent years the City has experienced significant growth and saw increased demand for park facilities and recreation programs. In order to continue providing park amenities to City residents at the same benefit as in the past, the City will need to continue constructing park and recreation improvements to keep up with current demand. The City has two major projects on the horizon to help perpetuate the current park facilities standard and meet the needs of future demand. Planned new park improvements will add \$22.7M to the City’s inventory.

Proposed Means by Which City Will Meet Demands

The City is building a gym which will be located on 650 West. The total cost of this project is anticipated to be approximately \$14M. The gym will help to accommodate the City’s recreation league demands, such as Jr Jazz, and help all other programs to have the space needed to meet the full demand including volleyball, indoor track, basketball, dance/cheer camps, private rentals and more.

At the same location as the gym the City is developing a park that will cover approximately 40 acres and include soccer and football fields, pavilions, trail connections, playground areas, lighting, restrooms, concessions and a 4-plex softball and baseball complex. All this can be used for adult league and tournament play. Much of the demand for this project is to replace Bus Barn Park. Bus Barn Park is a temporary park with sports fields located on land owned by Davis School District and maintained by the City. The fields will no longer be available to the City as the school district begins construction of the new high school on that site which will open in 2018. To minimize the impact that the loss of Bus Barn Park will have on the City’s park system, the 650 West park is anticipated to be complete before the new school opens.

The table below summarizes the City’s current park facility standard and the proposed CPFS which includes the new projects. The City has \$23,645,757 in projects planned and \$16,616,516 of those projects are impact fee qualifying. Future project cost estimates account for inflation, however, these costs are included as estimates only. The impact fee is calculated according to the PFS per capita for the historic costs of the park inventory. Future projects are only identified to provide a general estimate of the City’s future park expenditures and level of service while the actual impact fee is calculated based on the existing park assets. Future expenditures are shown to help the City identify funding gaps between the planned expenditures and the estimated future impact fee revenues. The City will then prepare a finance plan to determine when to use City funds other than impact fees to fill the future park improvement funding gaps.



FIGURE ES.3: CURRENT AND PROPOSED PARK FACILITY STANDARD

Type	Current		Proposed	
	Acre/ Linear Ft	Qualifying Cost	Acre/ Linear Ft	Qualifying Cost
Park	161	\$ 11,354,000	33	\$ 3,600,000
Open Space	74	1,484,753	-	-
Trails	125,339	863,213	42,240	727,273
Amenities	N/A	15,329,526	N/A	19,318,484
		\$ 29,031,492		23,645,757
	Population	20,284	Population	11,610
	Cost per Capita	\$ 1,431	Cost per Capita	\$ 2,037

PROPOSED FUNDING PLAN

The new projects will benefit existing residents by maintaining the current park facility standard and will also have capacity to meet the demands of new growth. Impact fees are a fair and equitable means of requiring new development to pay its fair share of facilities and to achieve an “equitable allocation to the costs borne in the past and to be borne in the future, in comparison to the benefits already received and yet to be received.”¹ However, impact fees will not be the only funding source for the new projects. \$16M of the future projects are impact fee qualifying and the City will bridge the funding gap utilizing RAP tax and a GO Bond and a credit for the RAP tax and GO Bond will be included in the impact fee calculation. Existing residents will pay their portion of the project costs through the GO bond and RAP tax revenue and land sales and new growth will be eligible for a credit to ensure they will only be paying their fair share of the projects. The anticipated sources and uses for the future projects are summarized in the table below.

FIGURE ES.4: SOURCES AND USES OF FUTURE PROJECT FUNDS

PARK FUNDING SOURCES	
Funding Source	Anticipated Revenues
RAP Tax (10 Year Period)	\$ 7,029,240
GO Bond	6,022,909
Impact Fee Revenues	10,593,607
Total Sources	\$ 23,645,757
FUTURE PARK EXPENDITURES	
Improvement	Projected Amenities/Land Cost
Glovers (1100 West)	\$ -
Forbush Park Expansion (Hatch Home)	300,000
Bangerter Property (south of 650 West Property)	3,300,000
Salt Lake Shoreline Extension to North	90,909
Shepard Creek Trail	90,909
Spring Creek Trail	90,909
Haight Creek Trail	90,909
Legacy Trail Extension	181,818
Farmington Creek Trail	181,818
Park/Trails Amenities Cost	19,318,484
Estimated Future Park Improvements Uses	\$ 23,645,757

¹ Utah Code 11-36a-302(3)

CHAPTER 1: LEGAL REQUIREMENTS FOR AN IFFP

UTAH CODE LEGAL REQUIREMENTS

Utah law requires that communities prepare an Impact Fee Facilities Plan (IFFP) before preparing an Impact Fee Analysis and enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare an IFFP. This IFFP follows all legal requirements as outlined below. Farmington City has retained Zions Public Finance, Inc. to prepare this Impact Fee Facilities Plan in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Facilities Plan

A local political subdivision must provide written notice of its intent to prepare an IFFP before preparing the Plan (Utah Code 11-36a-501(1)). The required notice must:

- (a) Indicate that the local political subdivision intends to prepare an impact fee facilities plan; and
- (b) Describe or provide a map of the geographic area where the proposed impact fee facilities will be located.

This notice must be posted on the Utah Public Notice website. Farmington has complied with this noticing requirement for the IFFP by posting notice on June 12, 2015. A copy of the notice is included in the Appendix.

Preparation of Impact Fee Facilities Plan

Utah Code requires that “before imposing an impact fee, each local political subdivision or private entity shall . . . prepare an impact fee facilities plan to determine the public facilities required to serve development resulting from new development activity” (Utah Code 11-36a-301(1)).

Section 11-36a-302 of the Utah Code outlines the requirements of an Impact Fee Facilities Plan which is required to identify the following:

- a) Demands placed upon existing public facilities by new development activity;
- b) The proposed means by which the local political subdivision will meet those demands; and
- c) Consideration of all revenue sources to finance the impacts on system improvements.

This IFFP first evaluates projected population growth in Farmington. Growth in parks and recreation demand will be driven by residential growth rather than commercial growth. Next, the IFFP identifies Farmington City’s current system-wide² parks & recreation public facilities. The analysis then evaluates the demands placed on these facilities by new development activity and considers how Farmington City will meet those demands. Finally, this analysis includes a discussion of all potential revenue sources that could be used to finance the impact from growth on system improvements.

² Project level parks that serve a specific community and do not benefit the system as a whole cannot be used to establish the CPFS that the City desires to maintain through impact fees.



CHAPTER 2: CURRENT INVENTORY AND PARK FACILITY STANDARD UTAH CODE 11-36A-302(1)(A)(I)

CURRENT PARK FACILITY STANDARD

Park Lands

Utah Code allows cities to include only system-wide parks for the purpose of calculating impact fees. Project-wide parks cannot be used to establish levels of service eligible to be maintained through impact fees. Based on input from Farmington City, a system-wide park is defined as a park that serves more than one local development area.

Farmington City’s system-wide parks and trails include a wide variety of improvements that were purchased by the City as well as improvements that were developer funded, donated, loaned to the City or grant funded. However, in order to assure an equitable allocation of costs borne in the past to costs borne in the future,³ only improvements that were purchased by the City or exacted in lieu of impact fees will be used in determining impact fees. Improvements that were donated to the City are assumed to have been donated to the City’s system of parks through build-out. Future residents will not be expected to pay for a park facility standard that current residents have not purchased through impact fees or other means.

Open Space

Open space refers to natural lands which are owned and maintained by the City in a manner that protects native vegetation, water quality, and aquatic and terrestrial wildlife habitat while providing appropriate access and educational opportunities for the public.

Trails

Farmington City maintains numerous trails throughout the City, canyons, and wetlands with walking, jogging, hiking and some equestrian access. The trails system includes paved, gravel and natural trails.

CURRENT PARKS AND TRAILS INVENTORY

FIGURE 2.1: CURRENT FARMINGTON CITY IMPACT FEE QUALIFYING PARKS, TRAILS AND OPEN SPACE

Park Facility Standard - Current Inventory				
Park	Acres	Qualifying Cost	Acres/Linear Ft Per 1,000	LOS Per 1,000
Community	104	\$ 4,843,500	5.23	\$ 243,615
Entrance Park	3	165,000	0.15	8,299
Maintain Turf	5	-	0.25	-
Mini Park	7	-	0.36	-
Neighborhood	17	2,347,500	0.84	118,073
School District	25	-	1.26	-
Grand Total	161	\$ 11,354,000	8.09	\$ 369,987
Open Space				
	Acres	Qualifying Cost	Acres/Linear Ft Per 1,000	LOS Per 1,000
Farmington City Open Space	74.24	\$ 1,484,753	3.73	\$ 74,679
Farmington City Open Space	74.24	\$ 1,484,753	3.73	\$ 74,679
Trails				
	Linear Ft	Qualifying Cost	Acres/Linear Ft Per 1,000	LOS Per 1,000
Existing Trails	125,338.52	863,213	6,304.18	\$ 43,417
Existing Trails	125,338.52	\$ 863,213	6,304.18	\$ 43,417
Amenities				
	Total Cost of Existing Amenities			LOS Per 1,000
Amenities		\$ 15,329,526		\$ 771,033
Totals		\$ 29,031,492		\$ 1,259,116

³ Utah Code 11-36a-302(3)

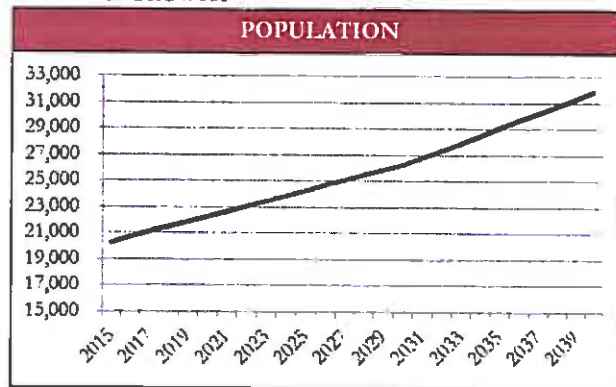
CHAPTER 3: DEMAND PLACED UPON EXISTING FACILITIES AND EXCESS CAPACITY TO ACCOMMODATE FUTURE GROWTH UTAH CODE 11-36A-302(1)(A)(III)& (IV)

GROWTH IN DEMAND

Based on the most recent Census, Farmington City had a 2010 population of 18,275 and currently has an estimated population of 20,284. The City projects a population of 31,893 by 2040. This growth in residential population will generate demand for additional parks and improved recreation facilities. The City currently has an estimated 5,779 households assuming an average of 3.51 persons per household.

Figure 3.1 shows the projected growth in Farmington City through 2040.

FIGURE 3.1: PROJECTED POPULATION GROWTH



As the City’s population has increased the demand placed upon the City’s existing parks and recreation facilities has increased as well. There have been significant increases in soccer usage of the City’s parks. Farmington City Jr. Jazz participation increased by 180% over the last 7 years. Volleyball has increased by 453% in the past 7 years. In order to perpetuate the current park facility standard, the City must continue to develop parks, trails and open space to meet the demands or the CPFS will drop.

CHAPTER 4: MEANS BY WHICH THE CITY WILL MEET ADDITIONAL DEMANDS CREATED BY GROWTH UTAH CODE 11-36A-302(1)(A)(V)

PROPOSED MEANS FOR MEETING THE DEMANDS PLACED UPON EXISTING PUBLIC FACILITIES BY NEW DEVELOPMENT

The City has determined that it desires to maintain its current level of open space and trail services and does not wish to decrease its current level of service per capita. The City has two significant projects that will be completed within the next six years and will fund a new park and a gym with the impact fees, GO bonds, RAP tax and other revenues. The park and gym will be located at about 650 West between 100 and 200 South. The second project is a new park being developed at 1100 West Glovers Lane. The two projects are described below.

PLANNED FUTURE IMPROVEMENTS

650 West

Gym will be located on 650 West and the parcel may also include football fields. The gym will help to accommodate the Jr Jazz demands and help all other programs to have the space needed to meet the full demand including volleyball, an indoor track, basketball, dance/cheer camps, private rentals, and more.

The proposed park will cover approximately 40 acres. The City purchased 20 acres in the past for the purpose of developing this park. It has just purchased the remaining 20 acres to complete the 40 acre parcel. Most of the 20 acres already owned were purchased with impact fees.

The park will include soccer and football fields, pavilions, trail connections, playground areas, lighting, restrooms, concessions and a 4-plex softball and baseball complex. All this can be used for adult league and tournament play. The City can have all soccer located on one single park. The fields may also be used for field hockey and lacrosse. This should be more convenient for City residents to avoid traveling to distant locations due to lack of amenities in Farmington. The total cost of the 650 West project is estimated to be \$12M and will be funded through a variety of revenue sources. The park is anticipated to be complete before the new high school opens in 2018.

1100 West

The City is developing a 10.5 acre park at 1100 West Glovers Lane complete with parking, restrooms, and landscaping.

Other Future Projects

Within the ten year planning horizon the City also plans on constructing a 2-4 acre park at the Old Farm property, expanding Forbush park by ½ acre, and developing/extending the Salt Lake Shoreline Trail, Shepard Creek Trail, Spring Creek Trail, Haight Creek Trail and Legacy Trail.

The City’s future plans also include a 22 acre park on the Bangerter property which is located south of the 650 West property. The Bangerter property will allow for the 650 West park to be further expanded as new growth occurs. Beyond ten years the City also plans improvements to the Farmington Creek Trail. The trail will be expanded with an additional two miles of paved trail.

Relocations

Some of the land in the 650 West 40 acre park will be required to replace the Bus Barn Park which is located on the future site of the new Farmington High School which will begin construction in 2016 and be completed in 2018. The Bus Barn Park fields are currently used by the City for recreation leagues. Fields were placed on Bus Barn Park in 2012 as a temporary solution for overcrowded fields. Bus Barn Park is 22 acres including 20 soccer fields and two football fields.



FIGURE 4.1: COMPARISON OF CURRENT AND PROPOSED CPFS

Type	Current		Proposed	
	Acre/ Linear Ft	Qualifying Cost	Acre/ Linear Ft	Qualifying Cost
Park	161	\$ 11,354,000	33	\$ 3,600,000
Open Space	74	1,484,753	-	-
Trails	125,339	863,213	42,240	727,273
Amenities	N/A	15,329,526	N/A	19,318,484
		\$ 29,031,492		23,645,757
	Population	20,284	Population	11,610
	Cost per Capita	\$ 1,431	Cost per Capita	\$ 2,037



CHAPTER 5: FINANCING PLAN AND CONSIDERATION OF ALL REVENUE SOURCES UTAH CODE 11-36A-302(2)

CONSIDERATION OF ALL REVENUE SOURCES

As required by Utah law, the Impact Fee Facilities Plan “shall generally consider all revenue sources, including impact fees and anticipated dedication of system improvements, to finance the impacts on system improvements.” This section discusses the variety of revenue sources that may be used to finance park system improvements. The City plans to spend approximately \$23M on future park improvements. \$16.6M of that amount is impact fee qualifying. The improvements will be funded through a variety of revenue sources as described below.

Impact Fee Funds

In order to achieve “an equitable allocation to the costs borne in the past and to be borne in the future, in comparison to the benefits already received and yet to be received,”⁴ impact fees will be used to maintain the CPFS services paid for by Farmington City. However, additional system-wide park land and recreation facility improvements beyond those funded through impact fees that are desired to maintain a “higher” park facility standard than what has been provided historically will be paid for by the community through other revenue sources.

Impact fees are a reasonable means of funding growth-related infrastructure. An Impact Fee Analysis is required to accurately assess the true impact of a particular user upon the City’s infrastructure and to preclude existing users from subsidizing new growth.

Impact fees are calculated based upon the portion of the cost of capital infrastructure that relates to growth. This method also takes into account current deficiencies and does not place a burden on future development to solve those deficiencies.

Sales Tax (RAP) Revenues

A RAP Tax fund is a collection of money accrued through sales taxes on purchases made within the limits of the city or county that has voted to adopt the program. Since this type of tax is subject to an election, it is not always a stable plan for future revenues. RAP tax is generated through a sales tax levy of 0.1% of taxable sales. The City has issued a 10 year Sales Tax Revenue bond to help fund the planned facilities but the RAP tax will only generate \$3.5M which is considerably less than the projected project cost. Sales tax is a great way to help pay for parks improvements because approximately 60% of sales tax revenues are paid by people from outside of Farmington which reduces the funding burden on City residents. Station Park attracts a significant amount of retail sales to Farmington and is located near the proposed park, the influx of people to the park will allow added traffic at the Station Park shops. New residents who are paying the impact fee as well as generated RAP revenues will be eligible for a credit to the impact fee.

Property Tax (GO Bonds) Revenues

Typically, General Obligation (GO) Bonds are used for facilities that are widely desired across the community and that benefit all property owners. GO bonds are backed by a City’s taxing power. In recent years the City had an outstanding GO Bond for recreational purposes. Rather than dropping the amount of property taxes currently paid by residents, the City voted on November 4, 2014 to issue a new GO Bond to help fund the new gym and park projects. The principal of the GO Bond is approximately \$6M. Similar to the RAP tax, property tax will also be eligible for an impact fee credit to ensure new residents aren’t subsidizing existing users.

⁴ Utah Code 11-36a-302 (3)



General Fund Revenues

While general fund revenues could be used to develop parks, trails and recreation capital facilities, general funds are usually used for the operating and maintenance costs associated with parks. Most cities do not have sufficient revenues to cover the capital costs of parks and recreation development through their general funds. Farmington has examined its general fund and does not believe it will have excess revenues in the next six to ten years to fund park capital improvements in this manner.

Grants

Grant monies are an ideal means for the City to fund future parks and recreation growth. However, the availability of grant funds has been greatly reduced over the past few years and it is not likely that the City would be able to fund its future demand based on this revenue source.

Exactions and Dedications

The City has a number of parks, trails or open space projects that were paid for by other means than City funding and are not impact fee qualifying. The City typically receives exactions or dedications for the following:

CONSERVATION SUBDIVISIONS

Included in the open space inventory are a number of conservation subdivisions. A conservation subdivision is a controlled-growth land use development that allows limited sustainable development while protecting the area's natural environmental features in perpetuity, including preserving open space landscape and vista, protecting farmland or natural habitats for wildlife, and maintaining the character of rural communities.

DENSITY CREDITS

As a means to gain development, a developer may donate land to the City to be developed as parks or open space. These parcels of land are impact fee qualifying because the developer has been compensated for the parcel of land through the higher density/value of their development. Therefore, the developer does not qualify for further compensation and the land is considered to be owned by the City, not gifted to the City. No impact fee credit is given to a developer for land dedicated for density credits.

The impact fee analysis will be based on the full park plan. The City has planned approximately \$23M in future projects and \$16.6M of the projects are impact fee qualifying. RAP tax will be used to fill the funding gap. However, if the City adopts less than the full impact fee recommended in the impact fee analysis then the City's other revenue sources, such as property tax and RAP tax, will need to increase to cover the deficit in project funding.



FIGURE 5.1: FUNDING SOURCES AND USES FOR FUTURE PROJECTS

PARK FUNDING SOURCES	
Funding Source	Anticipated Revenues
RAP Tax (10 Year Period)	\$ 7,029,240
GO Bond	6,022,909
Impact Fee Revenues	10,593,607
Total Sources	\$ 23,645,757
FUTURE PARK EXPENDITURES	
Improvement	Projected Amenities / Land Cost
Glovers (1100 West)	\$ -
Forbush Park Expansion (Hatch Home)	300,000
Bangerter Property (south of 650 West Property)	3,300,000
Salt Lake Shoreline Extension to North	90,909
Shepard Creek Trail	90,909
Spring Creek Trail	90,909
Haight Creek Trail	90,909
Legacy Trail Extension	181,818
Farmington Creek Trail	181,818
Park/Trails Amenities Cost	19,318,484
Estimated Future Park Improvements Uses	\$ 23,645,757

Impact Fee Credits

New residents who will be paying impact fees will also pay RAP tax and property tax for the park improvements. Therefore, credits must be considered to ensure that there is no double counting of funds. The impact fee credit for each new residential dwelling will be calculation in the Impact Fee Analysis.



IMPACT FEE FACILITIES PLAN CERTIFICATION

In accordance with Utah Code Annotated, 11-36a-306(2), Zions Public Finance, Inc., makes the following certification:

I certify that the attached Impact Fee Facilities Plan (“IFFP”):

1. includes only the cost of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and
3. complies in each and every relevant respect with the Impact Fees Act.

Zions Public Finance, Inc. makes this certification with the following caveats:

1. All of the recommendations for implementations of the Impact Fee Facilities Plan made in the IFFP documents or in the Impact Fee Analysis documents are followed in their entirety by Farmington City staff and elected officials.
2. If all or a portion of the IFFP or Impact Fee Analysis is modified or amended, this certification is no longer valid.
3. All information provided to Zions Public Finance, Inc. its contractors or suppliers is assumed to be correct, complete and accurate. This includes information provided by Farmington City and outside sources. Copies of letters requesting data are included as appendices to the IFFP and the Impact Fee Analysis.

Dated: November 5, 2015

ZIONS PUBLIC FINANCE, INC.

APPENDIX A: POPULATION PROJECTIONS/ GROWTH IN DEMANDS

Farmington City Parks and Recreation IFFP

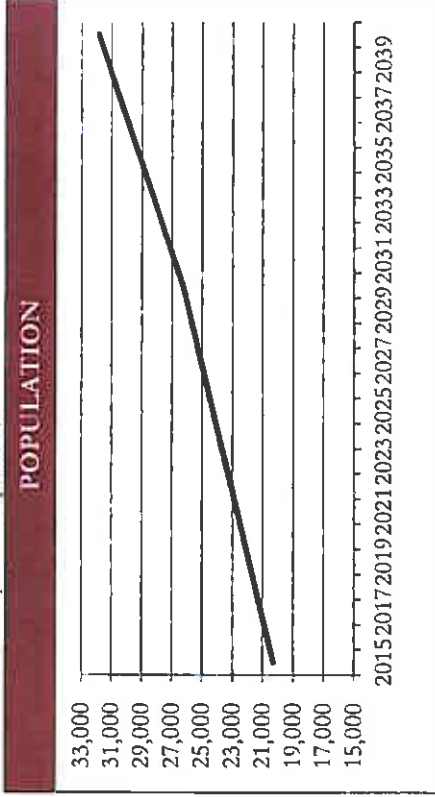
Table A.1: Growth Projections

Year	Population	Annual Population Change	Households	Annual Households Change	% Increase
2010	18,275		5,207		
2011	18,677	402	5,321	114	2.20%
2012	19,078	402	5,435	114	2.15%
2013	19,480	402	5,550	114	2.11%
2014	19,882	402	5,664	114	2.06%
2015	20,284	402	5,779	114	2.02%
2016	20,685	402	5,893	114	1.98%
2017	21,087	402	6,008	114	1.94%
2018	21,489	402	6,122	114	1.90%
2019	21,890	402	6,237	114	1.87%
2020	22,292	402	6,351	114	1.84%
2021	22,691	399	6,465	114	1.79%
2022	23,089	399	6,578	114	1.76%
2023	23,488	399	6,692	114	1.73%
2024	23,886	399	6,805	114	1.70%
2025	24,285	399	6,919	114	1.67%
2026	24,683	399	7,032	114	1.64%
2027	25,082	399	7,146	114	1.61%
2028	25,480	399	7,259	114	1.59%
2029	25,879	399	7,373	114	1.56%
2030	26,277	399	7,486	114	1.54%
2040	31,893	5,616	9,086	1,600	21.37%

Table A.2: Development Type

Development Type	Persons Per Household (PPH)	ERU Equivalent
Single Family (2010 Census)	3.51	1.00
Multi-Family (2010 Census)	2.79	0.79

Table A.3: Graph of Population Growth



APPENDIX B: EXISTING PARK ACRES

Farmington City Parks and Recreation 11/13/17

Park Name	Type of Park		Total Acres	Funding	Contract Cost	Acquired	Deed By	Maintained By	Qualifying Cost		Non-Qualifying Cost	Typical Improvement
	Entrance Park	Recreation Park							Qualifying	Non-Qualifying		
200 West	Entrance Park	Recreation Park	0.70	UDOT	70,000	UDOT	UDOT	City	Non-Qualifying	\$	70,000	System
3rd Corner (600 N.)	Entrance Park	Recreation Park	1.20	Strom	120,000	Strom	Strom	Strom	Non-Qualifying	\$	120,000	Project
San West (Clark Park) Trail Park	San West	Trail Park	4.70	City	470,000	City	City	City	Non-Qualifying	\$	470,000	Project
650 West	Community	Community	43.00	City	6,500,000	City	City	City	Qualifying	\$	6,500,000	System
5-Way	Maintenance	Turf	0.70	USPS	70,000	USPS	City	City	Non-Qualifying	\$	70,000	System
107th West	Maintenance	Turf	0.30	Developer	30,000	Developer	City	City	Non-Qualifying	\$	30,000	System
Burke Lane	Entrance Park	Recreation Park	1.10	City	110,000	City	City	City	Qualifying	\$	110,000	System
Blue Park	School District	School District	21.70	School District	2,170,000	School District	School District	City	Non-Qualifying	\$	2,170,000	System
East Second Wall Park	Maintenance	Turf	0.60	Developer	60,000	Developer	City	City	Non-Qualifying	\$	60,000	System
Farmington Wood Park	Community	Community	17.77	County/City	1,777,000	County/City	City	City	Non-Qualifying	\$	1,777,000	System
Farmington (Chandler) Preserve Park (10th West)	Neighborhood	Neighborhood	1.60	City	160,000	City	City	City	Qualifying	\$	160,000	System
Farmington Ranches Park	Community	Community	8.40	Developer	840,000	Developer	City	City	Non-Qualifying	\$	840,000	System
Forbush Park (Main Park)	Community	Community	8.12	City	812,000	City	City	City	Qualifying	\$	812,000	System
Herridge Park	Community	Community	11.57	City	1,157,000	City	City	City	Qualifying	\$	1,157,000	System
Land and South Frontage	Maintenance	Turf	0.30	Developer	30,000	Developer	City	City	Non-Qualifying	\$	30,000	System
Lapine Park	San West	Trail Park	0.14	HIOA	14,000	Developer	Developer	City	Non-Qualifying	\$	14,000	Project
Main Park	Neighborhood	Neighborhood	0.71	City	71,000	City	City	City	Qualifying	\$	71,000	System
Mountain View Park	Neighborhood	Neighborhood	2.46	City	246,000	City	City	City	Qualifying	\$	246,000	System
Mountain by Old City Hall	Neighborhood	Neighborhood	1.30	City	130,000	City	City	City	Non-Qualifying	\$	130,000	Project
Pearl & View Park	Neighborhood	Neighborhood	1.07	Developer	107,000	Developer	City	City	Non-Qualifying	\$	107,000	System
Quail Cove North Park	San West	Trail Park	0.57	Developer	57,000	Donated	Donated	City	Non-Qualifying	\$	57,000	Project
Quail Cove South Park	San West	Trail Park	0.44	Developer	44,000	Donated	Donated	City	Non-Qualifying	\$	44,000	Project
Quail Cove Frontage	Maintenance	Turf	0.80	Developer	80,000	Donated	Donated	City	Non-Qualifying	\$	80,000	System
Rugby Field (Cleveland)	School District	School District	3.40	School District	340,000	School District	City	City	Non-Qualifying	\$	340,000	System
Sherrard Park	Community	Community	6.00	City	600,000	City	City	City	Qualifying	\$	600,000	System
South Park	Community	Community	6.66	City	666,000	City	City	City	Qualifying	\$	666,000	System
South Second Wall	Maintenance	Turf	2.50	UDOT	250,000	Developer	City	City	Non-Qualifying	\$	250,000	Project
Spring Creek Park	Community	Community	2.50	Developer	250,000	Developer	City	City	Non-Qualifying	\$	250,000	Project
Woodland Park	Neighborhood	Neighborhood	10.88	City	1,088,000	City	City	City	Qualifying	\$	1,088,000	System
Totals			160.93		18,243,000					\$	11,354,000	\$ 6,889,000

Table B.1. Existing Park Acres

Table B.2. Existing Open Space

Park Name	Total Acres	Funding	Total Cost
Farmington City Open Space	1,122	City	1,122,000
Totals	1,122		1,122,000

Table B.3. Trail Lanes Total

Park Name	Total Acres	Funding	Total Cost
Bronzeville Sherrard	1,006	City	8,337
Bronzeville Sherrard Trail Access	2,720	City	18,734
Buffalo Ranches East	4,200	City	29,137
Buffalo Ranches West	18,665	City	124,415
Sweet Salt Lake Sherrard	10,243	City	70,544
Davis Creek Trail	3,648	City	25,124
Farmington Bay	33,581	City	231,288
Farmington Creek Trail	15,083	City	103,685
Totals	153,106	City	1,054,441

Table B.4. Park Land Summary

Type of Park	Total Acres	Funding Cost of Park	Qualifying Cost	Non-Qualifying Cost
Community	103.96	\$ 9,141,000	\$ 4,843,500	\$ 4,300,500
Entrance Park	3.00	450,000	105,000	285,000
Maintenance	5.00	3,870,000	-	3,870,000
Neighborhood	7.15	1,072,500	-	1,072,500
School District	16.72	2,540,000	2,347,500	100,500
Grand Total	160.93	\$ 20,809,500	\$ 7,356,000	\$ 13,453,500

Table B.5. Open Space Summary

Type of Park	Total Acres	Funding Cost of Park	Qualifying Cost	Non-Qualifying Cost
Park Land (Acres)	3	100,000	-	-
Open Space (Acres)	20,000	-	-	-
Totals (Open Space)	23,000	\$ 100,000	\$ -	\$ -

Table B.6. Total Summary

Type of Park	Total Acres	Funding Cost of Park	Qualifying Cost	Non-Qualifying Cost
Grand Total	184.93	\$ 20,909,500	\$ 7,356,000	\$ 13,453,500

	VA	VB	VC	VD	VE	VF	VG	VH	VI	VJ	VK	VL	VM	VN	VO	VP	VQ
Lupine Park																	
Mountain View Park																	
Museum by Old City Hall																	
Point of View Park																	
Quail Cove North Park																	
Quail Cove South Park																	
Rice Farms Frontage Sound Wall																	
Rugby Field (Glover)																	
Shepard Creek Trail																	
Shepard Park																	
South Park																	
South Sound Wall																	
Spring Creek Park																	
Seed Creek Trail																	
Woodland Park																	
Subtotal																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	1,201,425	22,000	796,000	142,401	130,725	21,000	834,835	197,204	50,100	2,110,000	29,507	69,365	151,892	41,560	90,710	6,640	877,456
	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	17,430	55,410	796,860	960	11,266,572	1,374,090	15,372	3,925,653	746,104	5,101,829	6,972	15,563	219,000	2,075	632,500	58,100	16,610
	21	30	8	8	35	40	10	10	10	10	10	10	10	10	10	10	10
	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
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	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26
	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27
	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28
	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29
	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31
	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32
	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33
	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34
	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35
	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36
	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37
	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38
	39	39	39	39	39	39	39	39	39	39	39	39	39	39	39	39	39
	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41
	42	42	42	42	42	42	42	42	42	42	42	42	42	42	42	42	42
	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43
	44	44	44	44	44	44	44	44	44	44	44	44	44	44	44	44	44
	45	45	45	45	45	45	45	45	45	45	45	45	45	45	45	45	45
	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46
	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47
	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48
	Total Count																19,229,493

APPENDIX D: FUTURE IMPROVEMENTS

Farmington City Parks and Recreation IFFP

A B C D E

Table D.1: Future Park Acres

Park Name	Total Acres	Land Purchase	Funding	Type of Improvement
Glovers (1100 West)	10.50	\$ -	Developer	System
Forbush Park Expansion (Hatch Home)	0.50	300,000	City	System
Bangerter Property (south of 650 West Property)	22.00	\$ 3,300,000	City	
Park Development of Bangerter Property	-	\$ -	City	
Totals	33.00	\$ 3,600,000		

150,000

Table D.2: Future Open Space Acres

3.44

Park Name	Total Acres	Funding	Cost Estimate	Type of Improvement
Totals	-	-	-	

Table D.3: Future Trail Linear Feet

Park Name	Total Linear Feet	Funding	Cost Estimate	Type of Improvement
Salt Lake Shoreline Extension to North	5,280	City	\$ 90,909	System
Shepard Creek Trail	5,280	City	90,909	System
Spring Creek Trail	5,280	City	90,909	System
Haight Creek Trail	5,280	City	90,909	System
Legacy Trail Extension	10,560	City	181,818	System
Farmington Creek Trail	10,560	City	181,818	System
Totals	42,240		\$ 727,273	

Table D.4: Cost Estimate Assumptions

	Estimated Cost
Park Land (Acre)	\$ 150,000
Open Space (Acre)	50,000
Trails (Acre)	50,000
Trails (Linear Foot)	17.22

A B C D E

APPENDIX E: FUTURE AMENITIES

Farmington City Parks and Recreation IFFP

	A	B	C	D	E	F	G	H	I	J	K	L	M	O							
			650 W.	Glovers (1100 W.)	Forbush Park Expansion-purchasing land	Salt Lake Shoreline Expansion to North	Shepard Creek Trail	Spring Creek Trail	Haight Creek Trail	Legacy Trail Extension	Bangerter Property	Farmington Creek Trail	Total								
1	Improvements	Cost																			
2	Gasoline, Paints, Hardware																				
3	Large Bowery Storage	\$ 99,600																			
4	Large Bowery w Tables (1,500)	132,800																			
5	Small Bowery w Tables (1,100 \$)	74,000																			
6	Patio Bowery (500 \$)	28,145									4,700										
7	Grills	15,450												15,450							
8	Fields, Courts, Dismands																				
9	Concrete Basketball Full Court	\$ 99,600		80,184																	
10	Concrete Basketball Half Court	8,300									91,000			179,184							
11	Non-Igated Tennis Courts	62,250																			
12	Baseball Complex - Amusement Building	28,507		300,000							62,250			629,757							
13	Baseball Softball Diamond	13,881		2,000,000										2,013,881							
14	Ligand Tennis Courts	37,973																			
15	Scoreboard	8,300																			
16	Volleyball Court	15,335																			
17	Benches	3,370																			
18	Picnic Tables																				
19	Picnic Tables	\$ 830																			
20	Bench	727		7,890		300															
21	Restrooms	97,600		113,000		250,000															
22	BBQ	125									92,000										
23	Trail/Bond/Turf Improvements																				
24	Rough Grading		260,329		180,000																
25	Flowing and Final Grading		7,116		7,200																
26	Asphalt Trail per L.F	42	88,442				219,120	219,120	219,120	438,240											
27	Concrete Trail Walkway	33																			
28	Road Base	55	140,680		57,824																
29	Parking	22,000	912,125		122,760																
30	Reelbase Crushed Gravel	33									509,000										
31	Irrigation		443,622		19,000																
32	Seed Fertilizer Topsoil Soil Conditioner		369,386		10,000																
33	Landscaping	1,04	41,899		50,000																
34	4" Mulch				3,000						97,432										
35	Central Control Components				8,000																
36	Trail Improvements	3,886																			
37	Sidewalks Curb and Gutter		87,075		32,640																
38	Asphalt Trail & Parking	13,563																			
39	Other																				
40	Pedestrian Bridges	\$ 5,000	5,000																		
41	Bench																				
42	Grill		8,000,000																		
43	Base Rack		1,400																		
44	Trash Receptacle		3,760																		
45	State-of-the-Art	299,000																			
46	Dressing Fountain	2,073		3,000																	
47	Large Playground	62,250																			
48	Small Playground Equipment	29,050									62,250										
49	Stage	16,610																			
50	Fish Cleaning Station	9,723																			
51	Eight Head Lights	8,300																			
52	Four Head Lights	6,228		115,000																	
53	Two Head Lights	4,152																			
54	Large Path	207,5																			
55	Flag Pole	4,250																			
56	Tirels	4,150																			
57	Wroughton Sign	4,150																			
58	Vand Freeing	17																			
59	Sanitary Enclosure	4,150		13,000																	
60	Subtotal	\$	13,764,217	\$	713,424	\$	23,078	\$	3,000	\$	219,120	\$	219,120	\$	438,240	\$	1,869,832	\$	438,240	\$	17,904,391
61	Total w/ Contingency	\$	15,140,639	\$	749,895	\$	22,078	\$	3,000	\$	219,120	\$	219,120	\$	438,240	\$	1,869,832	\$	438,240	\$	19,318,181

APPENDIX F: CURRENT PARKS FACILITY STANDARD

Farmington City Parks and Recreation IFFP

Current Farmington City Population 19,882

Table F.1 Current Park Facility Standard

Park Facility Standard - Current Inventory				
Park	Acres	Qualifying Cost	Acres/Linear Ft Per 1,000	LOS Per 1,000
Community	104	\$ 4,843,500	5.23	\$ 243,615
Entrance Park	3	165,000	0.15	8,299
Maintain Turf	5	-	0.25	-
Mim Park	7	-	0.36	-
Neighborhood	17	2,347,500	0.84	118,073
School District	25	-	1.26	-
Grand Total	161	\$ 11,354,000	8.09	\$ 369,987
Open Space				
Acres	Qualifying Cost	Acres/Linear Ft Per 1,000	LOS Per 1,000	
Farmington City Open Space	74.24	\$ 1,484,753	3.73	\$ 74,679
Farmington City Open Space	74.24	\$ 1,484,753	3.73	\$ 74,679
Trails				
Linear Ft	Qualifying Cost	Acres/Linear Ft Per 1,000	LOS Per 1,000	
Existing Trails	125,338.52	863,213	6,304.18	\$ 43,417
Existing Trails	125,338.52	\$ 863,213	6,304.18	\$ 43,417
Amenities				
Total Cost of Existing Amenities				LOS Per 1,000
Amenities		\$ 15,329,493		\$ 771,031
Totals		\$ 29,031,459		\$ 1,259,114

FUTURE PARK IMPROVEMENTS

Table F.2 Future Park Facility Standard

Park Facility Standard - Proposed Park Improvements				
Park	Acres	Qualifying Cost	Acres/Linear Ft Per 1,000	LOS Per 1,000
Glovers (1100 West)	11	\$ -	0.5	\$ -
Forbush Park Expansion (Hatch Home)	0.5	300,000	0.0	15,089
Bangerter Property (south of 650 West Property)	22	3,300,000	1.1	165,981
Grand Total	33	\$ 3,600,000	1.7	\$ 181,070
Proposed Open Space Improvements				
Acres	Qualifying Cost	Acres/Linear Ft Per 1,000	LOS Per 1,000	
Farmington City Open Space	\$ -	-	-	\$ -
Farmington City Open Space	\$ -	-	-	\$ -
Proposed Trails Improvements				
Linear Ft	Qualifying Cost	Acres/Linear Ft Per 1,000	LOS Per 1,000	
Existing Trails	42,240	\$ 727,273	2,124.6	\$ 36,580
Existing Trails	42,240	\$ 727,273	2,124.6	\$ 36,580
Proposed Amenities Improvements				
Total Cost of Future Amenities				LOS Per 1,000
Amenities		\$ 19,318,484		\$ 971,667
Totals		\$ 23,645,757		\$ 1,189,317

APPENDIX G: OUTSTANDING DEBT SUMMARY

Farmington City Parks and Recreation IFFP

Table G.1: 2015 General Obligation Revenue Bond

Date	Principal	Interest Rate	Interest Payment	FY Payment
4/1/2015	\$ -	-	\$ -	\$ -
4/1/2016	-	-	172,789	172,789
4/1/2017	250,000	2.00%	161,150	411,150
4/1/2018	260,000	2.00%	156,150	416,150
4/1/2019	265,000	2.00%	150,950	415,950
4/1/2020	270,000	2.00%	145,650	415,650
4/1/2021	275,000	2.00%	140,250	415,250
4/1/2022	280,000	2.00%	134,750	414,750
4/1/2023	285,000	2.00%	129,150	414,150
4/1/2024	290,000	3.00%	123,450	413,450
4/1/2025	300,000	3.00%	114,750	414,750
4/1/2026	310,000	3.00%	105,750	415,750
4/1/2027	315,000	3.00%	96,450	411,450
4/1/2028	325,000	3.00%	87,000	412,000
4/1/2029	335,000	3.00%	77,250	412,250
4/1/2030	345,000	3.00%	67,200	412,200
4/1/2031	355,000	3.00%	56,850	411,850
4/1/2032	370,000	3.00%	46,200	416,200
4/1/2033	380,000	3.00%	35,100	415,100
4/1/2034	390,000	3.00%	23,700	413,700
4/1/2035	400,000	3.00%	12,000	412,000
	\$ 6,000,000		\$ 2,036,539	\$ 8,036,539

Table G.2: 2015 GO Bond Sources and Uses

Sources And Uses Of Fund:	
The proceeds from the sale of the 2015 Bonds are estimated to be applied as set forth below.	
Sources:	
Par amount of 2015 Bonds	56,000,000.00
Reoffering premium	145,797.80
Total	56,145,797.80
Uses:	
Deposit to Construction Fund	6,022,909.05
Costs of Issuance (1)	64,500.00
Underwriter's discount	58,388.75
Total	56,145,797.80
(1) Includes legal fees, Municipal Advisor fees, rating agency fees, Bond Registrar and Paying Agent fees, rounding amounts and other miscellaneous costs of issuance.	

APPENDIX H: REVENUE CREDITS

Farmington City Parks and Recreation IFFP

TABLE H 1. CALCULATION OF RAP TAX CREDITS

	A	B	C	D	E	F	G	H
	Year	Population	RAP Tax Revenues*	Local RAP Tax Revenues	Local RAP Credit per Capita	Taxable Value	2015 GO Bond Payments	GO Bond Credits (\$1k Taxable Value)
1								
2	2015	20,283.50	\$ 350,000	\$ 140,000	(6.90)	\$ 1,128,898,397		-
3	2016	20,685.20	350,000	140,000	(6.77)	1,185,343,317	(172,788.61)	(0.15)
4	2017	21,086.90	350,000	140,000	(6.64)	1,244,610,483	(411,150.00)	(0.33)
5	2018	21,488.60	350,000	140,000	(6.52)	1,306,841,007	(416,150.00)	(0.32)
6	2019	21,890.30	350,000	140,000	(6.40)	1,372,183,057	(415,950.00)	(0.30)
7	2020	22,292.00	350,000	140,000	(6.28)	1,440,792,210	(413,650.00)	(0.29)
8	2021	22,690.50	350,000	140,000	(6.17)	1,512,831,821	(415,250.00)	(0.27)
9	2022	23,089.00	350,000	140,000	(6.06)	1,588,473,412	(414,750.00)	(0.26)
10	2023	23,487.50	350,000	140,000	(5.96)	1,667,897,082	(414,150.00)	(0.25)
11	2024	23,886.00	350,000	140,000	(5.86)	1,751,291,936	(413,450.00)	(0.24)
12	2025	24,284.50	-	-	-	1,838,856,533	(414,750.00)	(0.23)
13	2026	24,683.00	-	-	-	1,930,799,360	(415,750.00)	(0.22)
14	2027	25,081.50	-	-	-	2,027,339,328	(411,450.00)	(0.20)
15	2028	25,480.00	-	-	-	2,128,706,294	(412,000.00)	(0.19)
16	2029	25,878.50	-	-	-	2,235,141,609	(412,250.00)	(0.18)
17	2030	26,277.00	-	-	-	2,346,898,689	(412,200.00)	(0.18)
18	2031	26,676.60	-	-	-	2,464,243,624	(411,850.00)	(0.17)
19	2032	27,076.20	-	-	-	2,587,455,805	(416,200.00)	(0.16)
20	2033	27,475.80	-	-	-	2,716,828,595	(415,100.00)	(0.15)
21	2034	28,523.40	-	-	-	2,852,670,025	(413,700.00)	(0.15)
22	2035	29,085.00	-	-	-	2,995,303,526	(412,000.00)	(0.14)
23			\$ 3,500,000	\$ 1,400,000	\$ (64)		\$ (8,036,539)	\$ (4.37)

* Only considers RAP tax revenues required to fund level of service enhancements

A B C D E F G H

APPENDIX I: IMPACT FEE CALCULATION

Farmington City Parks and Recreation IFFP

Figure I.1: Calculation of Park Impact Fee Per Capita

Facility	Cost	Population Served	Fee Per Capita
Future City Park Improvements	\$ 23,645,757		
Level of Service Enhancement (Funded with RAP tax/ Gen Fund)	(7,029,259)		
Future Qualifying Park Expense (Current Level of Service)	\$ 16,616,497	11,610	\$ 1,431.28
RAP Tax Credit			(63.56)
Professional Expenses	15,000	3,603	4.16
Total Park Impact Fee Per Capita			\$ 1,371.89

Figure I.2: Calculation of Park Impact Fees by Residential Unit

Impact Fee Calculation	Fee Per Unit
Average Household Size/Owner Occupied*	3.51
Gross Park Impact Fee per Capita	\$ 4,815
GO Bond Property Tax Credit (\$318,995 Average House Valuation)	(766)
Impact Fee per Household Unit	\$ 4,049
Average Household Size/Multi Family*	2.79
Gross Park Impact Fee per Capita	\$ 3,828
GO Bond Property Tax Credit (\$100,000 Average Unit Valuation)	(240)
Impact Fee per Household/Multi Family	\$ 3,828

*Source: 2010 Census

Figure I.3: Calculation of Non-Standard Park Impact Fees

Parks & Recreation Non-Standard Impact Fee Formula
Step 1: Multiply Number of Persons per Household by Impact Fee per Capita \$1,371.89
Step 2: Apply the Credit to the Fee (Subtract \$4.37 per \$1,000 Home Valuation after the 55% Residential Tax Reduction)

CITY COUNCIL AGENDA

For Council Meeting:
November 17, 2015

PUBLIC HEARING: Russell PUD Overlay

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. See enclosed staff report for recommendation.

GENERAL INFORMATION:

See enclosed staff report prepared by David Petersen.

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David Petersen, Community Development Director

Date: November 17, 2015

SUBJECT: **RUSSELL PUD OVERLAY**
Applicant: **Tami Russell**

RECOMMENDATION

- A Hold a public hearing.
- B Move that the City Council approve the PUD overlay request, and enclosed ordinance enabling only the proposed salon business as proposed by the applicant, subject to all applicable codes, development standards and ordinances as per the enclosed site plan and the following conditions:
1. The PUD overlay designation shall run with the property owner and not the property, and shall terminate upon the transfer of ownership;
 2. In the event the property owner demolishes the historic home or alters the home in such a way that it is no longer eligible for the national register the PUD overlay shall be terminated;
 3. The street trees along Main Street and Shepard Lane, and the two large pine trees on the west side of the property, shall be preserved;
 4. The applicant shall provide an opaque screen (either a fence or a vegetative buffer) the full length of the southern edge of the proposed parking lot.
 5. The property owner shall provide at least 4 parking stalls on site.
 6. The applicant may provide signs on site, but shall not exceed signage as per her request, including one sign in the east gable of the home, and one sign not to exceed 4 feet in height and 3' X 6' in area in the yard. The signs may be lit, but lights must be turned off by 10:00 pm.
 7. A "right-turn only" sign, as approved by City staff, including the placement thereof (so as not to block site distance), shall be provided to caution vehicles leaving the parking area entering traffic.

Findings for Approval:

- a. The home is historic and is eligible for the National Register; the applicant will be preserving and rehabilitating the home where appropriate.
- b. Open space, or common area, not less than 10% of the total area of a site is required for all PUDs. Nevertheless, in lieu of this requirement one may preserve an existing on-site historic structure as approved by the City. The applicant has agreed to do so.

- c. The proposed PUD overlay and accompanying commercial use is compatible with and will have minimal impact on the surrounding neighborhood.
- d. This location is a good place for low-impact neighborhood businesses, as it is at an intersection of two major roads (Main and Shepard).
- e. A portion of the property is designated as OBP on the General Plan, which is a commercial zone, and the proposal is consistent with the text of the General Plan.
- f. Section 11-32-104 of the Zoning Ordinance dictates that a business such as this (a “less intensive commercial business”) provide at least 1.5 parking stall per 1,000 s.f. of total area; this home is 2,000 s.f. and therefore the minimum requirement for parking is 3 stalls. The applicant is meeting this requirement.

BACKGROUND

Questions (and Planning Commission Response)

The Planning Commission considered the following questions before deliberation of the request by the applicant. This formed the foundation for their recommendation to the Council. Accordingly, it is recommended that the Council also consider the following questions before deciding the matter:

1. Is the location of the subject property desirable as a residence? Response: *No (many Commissioners further expressed in an unsolicited way that they would also not want to live at that location themselves).*
2. If left as a residence, will economic pressure eventually cause a commercial use to occur at this location? *Yes. The structure may also be scrapped off and the trees removed. And some Commissioners gave examples of how other communities refused to let alternative uses go on to properties similar situated and said properties were left to deteriorate and became an eyesores, and eventually theses homes was torn down anyway and in some cases the land left vacant.*
3. Is this residential property unique in comparison to all other residential properties abutting Main Street between Park Lane and the Cherry Hill Interchange? *Yes. If fact, the Commissioners could not think of another such existing residential property along Main Street north of Park Lane that was like the subject property. All other residential properties along this street have at least some appeal to remain as a dwelling and where one would want to reside.*
4. If an eye lash and brow salon is established at this location, what mechanism will provide the least impact to the neighborhood and the most control for the City?---*comparisons were made between a home occupation with someone living on-site and a PUD overlay where one may not live on-site? (see attached table for the Planning Commission's full response)*

Background

Tami Russell is requesting approval of a PUD overlay so that she can run an eye lash and brow salon at 1217 North Main Street. Because the applicant, or her daughter, plan not to live on-site, she may not be able to pursue a home occupation. Staff felt that rezoning the property to BP (Business Park) would be too permanent and may impede the City in the future by allowing for all the uses within the BP zone to run with the property. It is worth noting, however, that there is a business park zone designation across Shepard Lane and there is a non-conforming business (The Brass Comb) across Main Street; in other words, there is existing and compatible commercial uses very close to the subject property and this intersection is conducive to low-impact commercial development.

Section 11-27-010 of the Zoning Ordinance states:

"The intent of the Planned Unit Development chapter is to promote flexibility in site design, to achieve, for example, the clustering of buildings, the mixture of housing types, and the combining of housing with supplementary uses such as commercial centers, business parks or other multiple use centers, etc."

Staff feels that this type of low-impact, low-profile commercial use meets the purpose of the PUD overlay designation. Additionally, because this house is eligible for the National Register of Historic Places, the preservation and rehabilitation (where appropriate) of the home may be achieved through a PUD overlay designation. The applicant has agreed to preserve and rehabilitate the house in a historically appropriate manner. Staff also felt it important to include, as a condition for approval, that the PUD overlay designation runs with the property owner and not the property; this is to protect the City from the potential that a future property owner may propose a commercial use that the City does not want. By limiting the PUD designation to the property owner, any future property owners would have to go through the PUD overlay process to get that right, and such an action is legislative and discretionary. Additionally, the PUD designation does not create a precedence as the City is not obligated to give a PUD designation where one was granted before, i.e. the City still has the flexibility to deny any PUD overlay for any reason it sees appropriate.

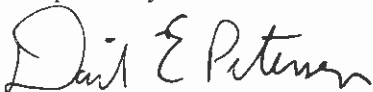
Supplemental Information

1. Vicinity Map
2. PUD Ordinance
3. Narrative from Tami Russell
4. Context photos of site and building
5. Site plan with parking lot configuration
6. Home occupation comparison table

Applicable Ordinances

1. Title 11, Chapter 11 – Single Family Residential
2. Title 11, Chapter 27 – Planned Unit Development

Respectfully Submitted



Dave Petersen
Community Development Director

Concur



Dave Millheim
City Manager

Farmington City



Date: 10/15/2015



FARMINGTON, UTAH

ORDINANCE NO. 2015 -

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF SHEPARD LANE AND MAIN STREET FROM LR TO LR (PUD) (APPLICATION Z-6-15).

WHEREAS, the Farmington City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed PUD overlay or Zoning Map amendment by recommending approval of the same, pursuant to State Law and the Farmington City Zoning Ordinance; and

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

WHEREAS, the City Council of Farmington City finds that such Zoning Map amendment should be made;

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

Section 1. Zoning Amendment. That certain real property located on the southwest corner of Shepard Lane and Main at 1217 North Main Street presently zoned LR as shown on the Farmington City Zoning Map, is hereby changed and rezoned from LR to LR (PUD) as more particularly described and/or illustrated in Exhibit "A", attached hereto and incorporated herein by this reference, and the Farmington City Zoning map and Ordinance is correspondingly amended.

The PUD overlay enables the property owner to deviate from the standards of the underlying zone by establishing an eye lash and brow salon, which salon must be limited to two employees on-site and any one time.

Section 2. Conditions. The Farmington City Zoning Map Amendment adopted herein is subject to the following conditions:

1. The PUD overlay designation shall run with the property owner and not the property, and shall terminate upon the transfer of ownership;
2. In the event the property owner demolishes the historic home or alters the home in such a way that it is no longer eligible for the national register the PUD overlay shall be terminated;
3. The street trees along Main Street and Shepard Lane, and the two large pine trees on the west side of the property, shall be preserved;
4. The applicant shall provide an opaque screen (either a fence or a vegetative buffer) the full length of the southern edge of the proposed parking lot.
5. The property owner shall provide at least 4 parking stalls on site.
6. The applicant may provide signs on site, but shall not exceed signage as per her request, including one sign in the east gable of the home, and one sign not to exceed 4 feet in height and 3' X 6' in area in the yard. The signs may be lit, but lights must be turned off by 10:00 pm.
7. A "right-turn only" sign, as approved by City staff, including the placement thereof (so as not to block site distance), shall be provided to caution vehicles leaving the parking area entering traffic.

Section 3. Revocations. Any violation of the conditions set forth herein shall be grounds for the review and possible revocation of this ordinance by the City Council. The City Council upon a recommendation of the Planning Commission, which recommendation must be made ready at a public hearing, shall provide the property owner an opportunity to be heard in a hearing following notice. Upon hearing, the City Council shall either sustain or revoke the ordinance. The City Council may grant a period in which the property may come into compliance with the conditions of the Ordinance.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting or thirty (30) days after final passage by the City Council, whichever is closer to the date of final passage.

DATED this 17th day of November, 2015.

FARMINGTON CITY

ATTEST:

H. James Talbot, Mayor

Holly Gadd, City Recorder

EXHIBIT "A"

To Whom It May Concern:

My name is Tami Russell, my daughter is Taylor Russell and we currently reside at 846 Oakridge Drive in Farmington. We have been Farmington residents since January of 2000. We have recently purchased a home located at 1217 North Main Street in Farmington, with hopes of getting it rezoned to a PUD to open a small business.

The business we would like to operate is a small beauty boutique. Our plans include having just 4 employees & all business being by appointment only. This would keep traffic very minimal as there is just one client per employee at a time.

We love everything about this home and have no intention of modifying the property, other than it is in dire need of TLC. With that said, interior paint, carpet, tile, outdoor trim paint, & cleaning and upkeep.

Our plans for signage includes a very modest sign located on the front dormer of the home, and a possible small (3 x 6) ground post sign.

The name of the business will be Trouvaille (troo-vi) Brow and Lash Boutique. We have obtained several bids now to accommodate adequate parking with space to access shepherd lane without having to back into the street.

We feel that this property would be a perfect fit for this type of business. We fully intend to maintain and improve the property and become an asset to Farmington City.

Thanks for your consideration,

Tami and Taylor Russell
[801-698-4084](tel:801-698-4084)
tamijeanrussell@gmail.com

CONTEXT PHOTOS OF HOME & SITE



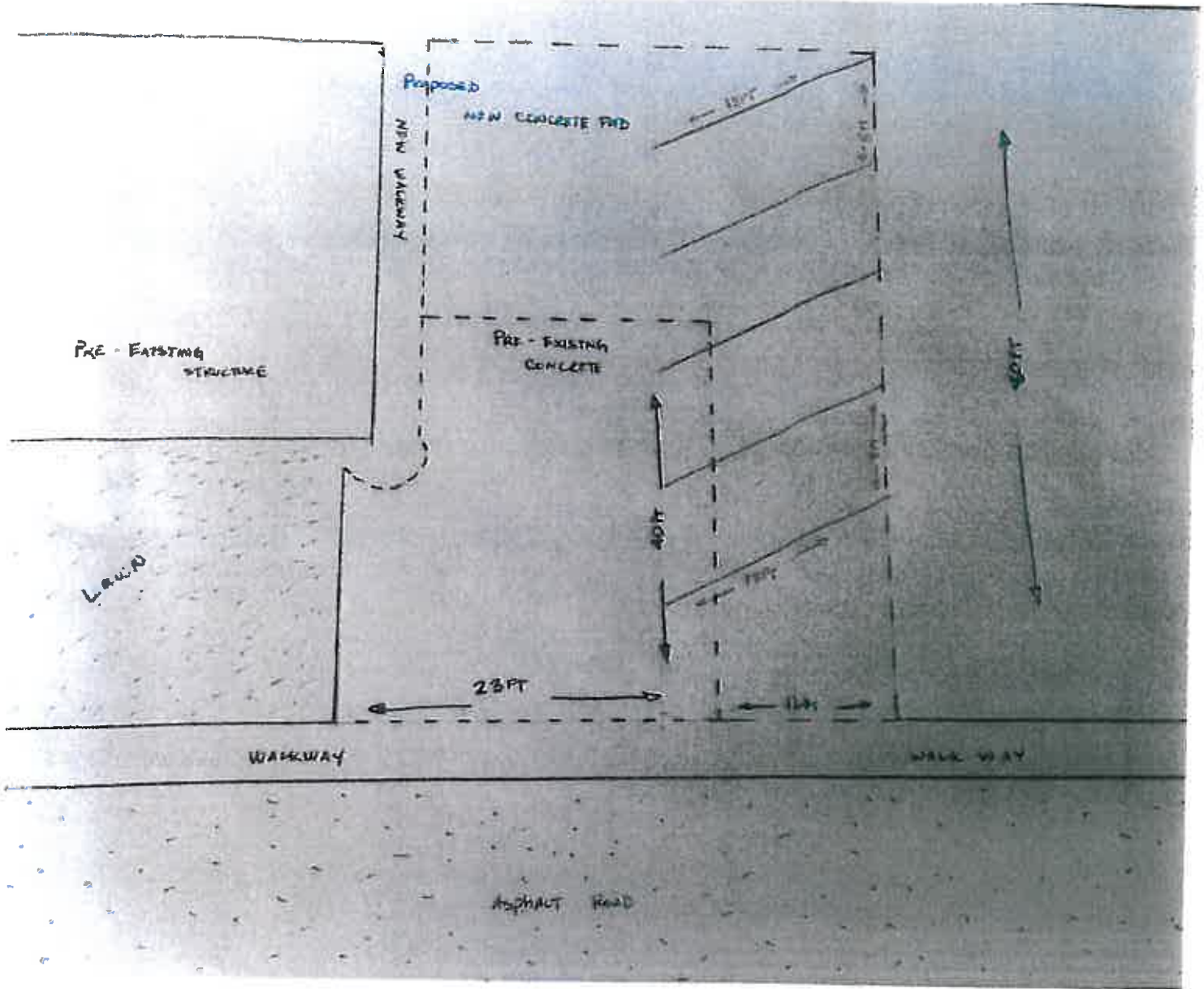
FROM MAIN STREET

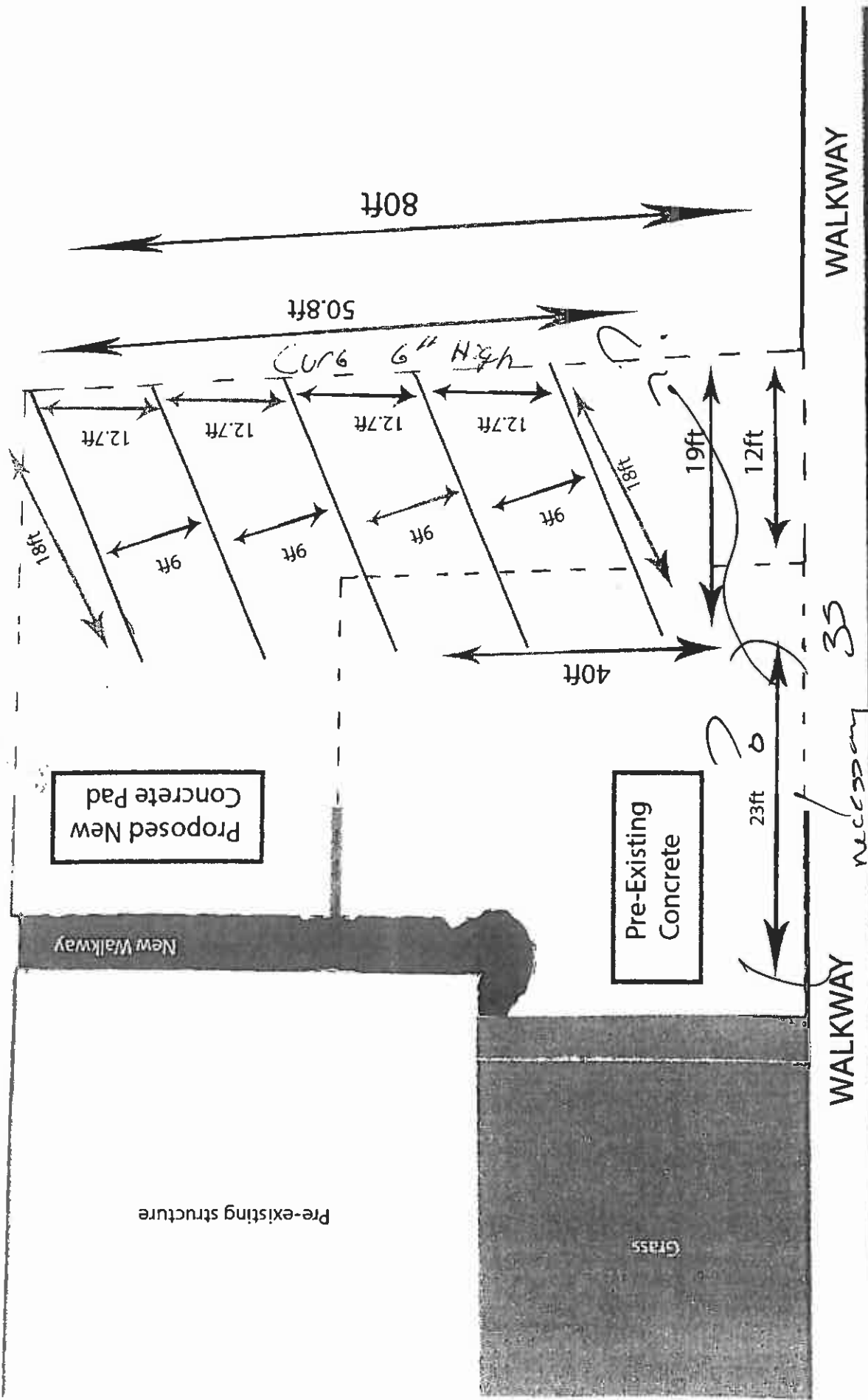


FROM INTERSECTION OF
MAIN AND SHEPARD

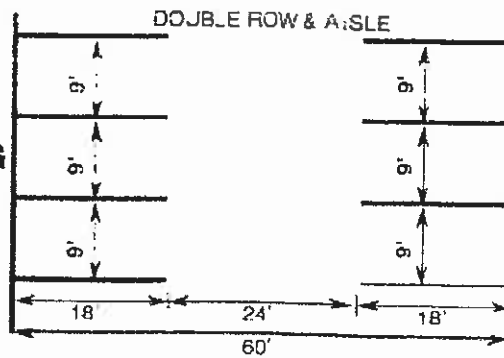
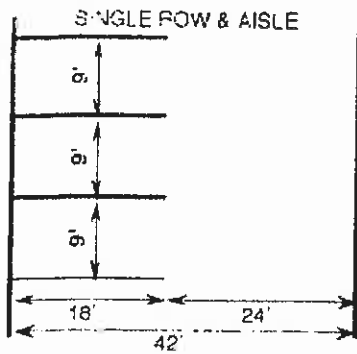


FROM SHEPARD LANE

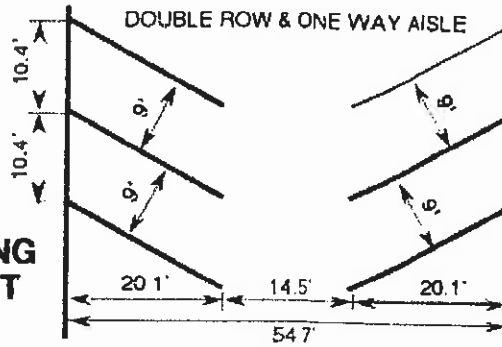
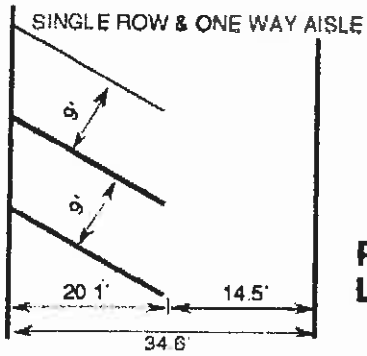




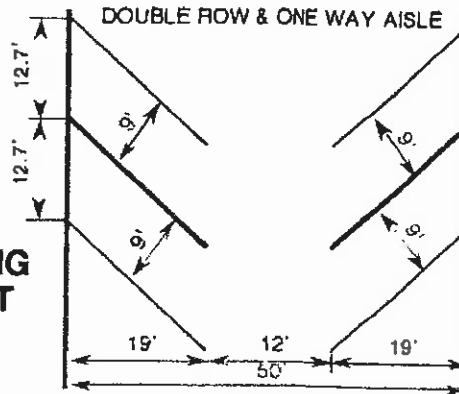
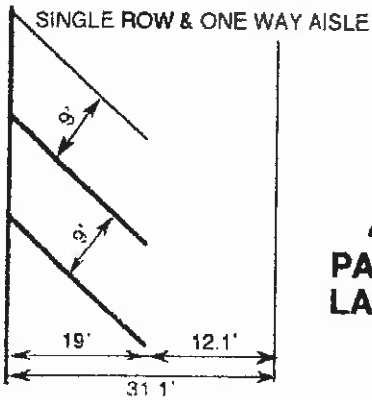
SHEPARD LANE



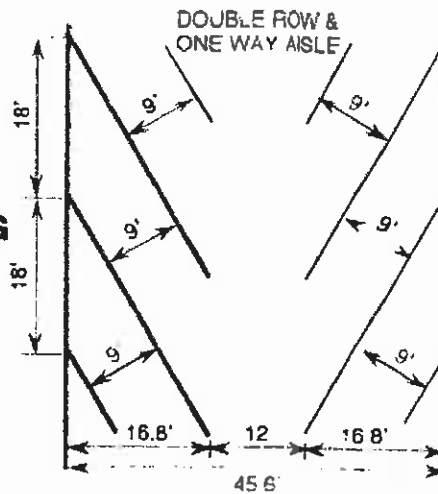
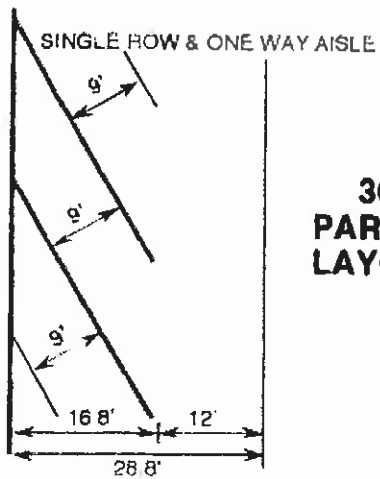
**90°
PARKING
LAYOUT**



**60°
PARKING
LAYOUT**



**45°
PARKING
LAYOUT**



**30°
PARKING
LAYOUT**

Home Occupation/PUD Overlay Comparison Table by the Planning Commission
Tami Russell Salon Request, 1217 North Main, Farmington, LR Zone
November 5, 2015

	Home Occupation 2 employees	PUD Overlay 2 employees
Limit hours of operation	No	Yes
Require		
Parking	No	Yes
Parking safety	No	Yes
Fence or hedge to screen parking	No	Yes
Trees remain	No	Yes
Home remain	No	Yes
Modification to building cannot make structure ineligible for the National Register of Historic Places	No	Yes
Greater building code standards/accessibility	No	Yes
Higher maintenance of property	No	Yes
Signs and Sign Restrictions	Yes, and greater requirements than PUD Overlay	Yes

CITY COUNCIL AGENDA

For Council Meeting:
November 17, 2015

S U B J E C T: Canvass for General Election Results

ACTION TO BE CONSIDERED:

Approve the attached canvass of the general election and sign the Board of Canvassers letter.

GENERAL INFORMATION:

See enclosed staff report prepared by Holly Gadd.

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Holly Gadd, City Recorder
Date: November 12, 2015
Subject: **CANVASS FOR GENERAL ELECTION RESULTS**

RECOMMENDATION

By minute motion, approve the Farmington General Election results and sign the Board of Canvassers letter.

BACKGROUND

A General Election was held on November 3, 2015 to fill three (3) positions for City Council (4 year terms). The attached is the official election tabulation.

Respectfully Submitted

Holly Gadd
City Recorder

Review & Concur

Dave Millheim
City Manager

Davis County
Municipal General Election
Held November 3, 2015
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Registered Voters 10037 - Cards Cast 4414 43.98%

Num. Report Precinct 13 - Num. Reporting 13 100.00%

Farmington City Council	
	Total
Number of Precincts	13
Precincts Reporting	13 100.0 %
Times Counted	4414/10018 44.1 %
Total Votes	11100
Doug Anderson	2510 22.61%
Cory R. Ritz	1914 17.24%
Brett N. Anderson	1910 17.21%
James Madison Young	1884 16.97%
Katharine Hawkes	1547 13.94%
Desiree L. Porter	1335 12.03%

Davis County
Municipal General Election
Held November 3, 2015
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	TURN OUT		
	Reg Voters	Cards Cast	% Turnout
Jurisdiction Wide			
Farmington 1			
Polling	690	32	4.64%
Early Voting	690	0	0.00%
By Mail	690	245	35.51%
Provisional-Paper	690	0	0.00%
Paper at Polls	690	0	0.00%
By Mail After	690	83	12.03%
Total	690	360	52.17%
Farmington 2			
Polling	777	30	3.86%
Early Voting	777	0	0.00%
By Mail	777	182	23.42%
Provisional-Paper	777	0	0.00%
Paper at Polls	777	0	0.00%
By Mail After	777	77	9.91%
Total	777	289	37.19%
Farmington 3			
Polling	784	20	2.55%
Early Voting	784	0	0.00%
By Mail	784	150	19.13%
Provisional-Paper	784	0	0.00%
Paper at Polls	784	1	0.13%
By Mail After	784	48	6.12%
Total	784	219	27.93%
Farmington 4			
Polling	888	21	2.36%
Early Voting	888	0	0.00%
By Mail	888	269	30.29%
Provisional-Paper	888	0	0.00%
Paper at Polls	888	0	0.00%
By Mail After	888	80	9.01%
Total	888	370	41.67%
Farmington 5			
Polling	742	24	3.23%
Early Voting	742	0	0.00%
By Mail	742	236	31.81%
Provisional-Paper	742	0	0.00%
Paper at Polls	742	0	0.00%
By Mail After	742	75	10.11%
Total	742	335	45.15%
Farmington 6			
Polling	882	25	2.83%
Early Voting	882	0	0.00%
By Mail	882	280	31.75%
Provisional-Paper	882	0	0.00%
Paper at Polls	882	0	0.00%
By Mail After	882	83	9.41%
Total	882	388	43.99%
Farmington 7			
Polling	664	20	3.01%
Early Voting	664	0	0.00%
By Mail	664	202	30.42%
Provisional-Paper	664	0	0.00%
Paper at Polls	664	0	0.00%
By Mail After	664	66	9.94%
Total	664	288	43.37%
Farmington 8			
Polling	642	32	4.98%
Early Voting	642	0	0.00%
By Mail	642	247	38.47%

Davis County
Municipal General Election
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	TURN OUT		
	Reg Voters	Cards Cast	% Turnout
Provisional-Paper	642	0	0.00%
Paper at Polls	642	0	0.00%
By Mail After	642	49	7.63%
Total	642	328	51.09%
Farmington 9			
Polling	862	25	2.90%
Early Voting	862	0	0.00%
By Mail	862	301	34.92%
Provisional-Paper	862	0	0.00%
Paper at Polls	862	0	0.00%
By Mail After	862	72	8.35%
Total	862	398	46.17%
Farmington 10			
Polling	871	52	5.97%
Early Voting	871	0	0.00%
By Mail	871	306	35.13%
Provisional-Paper	871	0	0.00%
Paper at Polls	871	0	0.00%
By Mail After	871	67	7.69%
Total	871	425	48.79%
Farmington 11			
Polling	1066	32	3.00%
Early Voting	1066	0	0.00%
By Mail	1066	303	28.42%
Provisional-Paper	1066	0	0.00%
Paper at Polls	1066	0	0.00%
By Mail After	1066	120	11.26%
Total	1066	455	42.68%
Farmington 12			
Polling	596	23	3.86%
Early Voting	596	0	0.00%
By Mail	596	176	29.53%
Provisional-Paper	596	0	0.00%
Paper at Polls	596	0	0.00%
By Mail After	596	73	12.25%
Total	596	272	45.64%
Farmington 13			
Polling	573	36	6.28%
Early Voting	573	0	0.00%
By Mail	573	177	30.89%
Provisional-Paper	573	0	0.00%
Paper at Polls	573	0	0.00%
By Mail After	573	83	14.49%
Total	573	296	51.66%
Total			
Polling	10037	372	3.71%
Early Voting	10037	0	0.00%
By Mail	10037	3074	30.63%
Provisional-Paper	10037	0	0.00%
Paper at Polls	10037	1	0.01%
By Mail After	10037	976	9.72%
Total	10037	4423	44.07%

Davis County
Municipal General Election
Held November 3, 2015
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	Farmington City Council								
	Reg Voters	Times Counted	Total Votes	Doug Anderson		Brett N Anderson		Katharine Hawkes	
Jurisdiction Wide									
Farmington 1									
Polling	688	32	87	21	24.14%	23	26.44%	8	9.20%
Early Voting	688	0	0	0	-	0	-	0	-
By Mail	688	243	622	131	21.06%	156	25.08%	47	7.56%
Provisional-Paper	688	0	0	0	-	0	-	0	-
Paper at Polls	688	0	0	0	-	0	-	0	-
By Mail After	688	83	222	40	18.02%	54	24.32%	27	12.16%
Total	688	358	931	192	20.62%	233	25.03%	82	8.81%
Farmington 2									
Polling	777	30	65	21	32.31%	7	10.77%	9	13.85%
Early Voting	777	0	0	0	-	0	-	0	-
By Mail	777	182	457	129	28.23%	90	19.69%	48	10.50%
Provisional-Paper	777	0	0	0	-	0	-	0	-
Paper at Polls	777	0	0	0	-	0	-	0	-
By Mail After	777	77	195	53	27.18%	40	20.51%	16	8.21%
Total	777	289	717	203	28.31%	137	19.11%	73	10.18%
Farmington 3									
Polling	784	20	43	8	18.60%	11	25.58%	6	13.95%
Early Voting	784	0	0	0	-	0	-	0	-
By Mail	784	150	372	63	16.94%	57	15.32%	70	18.82%
Provisional-Paper	784	0	0	0	-	0	-	0	-
Paper at Polls	784	1	1	0	0.00%	0	0.00%	1	100.00%
By Mail After	784	48	119	27	22.69%	20	16.81%	10	8.40%
Total	784	219	535	98	18.32%	88	16.45%	87	16.26%
Farmington 4									
Polling	886	21	48	9	18.75%	12	25.00%	6	12.50%
Early Voting	886	0	0	0	-	0	-	0	-
By Mail	886	268	657	118	17.96%	104	15.83%	122	18.57%
Provisional-Paper	886	0	0	0	-	0	-	0	-
Paper at Polls	886	0	0	0	-	0	-	0	-
By Mail After	886	80	202	44	21.78%	43	21.29%	37	18.32%
Total	886	369	907	171	18.85%	159	17.53%	165	18.19%
Farmington 5									
Polling	742	24	59	11	18.64%	14	23.73%	6	10.17%
Early Voting	742	0	0	0	-	0	-	0	-
By Mail	742	236	590	124	21.02%	134	22.71%	75	12.71%
Provisional-Paper	742	0	0	0	-	0	-	0	-
Paper at Polls	742	0	0	0	-	0	-	0	-
By Mail After	742	75	182	33	18.13%	42	23.08%	20	10.99%
Total	742	335	831	168	20.22%	190	22.86%	101	12.15%
Farmington 6									
Polling	882	24	65	17	26.15%	11	16.92%	9	13.85%
Early Voting	882	0	0	0	-	0	-	0	-
By Mail	882	280	647	131	20.25%	84	12.98%	95	14.68%
Provisional-Paper	882	0	0	0	-	0	-	0	-
Paper at Polls	882	0	0	0	-	0	-	0	-
By Mail After	882	83	214	47	21.96%	45	21.03%	36	16.82%
Total	882	387	926	195	21.06%	140	15.12%	140	15.12%
Farmington 7									
Polling	664	20	45	8	17.78%	4	8.89%	6	13.33%
Early Voting	664	0	0	0	-	0	-	0	-
By Mail	664	202	510	103	20.20%	47	9.22%	72	14.12%
Provisional-Paper	664	0	0	0	-	0	-	0	-
Paper at Polls	664	0	0	0	-	0	-	0	-
By Mail After	664	66	152	34	22.37%	25	16.45%	19	12.50%
Total	664	288	707	145	20.51%	76	10.75%	97	13.72%
Farmington 8									
Polling	642	32	74	16	21.62%	6	8.11%	14	18.92%
Early Voting	642	0	0	0	-	0	-	0	-
By Mail	642	247	662	128	19.34%	94	14.20%	120	18.13%

Davis County
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Farmington City Council									
	Reg. Voters	Times Counted	Total Votes	Doug Anderson		Brett N. Anderson		Katharine Hawkes	
Provisional-Paper	642	0	0	0	-	0	-	0	-
Paper at Polls	642	0	0	0	-	0	-	0	-
By Mail After	642	49	129	27	20.93%	13	10.08%	32	24.81%
Total	642	328	865	171	19.77%	113	13.06%	166	19.19%
Farmington 9									
Polling	862	25	68	20	29.41%	9	13.24%	12	17.65%
Early Voting	862	0	0	0	-	0	-	0	-
By Mail	862	301	789	169	21.42%	126	15.97%	132	16.73%
Provisional-Paper	862	0	0	0	-	0	-	0	-
Paper at Polls	862	0	0	0	-	0	-	0	-
By Mail After	862	72	161	45	27.95%	21	13.04%	28	17.39%
Total	862	398	1018	234	22.99%	156	15.32%	172	16.90%
Farmington 10									
Polling	856	51	134	34	25.37%	21	15.67%	25	18.66%
Early Voting	856	0	0	0	-	0	-	0	-
By Mail	856	303	786	182	23.16%	110	13.99%	103	13.10%
Provisional-Paper	856	0	0	0	-	0	-	0	-
Paper at Polls	856	0	0	0	-	0	-	0	-
By Mail After	856	66	163	46	28.22%	23	14.11%	25	15.34%
Total	856	420	1083	262	24.19%	154	14.22%	153	14.13%
Farmington 11									
Polling	1066	32	74	22	29.73%	13	17.57%	8	10.81%
Early Voting	1066	0	0	0	-	0	-	0	-
By Mail	1066	303	770	172	22.34%	139	18.05%	115	14.94%
Provisional-Paper	1066	0	0	0	-	0	-	0	-
Paper at Polls	1066	0	0	0	-	0	-	0	-
By Mail After	1066	120	323	78	24.15%	56	17.34%	43	13.31%
Total	1066	455	1167	272	23.31%	208	17.82%	166	14.22%
Farmington 12									
Polling	596	23	62	20	32.26%	19	30.65%	0	0.00%
Early Voting	596	0	0	0	-	0	-	0	-
By Mail	596	176	454	147	32.38%	71	15.64%	34	7.49%
Provisional-Paper	596	0	0	0	-	0	-	0	-
Paper at Polls	596	0	0	0	-	0	-	0	-
By Mail After	596	73	194	61	31.44%	43	22.16%	20	10.31%
Total	596	272	710	228	32.11%	133	18.73%	54	7.61%
Farmington 13									
Polling	573	36	77	20	25.97%	8	10.39%	12	15.58%
Early Voting	573	0	0	0	-	0	-	0	-
By Mail	573	177	422	101	23.93%	76	18.01%	51	12.09%
Provisional-Paper	573	0	0	0	-	0	-	0	-
Paper at Polls	573	0	0	0	-	0	-	0	-
By Mail After	573	83	204	50	24.51%	39	19.12%	28	13.73%
Total	573	296	703	171	24.32%	123	17.50%	91	12.94%
Total									
Polling	10018	370	901	227	25.19%	158	17.54%	121	13.43%
Early Voting	10018	0	0	0	-	0	-	0	-
By Mail	10018	3068	7738	1698	21.94%	1288	16.65%	1084	14.01%
Provisional-Paper	10018	0	0	0	-	0	-	0	-
Paper at Polls	10018	1	1	0	0.00%	0	0.00%	1	100.00%
By Mail After	10018	975	2460	585	23.78%	464	18.86%	341	13.86%
Total	10018	4414	11100	2510	22.61%	1910	17.21%	1547	13.94%

Davis County
Municipal General Election
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	Farmington City Council					
	Desiree I. Porter		Cory R. Ritz		James Madison Young	
Jurisdiction Wide						
Farmington 1						
Polling	5	5.75%	26	29.89%	4	4.60%
Early Voting	0	-	0	-	0	-
By Mail	43	6.91%	177	28.46%	68	10.93%
Provisional-Paper	0	-	0	-	0	-
Paper at Polls	0	-	0	-	0	-
By Mail After	11	4.95%	51	22.97%	39	17.57%
Total	59	6.34%	254	27.28%	111	11.92%
Farmington 2						
Polling	5	7.69%	11	16.92%	12	18.46%
Early Voting	0	-	0	-	0	-
By Mail	50	10.94%	84	18.38%	56	12.25%
Provisional-Paper	0	-	0	-	0	-
Paper at Polls	0	-	0	-	0	-
By Mail After	15	7.69%	40	20.51%	31	15.90%
Total	70	9.76%	135	18.83%	99	13.81%
Farmington 3						
Polling	7	16.28%	2	4.65%	9	20.93%
Early Voting	0	-	0	-	0	-
By Mail	82	22.04%	44	11.83%	56	15.05%
Provisional-Paper	0	-	0	-	0	-
Paper at Polls	0	0.00%	0	0.00%	0	0.00%
By Mail After	20	16.81%	18	15.13%	24	20.17%
Total	109	20.37%	64	11.96%	89	16.64%
Farmington 4						
Polling	4	8.33%	7	14.58%	10	20.83%
Early Voting	0	-	0	-	0	-
By Mail	100	15.22%	104	15.83%	109	16.59%
Provisional-Paper	0	-	0	-	0	-
Paper at Polls	0	-	0	-	0	-
By Mail After	27	13.37%	24	11.88%	27	13.37%
Total	131	14.44%	135	14.88%	146	16.10%
Farmington 5						
Polling	6	10.17%	5	8.47%	17	28.81%
Early Voting	0	-	0	-	0	-
By Mail	60	10.17%	90	15.25%	107	18.14%
Provisional-Paper	0	-	0	-	0	-
Paper at Polls	0	-	0	-	0	-
By Mail After	15	8.24%	27	14.84%	45	24.73%
Total	81	9.75%	122	14.68%	169	20.34%
Farmington 6						
Polling	3	4.62%	13	20.00%	12	18.46%
Early Voting	0	-	0	-	0	-
By Mail	89	13.76%	98	15.15%	150	23.18%
Provisional-Paper	0	-	0	-	0	-
Paper at Polls	0	-	0	-	0	-
By Mail After	21	9.81%	25	11.68%	40	18.69%
Total	113	12.20%	136	14.69%	202	21.81%
Farmington 7						
Polling	2	4.44%	8	17.78%	17	37.78%
Early Voting	0	-	0	-	0	-
By Mail	56	10.98%	101	19.80%	131	25.69%
Provisional-Paper	0	-	0	-	0	-
Paper at Polls	0	-	0	-	0	-
By Mail After	16	10.53%	21	13.82%	37	24.34%
Total	74	10.47%	130	18.39%	185	26.17%
Farmington 8						
Polling	9	12.16%	13	17.57%	16	21.62%
Early Voting	0	-	0	-	0	-
By Mail	76	11.48%	121	18.28%	123	18.58%

Davis County
Municipal General Election
Held November 3, 2015
Official Results

Date: 11/10/15
Time: 10:18:49
Page: 6 of 6

	Farmington City Council					
	Desiree L. Porter		Cory R. Ritz		James Madison Young	
Provisional-Paper	0	-	0	-	0	-
Paper at Polls	0	-	0	-	0	-
By Mail After	14	10.85%	20	15.50%	23	17.83%
Total	99	11.45%	154	17.80%	162	18.73%
Farmington 9						
Polling	7	10.29%	10	14.71%	10	14.71%
Early Voting	0	-	0	-	0	-
By Mail	96	12.17%	149	18.88%	117	14.83%
Provisional-Paper	0	-	0	-	0	-
Paper at Polls	0	-	0	-	0	-
By Mail After	15	9.32%	28	17.39%	24	14.91%
Total	118	11.59%	187	18.37%	151	14.83%
Farmington 10						
Polling	9	6.72%	21	15.67%	24	17.91%
Early Voting	0	-	0	-	0	-
By Mail	78	9.92%	169	21.50%	144	18.32%
Provisional-Paper	0	-	0	-	0	-
Paper at Polls	0	-	0	-	0	-
By Mail After	16	9.82%	28	17.18%	25	15.34%
Total	103	9.51%	218	20.13%	193	17.82%
Farmington 11						
Polling	7	9.46%	13	17.57%	11	14.86%
Early Voting	0	-	0	-	0	-
By Mail	104	13.51%	117	15.19%	123	15.97%
Provisional-Paper	0	-	0	-	0	-
Paper at Polls	0	-	0	-	0	-
By Mail After	34	10.53%	60	18.58%	52	16.10%
Total	145	12.43%	190	16.28%	186	15.94%
Farmington 12						
Polling	0	0.00%	12	19.35%	11	17.74%
Early Voting	0	-	0	-	0	-
By Mail	33	7.27%	98	21.59%	71	15.64%
Provisional-Paper	0	-	0	-	0	-
Paper at Polls	0	-	0	-	0	-
By Mail After	16	8.25%	24	12.37%	30	15.46%
Total	49	6.90%	134	18.87%	112	15.77%
Farmington 13						
Polling	23	29.87%	7	9.09%	7	9.09%
Early Voting	0	-	0	-	0	-
By Mail	118	27.96%	33	7.82%	43	10.19%
Provisional-Paper	0	-	0	-	0	-
Paper at Polls	0	-	0	-	0	-
By Mail After	43	21.08%	15	7.35%	29	14.22%
Total	184	26.17%	55	7.82%	79	11.24%
Total						
Polling	87	9.66%	148	16.43%	160	17.76%
Early Voting	0	-	0	-	0	-
By Mail	985	12.73%	1385	17.90%	1298	16.77%
Provisional-Paper	0	-	0	-	0	-
Paper at Polls	0	0.00%	0	0.00%	0	0.00%
By Mail After	263	10.69%	381	15.49%	426	17.32%
Total	1335	12.03%	1914	17.24%	1884	16.97%

Official Results Davis county, Utah General Election Held on November 3, 2015		Reg Voters	Early Voting	By-Mail Ballots As of Election Night	Polling Location Votes	Vote Center Votes	Unflagged Provisionals	Total as of Election Night	By-Mail Ballots After Election Night	Total Provisionals	Paper at Polls	Total Post Election Night	Final Total
Farmington 1	690		245	31	1	0	277	83	0	83	360		
Farmington 2	777		182	28	0	0	210	77	2	79	289		
Farmington 3	784		150	18	1	1	169	48	1	50	219		
Farmington 4	888		269	20	1	0	290	80	0	80	370		
Farmington 5	742		236	22	1	0	259	75	1	76	335		
Farmington 6	882		280	23	0	0	303	83	2	85	388		
Farmington 7	664		202	19	1	0	222	66	0	66	288		
Farmington 8	642		247	32	0	0	279	49	0	49	328		
Farmington 9	862		301	24	1	0	326	72	0	72	398		
Farmington 10	871		306	48	1	0	355	67	3	70	425		
Farmington 11	1066		303	30	0	0	333	120	2	122	455		
Farmington 12	596		176	21	0	0	197	73	2	75	272		
Farmington 13	573		177	34	1	0	212	83	1	84	296		
	10037	0	3074	350	8	1	3432	976	14	1	991	4423	

Municipal City General November 3, 2015 Summary of By-Mail and Provisional Ballots Not Counted	Total ballots not counted	Already Voted	No Proof of Identiy	No Proof of Residency	Power of Attorney	Signed by someone other than voter	Deceased	Moved out of County	No Signature	Signature did not match	Empty Envelope	Not Timely
West Bountiful By-Mail	0								0	0		0
West Bountiful Provisional	3	2	1									
West Point By-Mail	0								0	0		0
West Point Provisional	1	1										
Woods Cross By-Mail	37								18	14		5
Woods Cross Provisional	0											
Benchland Water District By-Mail	71								25	25		21
Benchland Water District Provisional	2			2								
Central Davis Sewer By-Mail	203								73	77		53
Central Davis Provisional	3											
Total By-Mail Not Counted	614		11		6	10	2	4	236	213	1	131
Total Provisional Not Counted	28	5	2	21								
Total	642	5	13	21	6	10	2	4	236	213	1	131

CITY COUNCIL AGENDA

For Council Meeting:
November 17, 2015

S U B J E C T: Street Cross Section Request for Glovers Lane and 650 West

ACTION TO BE CONSIDERED:

See enclosed staff report for recommendation.

GENERAL INFORMATION:

See enclosed staff report prepared by David Peterson.

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David Petersen, Community Development Director

Date: November 17, 2015

SUBJECT: **Street Cross Section Request—Glover’s Lane and 650 West**
Applicant: **Davis School District (DSD)**

RECOMMENDATION

650 West

Move that the City Council approve the street cross section recommended by the Planning Commission subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The City shall not pay for the additional 3 feet of right-of-way and asphalt as a system improvement, or otherwise, resulting from the new street cross section.
2. The transition from the standard to the modified cross section shall be approved by the City Engineer.
3. The DSD shall meet all other City site plan standards on-site related to the project

Glovers Lane.

Move that the City Council approve the Planning Commission recommendation that the DSD dedicate and widen Glover’s Lane from 66 feet to 85 feet whereby the additional 19 feet of r.o.w. will occur on the north side of the street thus shifting all improvements to the north, thereby placing the sanitary sewer and storm drain manholes in the park strip on the north side. This motion is subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The City shall not pay for any additional right-of-way in excess of 14 feet as a system improvement, or otherwise, which results from the new street cross section, *including future right-of-way which may be necessary to create a park strip on the south side of the road. The area for such will be determined and subtracted from the overall system improvement area on the north side of the street [note: staff added the italicized portion of this condition].*

2. Sidewalk and street (i.e. asphalt, curb and gutter, etc.) transitions from the standard to the modified cross section shall be approved by the City Engineer.
3. The DSD shall meet all other City site plan standards on-site related to the project.
4. The DSD must work with staff to provide landscaping north and south of the new north side sidewalk location that will meet the needs of the City and CDSD and enhance the aesthetic appearance of the site.

Findings for Approval:

1. A realignment of the side treatments on 650 West further to the east will make room for the sewer manholes to be located in the asphalt instead of the curb and gutter. Such an improvement if located in the curb and gutter results in problematic access to manholes, and impedes the drainage function thereof;
2. A slightly wider pavement cross section on 650 West adjacent to the high school site may help better accommodate turning movements and possible on-street parking;
3. Due to a survey error, the southwest corner of Miller Meadows Phase 1 is located further east than it should be, which resulted in a wider street at this location. The DSD proposal to widen the street south of this point is consistent with this error;
4. The proposal to relocate the sidewalk on the north side of Glover's Lane further to the north will make room for sanitary sewer and storm drain facilities in a much larger park strip instead of locating these improvements in the sidewalk. Such improvements in the sidewalk result in problematic maintenance (i.e. snow removal, etc.);
5. Presently, Glover's Lane is a 66 foot wide minor collector and must be widened as per the MTP to an 80' major collector to handle the increased capacity necessary for the high school and other uses. A recommendation to shift the entire 80' street cross section to the north will minimize the need to obtain more right-of-way (7') along the south side of the existing street. This will help better make way for the possibility of providing a fully improved major collector adjacent to the High School rather than taking a long time, possibly years, to obtain said 7'.
6. The proposed widenings will not compromise the future high school site;
7. The DSD proposal will save money because sewer and storm drain may remain in place at existing locations.
8. Attempts will be made to enhance the aesthetics of the street scape.

BACKGROUND

The Davis School District desires to construct a new high school on the northeast corner of 650 West and Glover's Lane. The DSD requests that the City modify its standard street cross section for both these streets for purposes of accommodating an existing sanitary sewer line and storm drain line (see attached email from Doug Cromar of CRS Engineers).

In the case of 650 West Street, it is identified as a future 66 foot wide minor collector on the City's Master Transportation Plan (MTP), and if constructed to City standards, DSD plans show existing sewer manholes located in the curb and gutter. For a number of reasons this is unacceptable to the

Central Davis Sewer District (CDSD). DSD is proposing to widen the asphalt and right-of-way by 3 feet to accommodate the manholes in the paved area.

Glovers Lane is identified as a future 80' foot wide major collector on the MTP, and the DSD is requesting approval to move the sidewalk on the north side of the street some 12 to 14 feet to the north to prevent the location of existing sanitary sewer and storm drain man holes in said sidewalk.

Supplemental Information

1. Vicinity Map.
2. Email, with attachments from CRS Engineers.
3. Additional Information may be presented at the meeting.

Respectfully Submitted



Dave Petersen
Community Development Director

Concur



Dave Millheim
City Manager



Dave Petersen <dpetersen@farmington.utah.gov>

FW: DSD HS#10 GLOVERS LN & TIPPETTS LN PROPOSED MODIFICATIONS

2 messages

Doug Cromar, PE <doug.cromar@crsengineers.com>

Thu, Oct 29, 2015 at 11:48 AM

To: Dave Petersen <dpetersen@farmington.utah.gov>, Eric Anderson <eanderson@farmington.utah.gov>

Cc: "cboshell@farmington.utah.gov" <cboshell@farmington.utah.gov>, "aboorth@vcbo.com" <aboorth@vcbo.com>

Gentlemen:

Attached are PROPOSED revisions to 650 West and Glovers Lane R/W for the new High School . The Proposed 69' width section for 650 West across the High School frontage makes it possible for the existing sewer manholes to be within the asphalt pavement shoulder on the east side of road instead of the east side curb & gutter. The Proposed 92' R/W for Glovers Lane in front of the High School moves the 5' sidewalk further north, thus increasing the parkstrip width so that the existing sanitary sewer and storm drain manholes are not located within the 5' sidewalk with the standard 80' R/W section.

PLEASE include these PROPOSED R/W Sections in the PLANNING COMMISSION packets so that a RECOMMENDATION can be presented to the CITY COUNSEL MEETING to be held in NOVEMBER.

Call with any questions or revisions that might be needed for inclusion in the City Planning Commission packet(s).

Thanks,

Doug

Doug Cromar P.E.

Sr. Project Manager

CALDWELL RICHARDS SORENSEN

2060 East 2100 South | Salt Lake City, Utah | 84109

T 801.359.5565 | M 801.557.3627 | F 801.359.4272



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From: Martin Bassi
Sent: Thursday, October 29, 2015 11:16 AM
To: Doug Cromar, PE <doug.cromar@crsengineers.com>
Subject: DSD HS#10 GLOVERS LN & TIPPETTS LN PROPOSED MODIFICATIONS

Regards

Martin Bassi

CALDWELL RICHARDS SORENSEN

2060 East 2100 South | Salt Lake City, Utah | 84109

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6 attachments

 **66' RIGHT-OF-WAY.pdf**
112K

 **69' RIGHT-OF-WAY.pdf**
129K

 **80' RIGHT-OF-WAY.pdf**
116K

 **92' RIGHT-OF-WAY.pdf**
164K

 **650 WEST PROPOSED.pdf**
106K

 **925 SOUTH PROPOSED.pdf**
99K

Dave Petersen <dpetersen@farmington.utah.gov>
To: "ttaylor@wcecengineers.com" <ttaylor@wcecengineers.com>

Wed, Nov 4, 2015 at 11:36 AM

Tim,
I need to talk to you about this email and the attachments. Please call when you get a chance. Thanks.
I will send you a follow up email in a few minutes, which includes another exhibit, that I also want to discuss with you.

Dave
[Quoted text hidden]

6 attachments

 **66' RIGHT-OF-WAY.pdf**
112K

 **69' RIGHT-OF-WAY.pdf**
129K

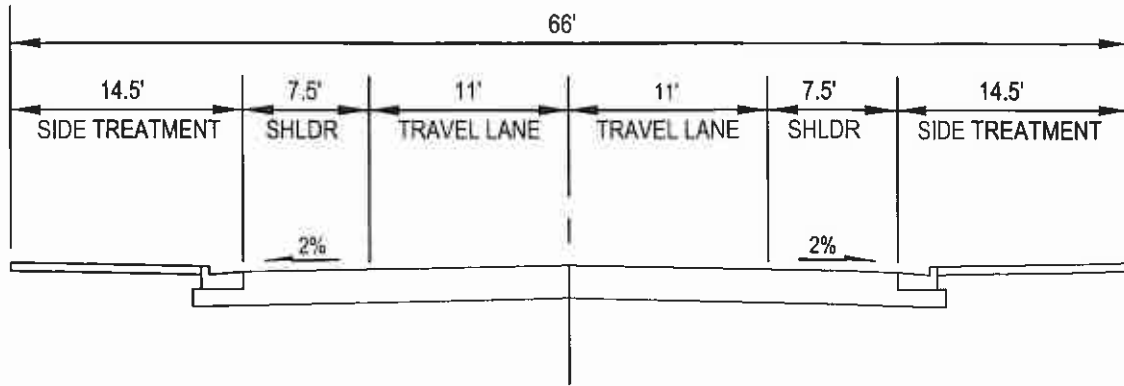
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116K

 **92' RIGHT-OF-WAY.pdf**
164K

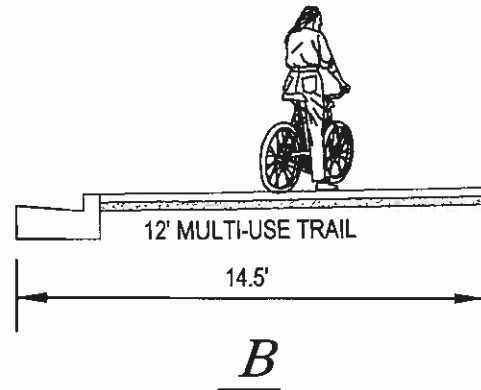
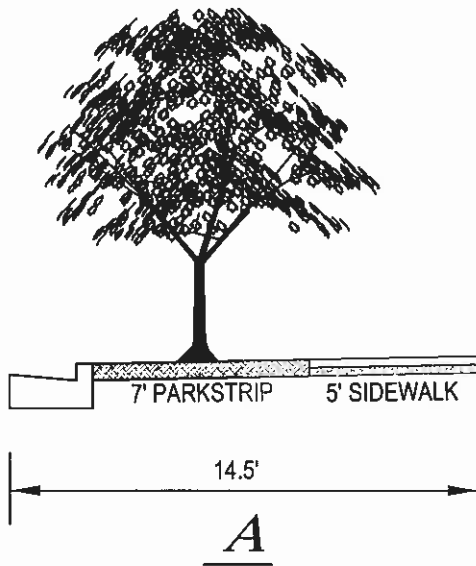
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106K

 **925 SOUTH PROPOSED.pdf**
99K

MINOR COLLECTOR



66-FOOT RIGHT-OF-WAY 2 LANES

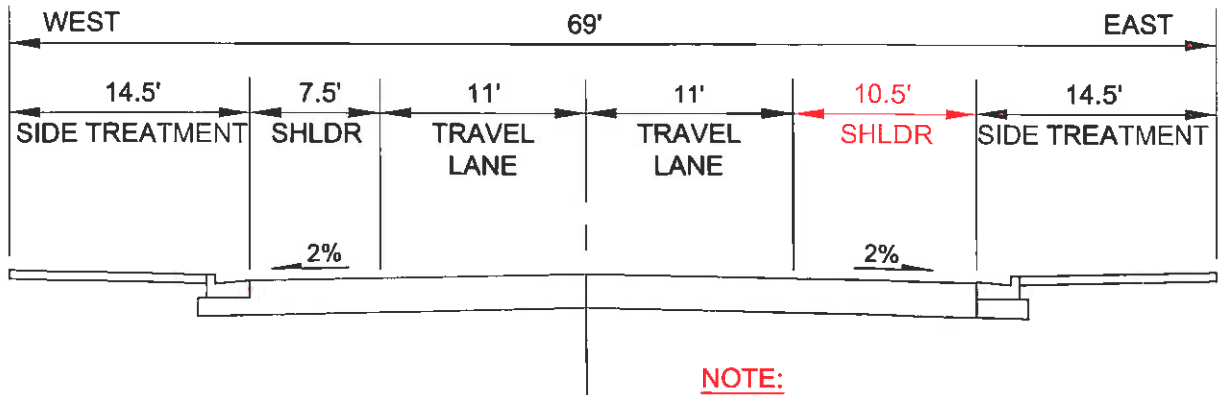


SIDE TREATMENTS

ROAD SECTION

PLAN NO. 260 SP

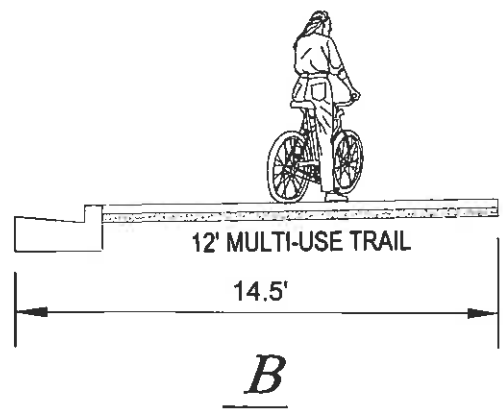
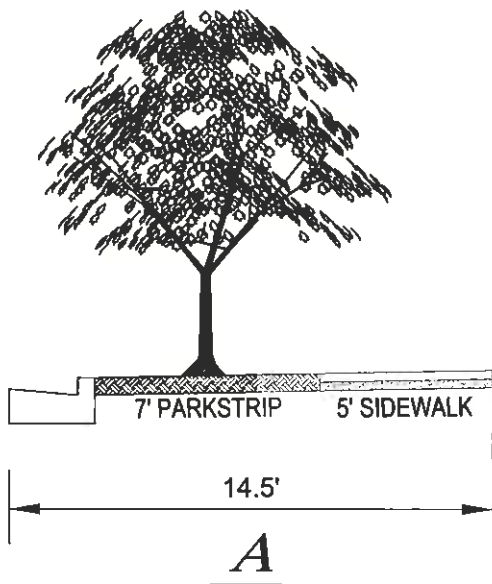
MINOR COLLECTOR (MODIFIED)



NOTE:
INCREASED SHOULDER WIDTH
TO ACCOMMODATE SEWER
MANHOLE TO BE WITHIN
ASPHALT PAVEMENT SECTION.

69-FOOT RIGHT-OF-WAY

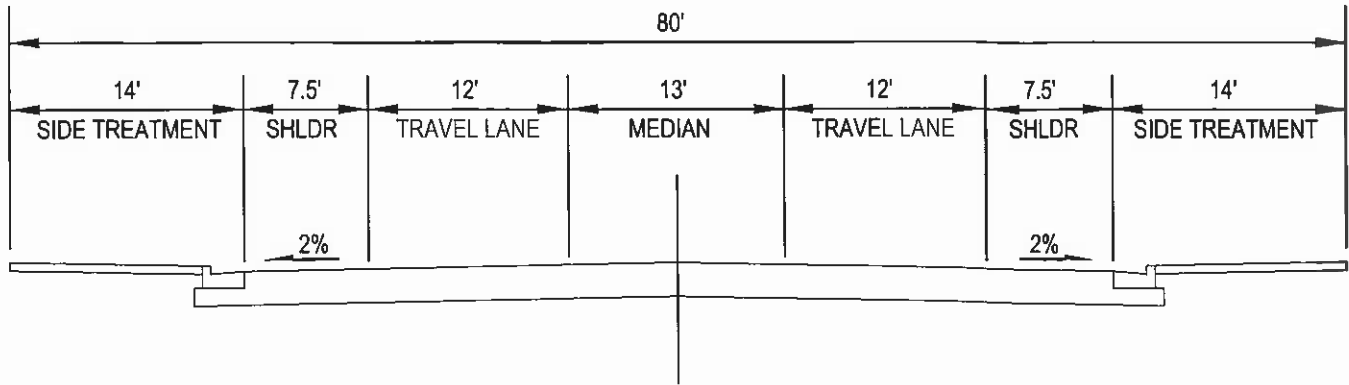
2 LANES



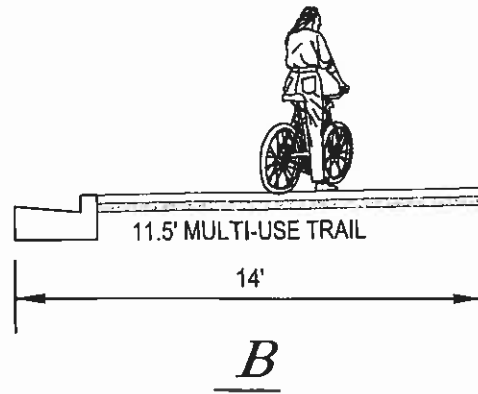
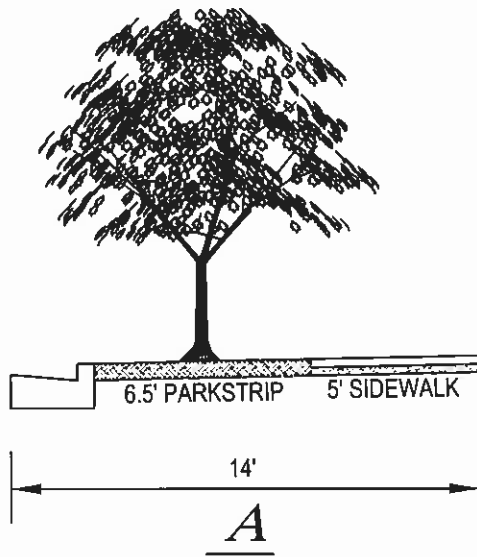
SIDE TREATMENTS

ROAD SECTION

MAJOR COLLECTOR



80-FOOT RIGHT-OF-WAY 3 LANES

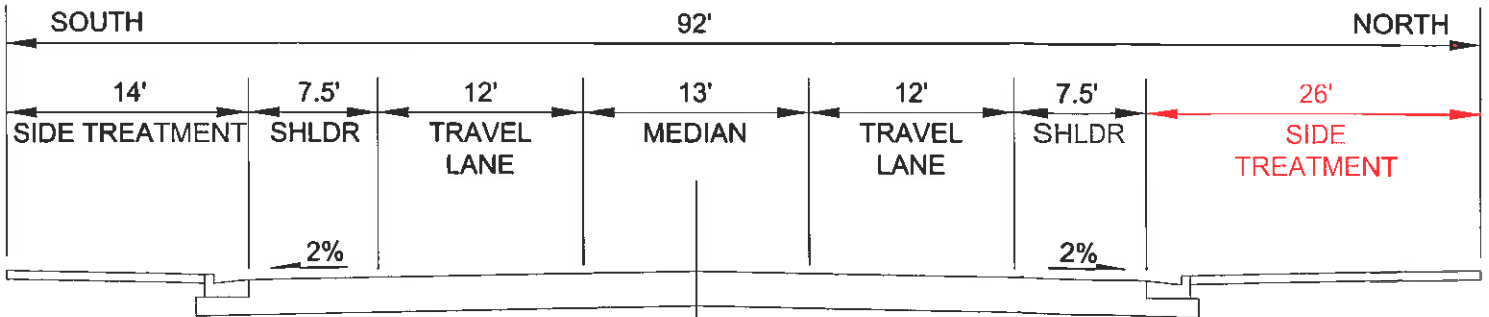


SIDE TREATMENTS

ROAD SECTION

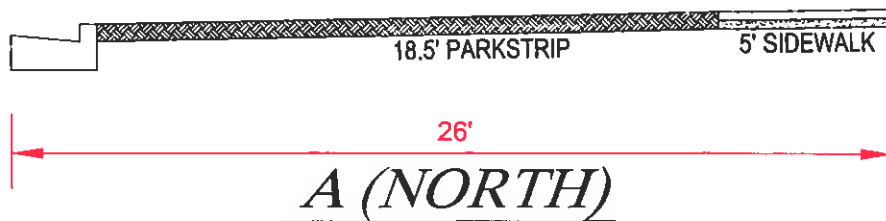
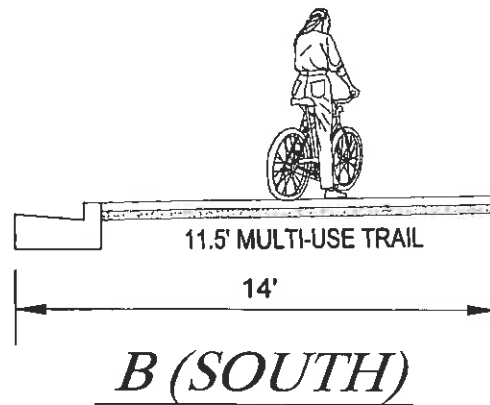
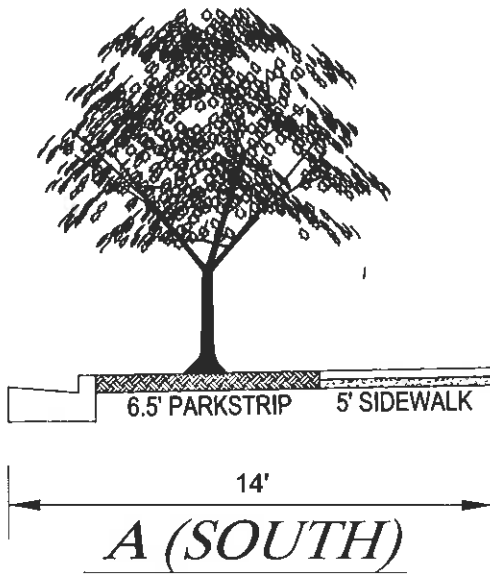
PLAN NO. 260 SP

MAJOR COLLECTOR (MODIFIED)



92-FOOT RIGHT-OF-WAY 3 LANES

NOTE:
CENTRAL DAVIS SEWER DISTRICT HAS REQUESTED THAT TREES NOT BE PLANTED WITHIN THE PARKSTRIP TO PROTECT SEWER MAIN FROM TREE ROOT INTRUSION AND BLOCKAGE.



SIDE TREATMENTS ROAD SECTION



66' RIGHT-OF-WAY

300' RADIUS

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CENTERLINE

300' RADIUS

TIPPETTS LANE (650 W)

EX. SSMH

129' TRANSITION FROM 69' ROW TO 66' ROW
TO CLEAR SEWER MANHOLE AND HAVE
LEAST IMPACT TO LDS SEMINARY PARCEL

LDS CHURCH
SEMINARY PARCEL

SIDE TREATMENT 14.5'

SHOULDER 10.5'

TRAVEL LANE 11'

33'

5' SIDEWALK

7' PARKSTRIP

W

EM

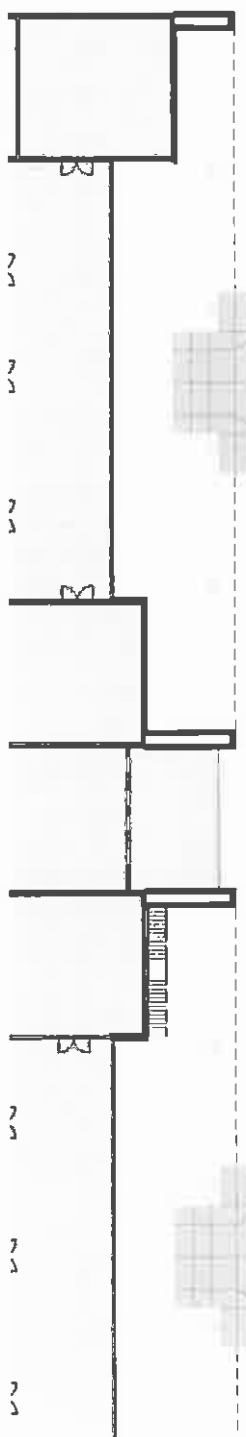
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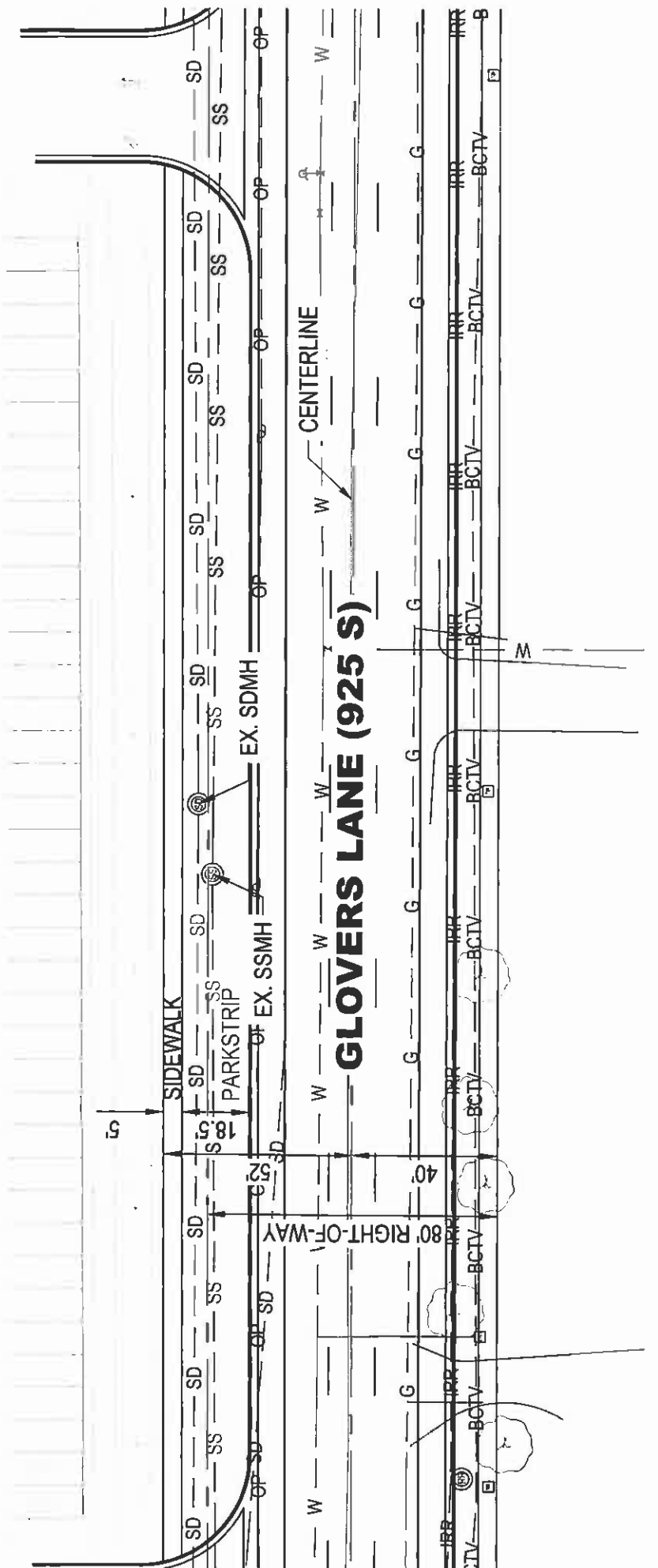
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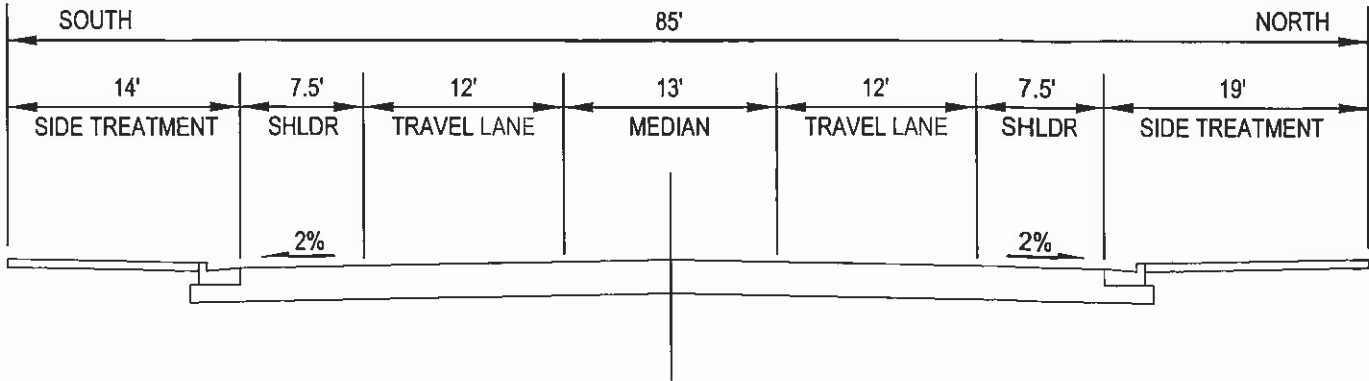
DSD HIGH SCHOOL #10



DSD HIGH SCHOOL #10

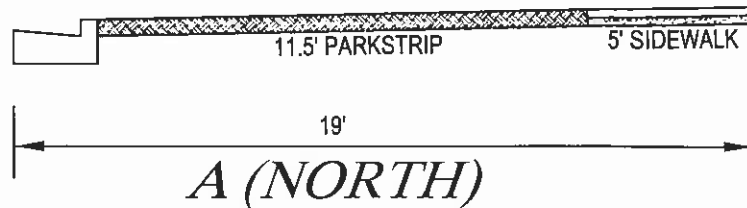
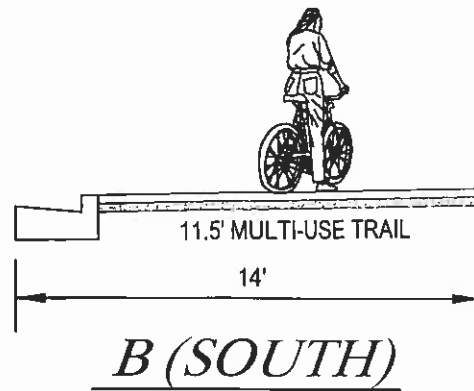
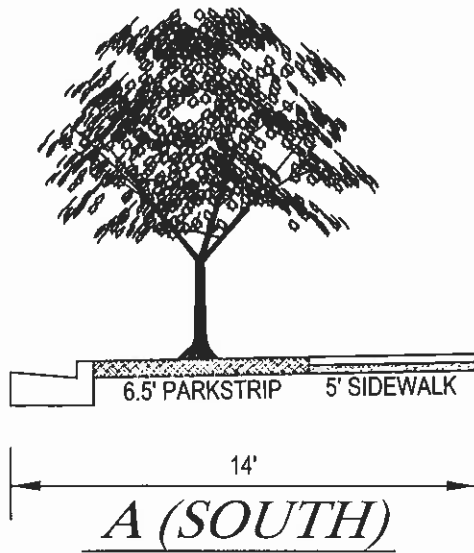


MAJOR COLLECTOR (MODIFIED)



85-FOOT RIGHT-OF-WAY

3 LANES



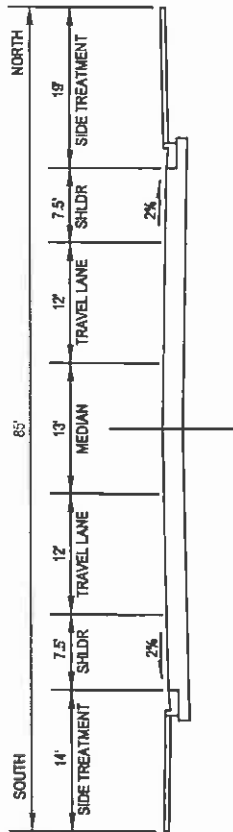
NOTE:

CENTRAL DAVIS SEWER DISTRICT WILL NOT ALLOW TREES TO BE PLANTED WITHIN THE PARKSTRIP TO PREVENT ROOT INTRUSION AND BLOCKAGE OF THE SEWER MAIN.

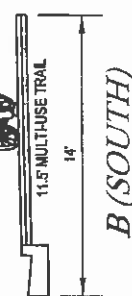
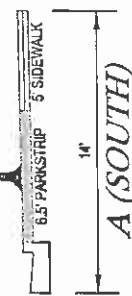
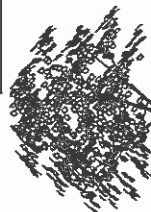
SIDE TREATMENTS

ROAD SECTION

MAJOR COLLECTOR (MODIFIED)



85-FOOT RIGHT-OF-WAY
3 LANES

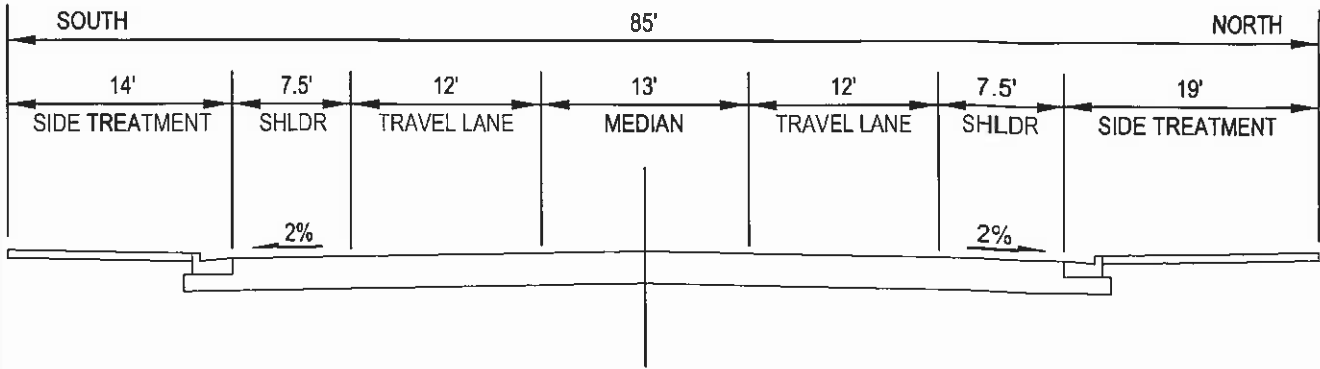


SIDE TREATMENTS
ROAD SECTION

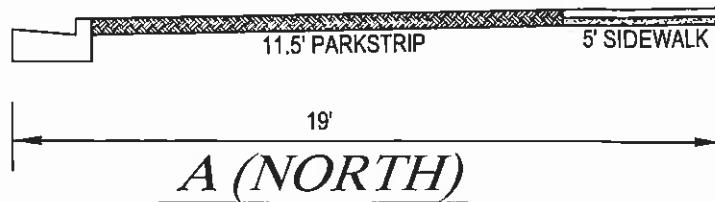
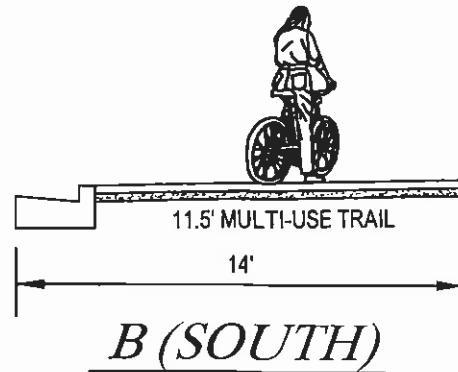
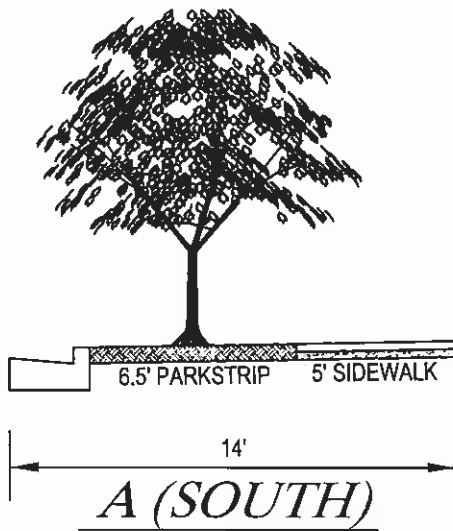
NOTE:
CENTRAL DAVIS SEWER DISTRICT WILL NOT ALLOW TREES TO BE PLANTED WITHIN THE PARKSTRIP TO PREVENT ROOT INTRUSION AND BLOCKAGE OF THE SEWER MAIN.



MAJOR COLLECTOR (MODIFIED)

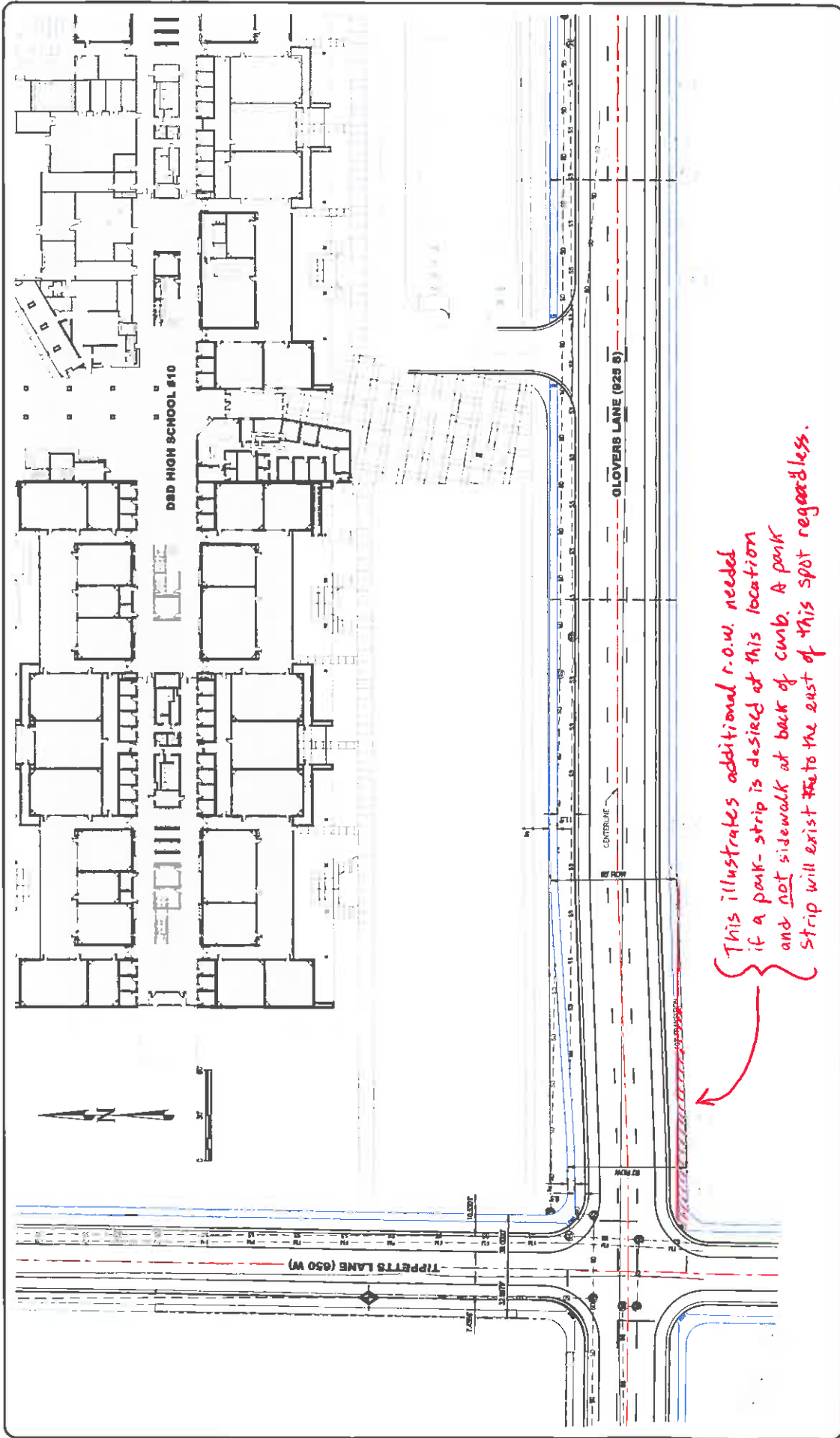


85-FOOT RIGHT-OF-WAY 3 LANES



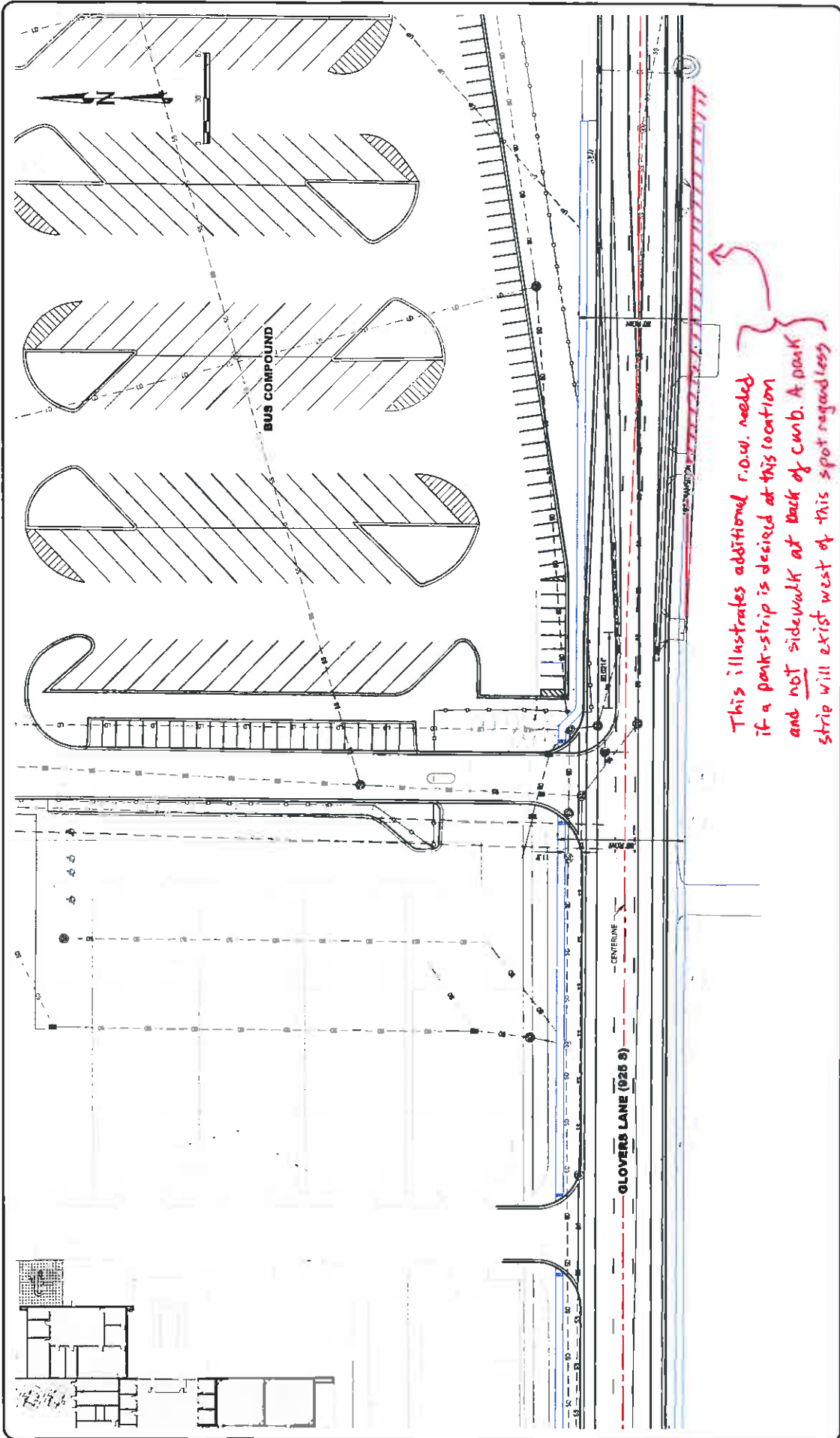
NOTE:
CENTRAL DAVIS SEWER DISTRICT WILL NOT ALLOW TREES TO BE PLANTED WITHIN THE PARKSTRIP TO PREVENT ROOT INTRUSION AND BLOCKAGE OF THE SEWER MAIN.

SIDE TREATMENTS ROAD SECTION



This illustrates additional r.o.w. needed if a park-strip is desired at this location and not sidewalk at back of curb. A park strip will exist to the east of this spot regardless.

1812XC 1 2 X101	DAVIS SCHOOL DISTRICT DSD HIGH SCHOOL #10 GROVERS LANE TRANSITION BY ROW TO PROPOSED 65' ROW <small>WWW.DSD.EDU</small>	CALDWELL RICHARDS SORENSEN ARS WERS TO INFRASTRUCTURE <small>8401 LAMAR CITY CENTER SUITE 1000 DENVER, CO 80202 PHONE: 303.733.8888 FAX: 303.733.8075 WWW.CALDWELLRS.COM</small>	<small>DATE: 11/11/2015 DRAWN BY: J. WILSON CHECKED BY: J. WILSON SCALE: AS SHOWN PROJECT NO: 1812XC SHEET NO: 1 OF 2</small>	<small>THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT AGREES TO HOLD THE ENGINEER HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE ENGINEER BY ANY THIRD PARTY AS A RESULT OF THIS PLAN. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON.</small>
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This illustrates additional r.o.w. needed if a parking strip is desired at this location and not sidewalk at back of curb. A parking strip will exist west of this spot regardless.

DATE	2	12	2012
BY	2	1	2
SCALE	X102		

DAVIS SCHOOL DISTRICT
 DSD HIGH SCHOOL #10
 GLOVERS LANE ROW

CALDWELL RICHARDS SORENSEN
 ANSWERS TO INFRASTRUCTURE

SALT LAKE CITY OFFICE:
 200 EAST 100 S. W.
 SALT LAKE CITY, UTAH 84102
 PHONE: 801.487.8888
 FAX: 801.487.8822
 WWW.CALDWELLRICHARDSORENSEN.COM

NO. OF SHEETS	2
SHEET NO.	2
DATE	12/12/12
BY	2
CHECKED	1
DATE	12/12/12
SCALE	AS SHOWN
PROJECT NO.	12-000000
DATE	12/12/12

THE PROJECT IS THE PROPERTY OF THE CLIENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER SOURCE. THE ENGINEER'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE RECEIVED FOR THIS PROJECT.

NO. OF SHEETS	2
SHEET NO.	2
DATE	12/12/12
BY	2
CHECKED	1
DATE	12/12/12
SCALE	AS SHOWN
PROJECT NO.	12-000000
DATE	12/12/12

CITY COUNCIL AGENDA

For Council Meeting:
November 17, 2015

S U B J E C T: RFP for Prosecutor (Court Update)

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

Information on this item will be handed out at the meeting.

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

CITY COUNCIL AGENDA

For Council Meeting:
November 17, 2015

SUBJECT: Minute Motion Approving Summary Action List

1. Surplus Police Motorcycles
2. Local Consent for Crescent Hotels & Resorts, LLC dba Hyatt Place for a Full-Service Restaurant Liquor License and an On-Premise Banquet Liquor License
3. Resolution Honoring a Local Teacher
4. Approval of Minutes from City Council Meeting held November 3, 2015

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



FARMINGTON POLICE DEPARTMENT

Chief Wayne D. Hansen

City Council Staff Report

To: Honorable Mayor and City Council

From: Wayne Hansen, Police Chief

Date: November 9, 2015

SUBJECT: SURPLUS POLICE MOTORCYCLES

RECOMMENDATIONS

Declare as surplus two 1997 ATK Police motorcycles bearing vehicle identification numbers 4MAK40X65VA007046 and 4MAK4DS66VA007024

BACKGROUND

The Police Department no longer uses these motorcycles. It is felt that it would be best to declare them as surplus and sell them at auction. For the last few years they became difficult to keep running and in good condition. Brad Thurgood has taken them to the City Shop and worked on them to the point that they do run and are auction ready. If there are any questions please let me know.

Respectfully Submitted

Handwritten signature of Wayne Hansen in black ink.

Wayne Hansen
Police Chief

Review and Concur

Handwritten signature of Dave Millheim in black ink.

Dave Millheim
City Manager



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Ken Klinker, Planning Department

Date: November 17, 2015

SUBJECT: Local Consent for Crescent Hotels & Resorts, LLC dba Hyatt Place for a Full-Service Restaurant Liquor License and an On-Premise Banquet Liquor License

RECOMMENDATION

1. Hold a public vote as Required by City Code.
2. Approve the Local Consent form for the State of Utah Full-Service Restaurant Liquor License and the On-Premise Banquet Liquor License

BACKGROUND

Crescent Hotels & Resorts, LLC dba Hyatt Place is applying to the State of Utah for a Full-Service Restaurant liquor license and an On-Premise Banquet Liquor License to allow them to sell alcohol at their site located at Station Park. In order to receive this license, they are required to get "Local Consent" from the local community. They have submitted the forms for local consent which will be attached to their application to the state if approved by the Council.

Farmington City Ordinance Section 6-05-170 Local Consent Limited requires the issuance of an On-Premise Beer Retailer- Restaurant license from the City, which has been applied for. The application requires a copy of their Farmington Business License, contact information for corporate officials, a criminal background check (which will be deferred to the background check required by the State), evidence of proximity to any school, church, public library, playground or park, proof of insurance, authorization for police and other officials to enter the premises, and a floor plan showing where they will keep, store and sell liquor. The required information has been provided.

Respectfully submitted,

Ken Klinker
Planning Department

Review and Concur

Dave Millheim
City Manager

UTAH DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
1625 S 900 W • PO Box 30408 • Salt Lake City, UT 84130-0408 • Phone (801) 977-6800 • Fax (801) 977-6889

**“ON-PREMISE BANQUET LIQUOR LICENSE”
LOCAL CONSENT**

Date: _____

Attn: DABC Licensing & Compliance Section

City of Farmington

_____, City [] Town [] County

hereby grants its consent to the issuance of an on-premise banquet liquor license to:

Business Name: Hyatt Place

Applicant / Business Owner: Crescent Hotels & Resorts, LLC

Location Address: 222 North Union Ave, Farmington Utah 84025

Pursuant to the provisions of Utah Code 32B-5-201 and 32B-6-605, this license allows for the storage, sale and consumption of liquor on the premises.

Check if applicable

LOCAL CONSENT FOR PROXIMITY VARIANCE

In accordance with Utah Code 32B-1-202, the local authority also grants consent to a variance regarding the proximity of this establishment relative to a public or private school, church, public library, public playground, or park.

Authorized Signature

Print Name / Title

This is a suggested form. A city, town, or county's own form is acceptable.
Local consent may be faxed to the DABC at 801-977-6889 or mailed to:
Department of Alcoholic beverage Control
PO Box 30408
Salt Lake City, UT 84130-0408

FULL-SERVICE RESTAURANT LIQUOR LICENSE

Local Consent

PURPOSE: Local business licensing authority provides written consent to the Alcoholic Beverage Control Commission (1) to issue an on-premise alcohol license for a person to store, sell, offer for sale, furnish, or allow the consumption of an alcoholic product on the premises of the applicant; and (2) to authorize a variance reducing the proximity requirements

AUTHORITY: Utah Code 32B-1-202; 32B-5-201 through 203; 32B-5-205 and -206

City of Farmington _____, City [] Town [] County
Local business license authority

hereby grants its consent to the issuance of a full-service restaurant liquor license to:

Business Name (DBA): Hyatt Place

Applicant Entity/Business Owner: Crescent Hotels & Resorts, LLC

Location Address: 222 North Union Ave, Farmington Utah 84025

Authorized Signature

Name/Title

Date

LOCAL CONSENT FOR PROXIMITY VARIANCE

In accordance with Utah Code 32B-1-202, the local authority also grants consent to a variance regarding the proximity of this establishment relative to a public or private school, church, public library, public playground, or park.

Authorized Signature

Name/Title

Date

This is a suggested format. A locally produced city, town, or county form is acceptable. Local consent may be faxed to the DABC at 801-977-6889 or mailed to: Department of Alcoholic Beverage Control, PO Box 30408, Salt Lake City, UT 84130-0408
DABC Local Consent 1/2012

Farmington City
Business Licensing
160 S. Main St.
Farmington, UT 84025

ON-PREMISE BEER RETAILER –
RESTAURANT
APPLICATION

Farmington City Licensing Division
Application Number _____

Restaurant (Beer Retailer)
License Fee \$300
Application Fee \$75

Ownership Information

1. Ownership Entity: Crescent Hotels & Resorts, LLC

Entity Type: Individual Partnership Corporation Limited Liability Corporation

2. DBA: (assumed name of business) Hyatt Place

3. Business Address:

222 North Union Ave, Farmington Utah 84025

STREET

CITY

STATE

ZIP

4. Mailing Address: 10306 Eaton Place, Suite 430, Fairfax, VA 22030

(IF DIFFERENT)

STREET

CITY

STATE

ZIP

5. Business Phone: 801-683-4444

Fax: 801-683-4445

Other/Office: N/A

6. Contact person: Steve Barth

Phone: 801-259-5760

Email: sbstrat@xmission.com

7. Manager: _____

Phone: _____

Email: _____

8. Other alcoholic beverage licenses currently or previously held by applicant/entity/principals:

Applicant and its officers manage numerous hotels across the US and serve on various liquor licenses.

Business / Property Information

9. Date opened for business (projected): May 2016 Days / hours of operation: 11:30 am - 1:00 am Mon-Sun

11. Business tax, withholding, identification numbers:

Utah Sales Tax 17571607 003 STC Federal Taxpayer Identification 45-0471621

12. Square footage: 1167

Seating/dining capacity: 40

of parking stalls: 4,471

13. Owner of real property & building (lease holder):

Name: Station Park Hotel, LLC

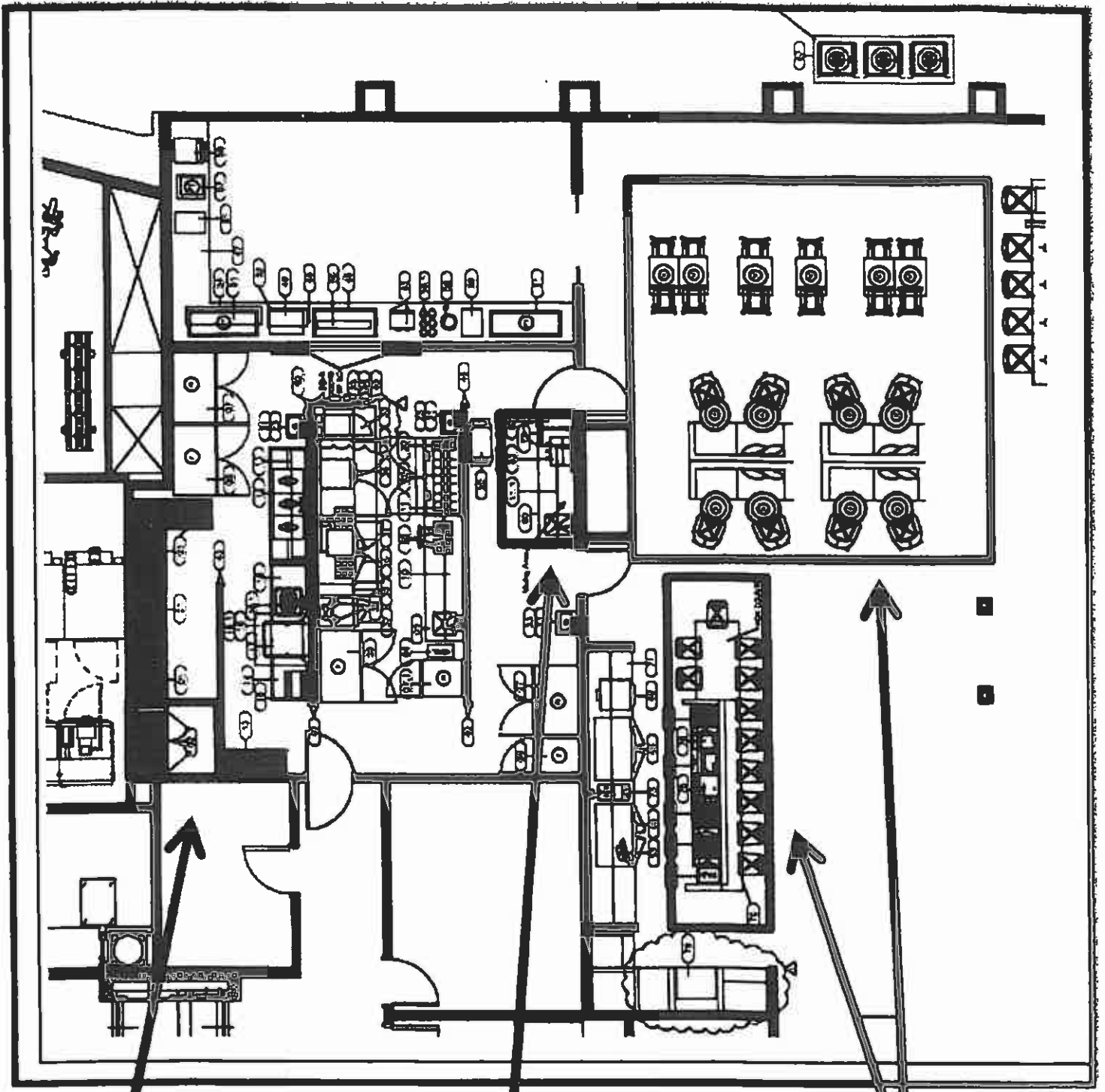
Address: 1600 E. Franklin Ave.

Phone: 310.563.6900

City, State, Zip: El Segundo, CA 90245

14. Proximity: List any private or public schools, churches, public libraries, public playgrounds, parks or educational facilities (nursery school, infant day care center or trade/technical school) located within 600 feet pedestrian travel or 200 feet straight line

None



Storage Area

Mixing Area

Serving Areas



Utah Department of Commerce
Division of Corporations & Commercial Code

160 East 300 South, 2nd Floor, PO Box 146705

Salt Lake City, UT 84114-6705

Service Center: (801) 530-4849

Toll Free: (877) 526-3994 Utah Residents

Fax: (801) 530-6438

Web Site: <http://www.commerce.utah.gov>

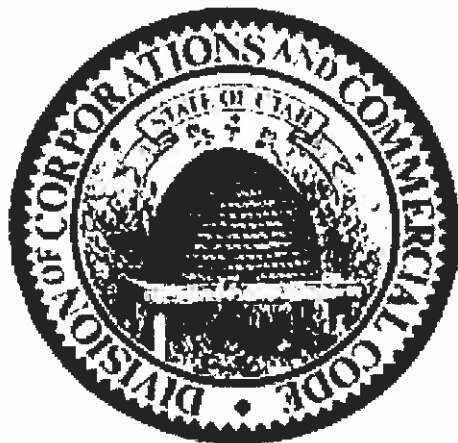
11/06/2015

6401431-016111062015-759650

CERTIFICATE OF EXISTENCE

Registration Number: 6401431-0161
Business Name: CRESCENT HOTELS & RESORTS, LLC
Registered Date: November 27, 2006
Entity Type: LLC - Foreign
Current Status: Good Standing

The Division of Corporations and Commercial Code of the State of Utah, custodian of the records of business registrations, certifies that the business entity on this certificate is authorized to transact business and was duly registered under the laws of the State of Utah. The Division also certifies that this entity has paid all fees and penalties owed to this state; its most recent annual report has been filed by the Division (unless Delinquent); and, that Articles of Dissolution have not been filed.



Kathy Berg
Director
Division of Corporations and Commercial Code

Exhibit A

Officers and Members of Crescent Hotels & Resorts, LLC

Michael George – President & CEO & LLC Manager

7805 Hill House Ct.
Fairfax Station, VA 22039
Phone: 703-279-7820
DL #: T62-75-3634
SSN: 079-40-3462
DOB: 11-01-1958
Citizenship: US
% Owned: -0-

Caroline George – Corporate Counsel & Secretary

500 S. George Mason Dr.
Arlington, VA 22204
Phone: 703-279-7820
DL #: T60-86-2915
SSN: 274-90-4042
DOB: 10-15-1984
Citizenship: US
% Owned: -0-

Crescent Holdings, LLC - Member

10306 Eaton Place, Suite 430
Fairfax, VA 22030
% Owned: 75%

The LCP Group, LP - Member

10306 Eaton Place, Suite 430
Fairfax, VA 22030
% Owned: 25%

15. Ownership / Management

List individuals; managers; partners; corporate officers; any stockholder owning 20% of the corporation; employees appointed to manage or direct operations

A criminal history background check must be submitted on each person listed. See instructions for list of documents required. US Citizen – if "no" provide residency status in Section 17. Use additional sheets if necessary

Name	Complete home address (Include city, state, zip code)	Position Social Security Number	Date of Birth (DDMMYY)	Percent Owned	US Citizen Y / N
See Exhibit A					

16. Residency Status (list and attach proof of residency status for all individuals in Section 15 who ARE NOT US Citizens):

N/A

17. Criminal Offenses: (list all criminal offenses other than minor traffic offenses of which you or any person listed in Section 15 have been convicted or pending criminal charges (name, criminal offense, date of conviction – use additional sheets if necessary)

None

Applicant qualification requirements for the issuance of a beer license from the City shall be the same as the applicant requirements set forth in Utah Code Ann. 32B-1-304, as amended, regarding applicant requirements for the issuance of a State license. The City shall not issue a beer license to any person who has been convicted of any of the crimes enumerated therein or fails to meet the qualifications set forth by ordinance. The City may immediately suspend or revoke a beer license in accordance with the provision, procedures and grounds set forth in Section 32B-1-304, as amended. All applicants for a beer license shall also meet the age restrictions set forth in Utah Code Ann. 32B-1-304, as amended, prohibiting the issuance of a license to a minor.

By signing below, the applicant attests that the information contained in this application is true and correct.

Crescent Hotels & Resorts, LLC

Applicant/Owner of Business

[Handwritten Signature]

Authorized Signature

10/30/15

Date

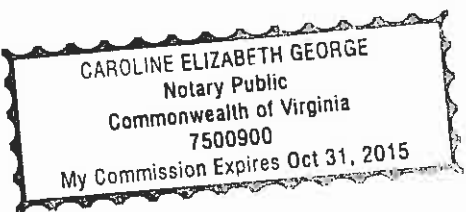
President & CEO

Title/Position

State of Virginia
County of Fairfax

Subscribed and sworn before me this day 30th of October, 2015

[Handwritten Signature]
Notary Public



**On-Premise Beer Retailer –
Restaurant**

Right to Enter Premises

Licensee shall permit any authorized representative of the Commission, City, law enforcement or health department unrestricted right to enter the premises of the licensee.

AUTHORITY: Farmington City Municipal Code 6-05-040(h)(3)

Crescent Hotels & Resorts, LLC

Applicant Entity or Business Owner

_____ hereby grants it consent to any authorized representative of the Commission, City, law enforcements or health department unrestricted right to enter the premises of the following:

Business Name (DBA): Hyatt Place

Location Address: 222 North Union Ave., Farmington, UT 84025



Authorized Signature

President & CEO
Name/Title

10/30/15
Date

Please read and acknowledge by signature below

6-05-090. On-Premise Beer Retailer - Restaurant.

(a) On-Premise Beer Retailer – Restaurant. The City is authorized to license and regulate the retail sale of beer for on-premise consumption in accordance with and subject to the restrictions of the Utah Alcoholic Beverage Control Act, including, but not limited to, *Utah Code Ann.* §§ 32B-6-704, *et seq.*, as amended. An On-Premise Beer Retailer - Restaurant license issued by the City shall authorize the licensee to sell beer on the licensed premises for on-premise consumption, in accordance with applicable provisions of this Chapter and State law. Only bona fide restaurants shall be entitled to an On-Premise Beer Retailer – Restaurant licenses.

(b) State and Local License Required. Before a restaurant may sell beer at retail for on-premises consumption, it must first obtain an On-Premise Beer Retailer - Restaurant license from the City and the required State license from the Utah Alcoholic Beverage Control Commission. Issuance of the On-Premise Beer Retailer - Restaurant license by the City shall be deemed local consent for the issuance of a State Beer-Only Restaurant License. Pursuant to *Utah Code Ann.* § 32B-6-704, as amended, the suspension or revocation of a licensee's State license shall automatically prohibit the licensee from continuing to operate under the City license.

(c) Operational Restrictions. An On-Premise Beer Retailer - Restaurant licensee shall comply with the general provisions and restrictions set forth in *Utah Code Ann.* § 32B-6-901, *et seq.*, as amended, regarding licensing and operational requirements for beer-only restaurant licenses, and applicable provisions of *Utah Code Ann.* § 32B-5-301, *et seq.*, regarding operational requirements for on-premise retailer licensees. A person granted an On-Premise Beer Retailer - Restaurant license from the City and staff of the licensee shall comply with all of the conditions and requirements set forth herein. The provisions of State law referenced in this Section are adopted by reference as if fully set forth herein.

(d) Location Restrictions. Except as otherwise provided in Subsection (e), the premises of an on-premise beer retailer license may not be located within six hundred (600) feet of a community location as measured from the nearest entrance of the outlet by following the shortest route of ordinary pedestrian travel to the property boundary of community location or within two hundred (200) feet of a community location measured in a straight line from the nearest entrance of the proposed beer retailer premises to the nearest property boundary of the community location.

(e) Variance. The City Council may approve or give written consent to the Commission to authorize a variance to reduce the proximity requirements of Subsection (d) in accordance with the procedures and criteria set forth in *Utah Code Ann.* § 32B-1-202, as amended.

(f) Alcohol Training and Education. The following persons shall be required to have a valid record that the individual completed an alcohol training and education seminar in accordance with the provisions of *Utah Code Ann.* § 32B-5-403, as amended: any individual who manages operations at the licensed premises for consumption on the licensed premises; any individual who supervises the furnishing of a beer to a patron for consumption on the licensed premises; or any individual who serves a beer to a patron for consumption on the licensed premises. The City may immediately suspend the license of an On-Premise Beer Retailer – Restaurant licensee if any of the individuals set forth herein fail to complete an alcohol training seminar as required by law.

(g) Container Restrictions. An On-Premise Beer Retailer – Restaurant licensee shall not sell, offer for sale, or furnish beer for on-premise consumption in a size of container that exceeds two (2) liters or to an individual patron in a size of container that exceeds one (1) liter.

(h) Hours of Sales. Hours for beer sales for on-premise beer retailers is governed by State law, pursuant to which the hours of sale are from 11:30 a.m. until 1:00 a.m.

(i) Total Business Sales. An On-Premise Beer Retailer – Restaurant shall maintain at least seventy percent (70%) of its total restaurant business from the sale of food, exclusive of service charge.

(j) Records. All holders of an On-Premise Beer Retailer - Restaurant license shall maintain records separately showing quarterly expenditures and sales for beer and food. Each licensee shall retain all invoices, vouchers, sales slips, receipts and other records disclosing all expenditures and purchases from all suppliers. Such records shall be maintained in accordance with provisions of *Utah Code Ann. § 32B-5-302*, regarding on-premise beer retailer record requirements. Such records shall be available for inspection and audit by the City or its representatives and maintained for a period of three (3) years. Failure to properly maintain such records for inspection and audit shall be cause for revocation of the On-Premise Beer Retailer - Restaurant license.

(k) Restaurant Business Percentages. If any inspection or audit discloses that the sales of food are less than seventy percent (70%) for any quarterly period, the City shall immediately put the licensee on a probationary status and closely monitor the licensee's food sales during the next quarterly period to determine that the licensee is able to prove to the satisfaction of the City that the sales of food meet or exceed seventy percent (70%). Failure of the licensee to provide satisfactory proof of the required food percentage within the probationary period shall result in issuance of an order to show cause by the City to determine why the license should not be revoked by the City.

(l) Compliance. Each person granted an Off-Premise Beer Retailer - Restaurant license and the staff of such licensee shall abide by the conditions and requirements set forth in this Chapter and State law requirements. Failure to comply may, in addition to criminal or civil penalties, result in suspension or revocation of the license or other disciplinary action taken against individual staff.


Authorized Signature

Caroline George
Name/Title

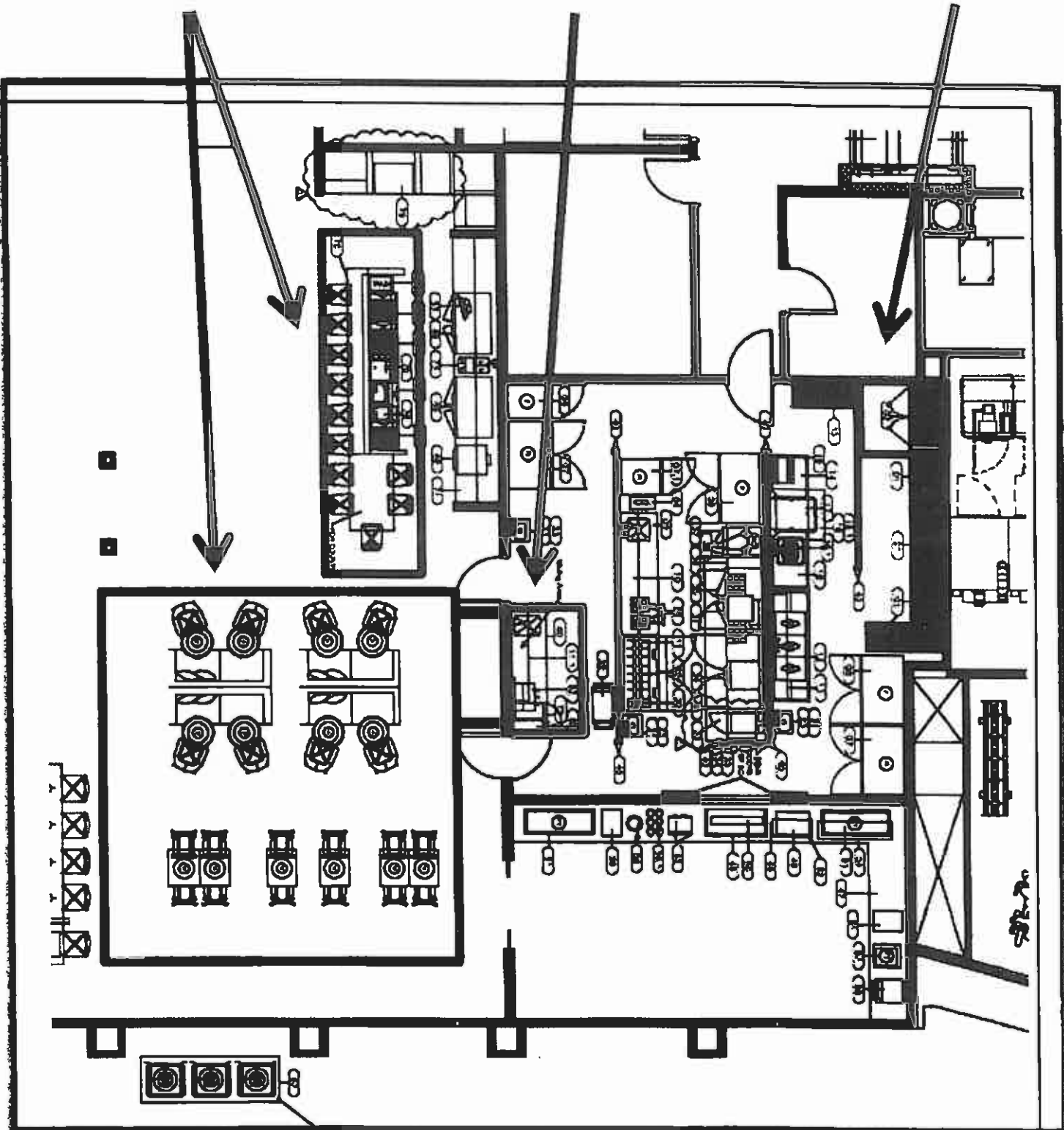
Corporate Counsel/Secretary

10/30/15
Date

Storage Area

Mixing Area

Serving Areas



FARMINGTON CITY COUNCIL MEETING
November 3, 2015

WORK SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, and Jim Young, City Manager Dave Millheim, Parks and Recreation Manager Neil Miller, City Recorder Holly Gadd and Recording Secretary Melanie Monson.

Cory Ritz was absent.

Mayor Talbot thanked DeAnn Carlile and Holly Gadd for planning out and providing the meals for the Council's work sessions.

Baseball

Representatives from FABL were present to discuss baseball. **Neil Miller** said the city will run recreational baseball similar to how it has been run in the past. FABL will run the Allstar teams. The Parks and Recreation department will coordinate field use and field preparation. **John Bilton** pointed out that field maintenance has been a tremendous amount of work. **Mayor Talbot** asked if the Allstars are considered to be another league or if they just play a few games. It was explained that coaches nominate players who have played during the regular season to try out for the Allstar teams, which will then play against other City's recreation leagues. **Dave Millheim** asked who would manage the accounting, and **Neil Miller** said Parks and Recreation will. Representatives from FABL stated that they are ready to fill in any gaps the City has and are ready to form a board, but have been waiting for the City to make some decisions. **Doug Anderson** said baseball is a big deal in Farmington, and said the City needs to do a good job this coming spring. **Neil Miller** said the concessions, restrooms and lockers have been under FABL's lock and key, and will need to be coordinated. He said the City will take over cleaning the restrooms. **Mayor Talbot** said the City and FABL each need to have their own place to store equipment.

Gym Rules and Fee Structure

Neil Miller referred to a copy of the rules and regulations. Many of the rules carry over from the pool and other City facilities. They looked at the fees from gyms in South Davis and Weber for comparison. He said they feel good about the fees for residents/non-residents. **John Bilton** pointed out that the rules indicate that the participant to coach ratio should be appropriate, but wondered if a number should be specified. **Neil Miller** said they try to average 7-8 kids per adult for the most part. **Jim Young** asked if the City could consider a free track pass for seniors in the community. He said he got a lot of feedback on that during his campaign. **Doug Anderson** and **John Bilton** said they would be fine with that. **Mayor Talbot** said the City could look into that. He wants to make sure that residents know they are getting a good deal. **Jim Young** said senior citizens get in free at the Bountiful Rec Center. **Mayor Talbot** reminded the Council that this is a gymnasium with a track, and not a rec center. **Doug Anderson** asked if the survey compared the fees for equivalent facilities. **Neil Miller** said the closest comparisons were Syracuse and South Weber. He said the fees do not

cover the costs to the City to run the facility and that the facility will be expensive for the City to run. He said they are hoping to open on March 1. **Dave Millheim** said the Parks and Recreation director will be able to add new rules at his or her discretion as needed, but he wants to publish the rules and fee structure to let the community know what to expect before the gym opens its doors. He also said they had considered letting people get in for free during the first 60 days in order to show what the City has paid for. He said if the Council wants to make any adjustments to the rules or the fee structure, they need to do so tonight before it goes out to the public. **Mayor Talbot** said to address Jim's previous comment, he wants to make the distinction that this facility is a gymnasium and not a rec center. He said he could see letting seniors in for free if it was a rec center. **Neil Miller** said it would be difficult to track residents versus non-residents if they allowed seniors in for free. He said if they want to charge \$5 for a 20-punch pass instead of \$10, he would be fine with that, but that he thinks non-residents should have to pay more for using the facility. **Jim Young** said he wants to be sensitive to the pushback they have gotten on the bond from senior residents. **Mayor Talbot** asked if anyone had feedback on the fee structure and regulations. He said as soon as it gets published, residents will likely provide feedback. **Dave Millheim** asked how the Council feels about a 30 day free pass for residents, and all Council members agreed. **Neil Miller** said they plan to hold a big open house with food vendors in the parking lot. **Dave Millheim** said they would proceed with publishing the rules and fee structure. He said they will publish the open house information closer to the date. He thanked Neil Miller and his team.

Mayor Talbot said all candidates for the City Council election were invited to get together for hors d'oeuvres after the meeting tonight.

Jim Young said he does not have any problem with the Starbucks application, but is impressed with how thorough their application was.

Dave Millheim said there were a few housekeeping items. Relative to the Starbucks application, he said cities can regulate the number of applications for liquor license. Local consent indicates that "this application meets our local ordinance", with respect to proximity to schools, parks, etc. The number of licenses can be issued based on population, based on a flat number, etc. The City backed into a population formula. The formula in the City's ordinance can be changed and the population formula updated if needed. Going forward, these applications will not be done by public hearing. The State code as well as our City code says local consent must be granted in a public meeting, but it does not have to happen at a public hearing. So in the future they will be taken care of on Summary Action. **Doug Anderson** asked if a person would have to order food at Starbucks in order to purchase beer or wine. **Dave Millheim** said no, but a certain amount of their sales has to be food, and they have to open the bottle of beer or wine when it is purchased. **Brigham Mellor** asked if denying the application could lead to a lawsuit. **Dave Millheim** said yes, there has to be a valid reason for denying it. **Brigham Mellor** clarified that if they comply with the rules, the City has to allow it.

Dave Millheim informed the Council that Villa Susanna had a pre-construction meeting this morning and will start construction soon. He said the settlement agreement with the Evans will come forward tonight. **Brigham Mellor** commended Dave for that and said it will have a good impact on the City.

REGULAR SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz and Jim Young, City Manager Dave Millheim, City Recorder Holly Gadd and Recording Secretary Melanie Monson.

CALL TO ORDER:

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

The invocation was offered by Councilmember **Doug Anderson** and the Pledge of Allegiance was led by **Kent Hansen** from the Farmington Post of the American Legion.

Kent Hansen said the American Legion has had a presence in Farmington since 1927. Once a year, citizens have the opportunity to honor Veterans on Veteran's Day. This year, the ceremony will take place on November 11th at the Farmington City cemetery. He invited the Council and residents to attend the program.

PUBLIC HEARINGS:

Local Consent for Coffee House Holdings, Inc. dba Starbucks for a Limited-Service Restaurant Liquor License

Dave Millheim said state code requires that if liquor sales are to take place, local consent must be given. Local Consent says that the application complies with the City's ordinances. The State maintains control of liquor licenses.

Mayor Jim Talbot opened the public hearing at 7:08 p.m.

Mayor Jim Talbot closed the public hearing at 7:08 p.m.

John Bilton said with local consent, the City is bound by state law and local ordinance for limited or full service restaurant liquor licenses. The City has developed a formula for determining the number of liquor licenses that will be granted within the City.

Motion:

John Bilton made a motion that the City Council approve local consent for Coffee House Holdings, Inc. dba Starbucks for a Limited-Service Restaurant Liquor License.

Jim Young seconded the motion which was unanimously approved.

NEW BUSINESS

Food Bank Donations

Cory Ritz said he appreciates the Council granting the time to discuss this item from the 4-H group. He said about 11 years ago, Kelly Maxfield approached the 4-H group about donating a few lambs to some needy families after the County Fair. Over the years, it has evolved into something bigger. This year they passed a milestone of donating over 1 million pounds of meat to needy families through the Farmington 4-H group.

Justen Smith said he is a resident of Farmington and is the director of the USU Extension Program and the 4-H club in Davis County. Each year this program has evolved and has grown with corporate sponsorship to purchase animals from the kids at the County Fair to be donated to needy families. This program has fed countless needy families, and has been the largest donation of processed meat for hungry families across Utah. This year they also began donating to the Safe Harbor Women's Shelter. He said this morning they donated 600 pounds of meat and filled their freezers. What has made it possible is Farmington's ability to raise animals, but that ability is disappearing across the County. He has spoken to City Councils and Planning Commissions about preserving people's ability to raise animals and participate in 4-H clubs. He encouraged the City to carefully consider these programs as they are planning and developing the City and encouraged the Council to preserve the farming part of Farmington.

Cory Ritz said in his time on the Council, the City has always been cognizant of the rural aspect to the City. The ability to have animals in their backyard is important to Farmington residents. He challenged the Council to maintain that ability to participate in this aspect of life in Farmington.

SUMMARY ACTION

Minute Motion Approving Summary Action List

1. Gym Rules and Fee Structure
2. Implementation of Farmington Recreation Baseball
3. Approval of Minutes from City Council held October 20, 2015
4. Villa Susanna Improvements Agreement
5. Settlement Agreement with E&H Land LTD

Motion:

Jim Young made a motion to approve the items on the Summary Action List 1-5. **Doug Anderson** seconded the motion. Items 1, 2 and 4 were approved with a 5-0 vote; **Cory Ritz** abstained on item 3; and voted no on item 5 so the vote was a 4-1 on item 5.

Cory Ritz abstained from item 3 because he was out of town. He wanted to be clear that on item 5, he was opposed to it on principle, and believes that hard feelings are being transferred elsewhere.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

1. Executive Summary for the Planning Commission meeting held on October 22, 2015
2. Police and Fire Monthly Activity Reports for September
3. ICSC Regional Meeting Request: **Mayor Talbot** said the ICSC is a convention of the top retailers. The local ICSC convention here in Utah will be held in Farmington this year at Station Park. Many of the top retailers in the Western US, as well as other parts of the Country, will be there. **Mayor Talbot** said he and Dave Millheim think it is a good idea and will be a good opportunity to showcase Farmington. The 2 day convention will be in February. The City will have the opportunity to make a 10 minute presentation. **Dave Millheim** added that South Jordan hosted it several years ago and it was a good opportunity for them. He asked the Council for a budget, and he recommended \$10,000, which could be used for gift bags and ski passes, etc. **Mayor Talbot** said he thinks the budget will provide a good opportunity to showcase Farmington and the Snowbasin ski resort and will help get people here in February. **Brigham Mellor** said he knows of some developers who are excited about it. **John Bilton** asked if the money would come from the General Fund and **Dave Millheim** said it would come from the Council's discretionary fund. The Council unanimously said they were comfortable with the proposed budget.
4. Strategic Planning Date (Feb. 10) and Outline: **Dave Millheim** informed the Council that he would need to propose different dates.
5. Justice Court Update: there was a meeting with all the Cities, the AOC, and the County last week. The matter has not been finalized, but in 2 weeks they anticipate bringing the interlocal agreement which will put the City back where it was when this all started. They will also bring an RFP to pay for prosecution services. The County only wanted the agreement to last for 1-2 years, but they are trying to arrange for a 6 year term, reviewing it after 3 years with the opportunity to opt out. **Mayor Talbot** said the County has graciously allowed the City to come to the County court. **Brigham Mellor** said in the end, the City is not going with the least expensive option, but is having to pay for prosecution services (as opposed to the possibility of netting in the positive if the City had run the Court). **Dave Millheim** said the City's responsibility is to the residents of Farmington, but at the end of the day they could not recommend a revenue/cost-sharing structure that would cost the tax payers in a few years. **Jim Young** asked if every City has to pay for their prosecution now. **Dave Millheim** said each city has to either pay for their own prosecution services or pay the County for it. **Mayor Talbot** said previously the City was the only community not paying for prosecution services.
6. **Dave Millheim** expressed that this has been the finest City Council he has worked with. He said on behalf of staff, he hopes each incumbent does well in the election but staff would serve whoever is elected. Annual training for sexual harassment, open meeting laws, etc. will need to take place, and he will let the Council members know after the election takes place.
7. Last night there was a tragedy where a Kaysville resident sat in front of the Frontrunner to kill himself. The Farmington City Police and Fire departments handled the matter. He wanted the Council to hear about it from him and not from the rumor mill. **Mayor Talbot** said he appreciates the way Police and Fire handled the incident.

Cory Ritz: He said his kids went for a bike ride recently and noticed a squatter's camp along Farmington Creek where the DNRG crosses it off the edge of the County property. **Dave Millheim** said he would look into it tomorrow.

John Bilton: He asked about the traffic circle and also about the red barn project- he said it looks like they are pouring the footings. **Mayor Talbot** said Dave Dixon will be putting a plan together for the roundabout and the City will be getting the drawings back in about a month. He said the University of Utah will be funding 60-70% of the project. **Dave Millheim** said he did not know what is going on by the Red Barn, as they do not have approval to build anything. **John Bilton** also asked if the signage issue has been resolved with the State. **Dave Millheim** said the State of Utah has a regulation distinguishing between onsite signage and billboards along the freeway. On State highways that receive Federal funds, businesses have to be physically connected to the pylons of the signs. YesCo, the company who put up the sign for Cabela's and McDonald's, ought to have known. They came to the City after getting a warning from the State asking the City to fix it. They are considering creating a long finger-like subdivision that runs all the way to the pylons. He told them that they need to get their legal counsel together with the City's legal counsel. **Mayor Talbot** said he spoke with Scott Harwood and informed him that this is not the City's problem, and that he needed to work it out between his attorneys and UDOT. He and **Dave Millheim** both expressed appreciation for being kept in the loop.

Mayor Jim Talbot

1. The Talbot Christmas party for the City Council and their spouses will be held on Saturday December 12th at 6:30 pm. He wanted to have a fun evening to show appreciation for the Council.

Council members **Doug Anderson**, **Brigham Mellor**, and **Jim Young** did not have anything to report at this time.

ADJOURNMENT

Motion:

At 8:03 p.m., **John Bilton** made a motion to adjourn the meeting. **Doug Anderson** seconded the motion which was unanimously approved.

Holly Gadd, City Recorder
Farmington City Corporation

CITY COUNCIL AGENDA

For Council Meeting:
November 17, 2015

SUBJECT: City Manager Report

1. Legacy Parkway 2020 Issues

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

CITY COUNCIL AGENDA

For Council Meeting:
November 17, 2015

SUBJECT: Mayor Talbot & City Council Reports

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

FARMINGTON CITY



H. JAMES TALBOT
MAYOR

DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

To: Dave Millheim, City Manager

From: David Petersen, Community Development Director *DEP*

Date: November 10, 2015

SUBJECT: **Legacy Parkway 2020 Issues**

I attended a Legacy Parkway Scenic By-way Committee meeting last week. The committee is comprised of representatives from NSL, WX, West Bountiful, Bountiful, Centerville, Farmington, Davis County, UDOT, and advocates for the GSL.

In 2020, the State will lift some of the restrictions related to the Legacy Parkway; these include the 55 mph speed limit and the ban on truck traffic, both of which have contributed to a less noisy highway. Many residents have become accustomed to these more favorable conditions, and the Woods Cross City Council is considering whether or not to lobby the State to leave the restrictions in place after 2020. Gary Uresk asked that we get with our respective City Councils about this subject. On behalf of the committee, please approach the Mayor and City Council to assess their thoughts on this matter and if they are apt to support efforts to keep the restrictions in place, and then I can report back to the committee. Thanks.

CITY COUNCIL AGENDA

For Council Meeting:
November 17, 2015

SUBJECT: Mayor Talbot & City Council Reports

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