

CLOSED SESSION: A closed session will be held at 6:00 p.m. for property acquisition.

**FARMINGTON CITY COUNCIL MEETING
NOTICE AND AGENDA**

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, October 4, 2016, 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 Public Hearing to hear objections related to the Farmington City, Utah School Safety Assessment Area as set forth in the act; and related matters.

NEW BUSINESS:

8:30 Memorandum of Understanding between Davis School District and Farmington City for Glover's Lane and 650 West Street

GOVERNING BODY REPORTS:

8:40 City Manager Report

1. Executive Summary for Planning Commission held on September 22, 2016

8:45 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

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

DATED this 29th day of September, 2016.

FARMINGTON CITY CORPORATION

By: DeAnn Carlile
DeAnn Carlile, Deputy 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:
October 4, 2016

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

It is requested that City Council Member John Bilton give the invocation to the meeting and it is requested that City Council Member Brett Anderson lead the audience in the Pledge of Allegiance.

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

CITY COUNCIL AGENDA

For Council Meeting:
October 4, 2016

PUBLIC HEARING: To hear objections related to the Farmington City, Utah School Safety Assessment Area as set forth in the act; and related matters.

ACTION TO BE CONSIDERED:

1. Hold the public hearing.

GENERAL INFORMATION:

See enclosed staff report prepared by Keith Johnson.

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: September 26, 2016

Subject: **HOLD A PUBLIC HEARING TO HEAR OBJECTIONS RELATED TO THE FARMINGTON CITY, UTAH SCHOOL SAFETY ASSESSMENT AREA (SAA) AS SET FORTH IN THE ACT; AND RELATED MATTERS.**

RECOMMENDATIONS

Hold a public hearing for public comment on the proposed Farmington City, Utah School Safety Assessment Area (SAA). This is just a public hearing to hear comments from the public and not a time for discussion or for any modifications to the Farmington City, Utah School Safety Assessment Area. This is the start of the 60 day contest period for property owners to submit their written protest against the proposed SAA.

BACKGROUND

With the new High School coming at 650 W. and Glover Lane and with the new elementary school opening along 1100 W., the City needs to improve 650 W. and portions of 1100 W., 500 S. and Glovers Lane. The SAA is a way for the property owners to pay for their frontage of sidewalk, curb and gutter and portion of the asphalt over a 10 year period.

All property owners were invited to meetings, where information about the project was discussed. Also staff has tried to meet with property owners to explain the SAA process and what their own individual cost estimates would be for their assessments. These cost estimates were only based on construction costs.

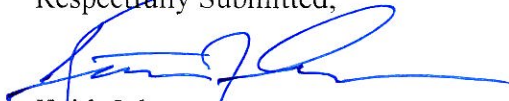
City staff has been working on this for months trying to figure out what and how this project could be funded. The City has been looking into grants, prop 1 funds from the County and any other alternatives to help defray some of these costs. These funds will be used to lower the costs associated with the SAA and not defray any costs for the City. Estimates are around \$151.00 /lf for the construction costs and with the cost of issuance and the cost of interim financing so the total cost estimate is now at \$199.60 /lf. We feel this is a good estimate to go by, as we want to make sure that we are a little higher than what it will ultimately cost, as we always want to come in lower with actual costs than be higher when it is all completed.

The estimated costs for construction of the SAA will be around \$2,186,000 with the cost of issuance, interim financing and reserve fund adding around \$700,000, so the total costs to the property owners will be around \$2,886,000 including Miller Meadows.

In addition to the SAA improvement costs, the School District cost of improvements will be around \$531,000 and the City cost of improvements between impact fees and from the General Fund or other sources will be around \$1,550,000. The amount from the General Fund will be around \$575,000.

There are many extension agreements in this area, which make up about 59% of the total area, which are agreements required to pay for said improvements. The SAA will only pass if less than 40% of the area votes against it. Property owners will have a 10 year period to pay for said improvements. These improvements will benefit each home owner as their frontage will be improved and will enhance their property. It will also ensure the safety of pedestrians and vehicle traffic by these schools.

Respectfully Submitted,



Keith Johnson
Assistant City Manager

Review and Concur,

Dave Millheim,
City Manager

CITY COUNCIL AGENDA

For Council Meeting:
October 4, 2016

S U B J E C T: Memorandum of Understanding between Davis School District and Farmington City for Glover's Lane and 650 West Street

ACTION TO BE CONSIDERED:

Approve the enclosed memorandum of understanding between Farmington City and the DSD, regarding improving the road (1/2 width) for 650 West and Glover's Lane

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

BRETT ANDERSON
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CORY R. RITZ
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: October 4, 2016

SUBJECT: **MEMORANDUM OF UNDERSTANDING BETWEEN DAVIS SCHOOL DISTRICT (DSD) AND FARMINGTON CITY FOR GLOVER'S LANE AND 650 WEST STREET.**

RECOMMENDATION

Approve the enclosed memorandum of understanding between Farmington City and the DSD, regarding improving the road (½ width) for 650 West and Glover's Lane.

BACKGROUND

DSD staff verbally committed to begin and complete construction of a ½ width road for 650 West and Glover's Lane abutting their property in conjunction with the construction of the new high school. The purpose of the memorandum is to formalize such commitments in writing, and bring more clarity and certainty regarding future road improvements for the area. The memorandum will also set in place some of the framework necessary for an agreement between the parties for reimbursement of land use costs necessary to widen Glover's Lane to an 80 wide major collector street and to ensure of both the DSD and City portions of the rights-of-way will be improved by the same contractor. At the suggestion of DSD staff, City personnel used a similar memorandum of understanding between the DSD and Layton City as a template for this document.

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager

MEMORANDUM OF UNDERSTANDING
between
Farmington City (the “City) and Davis School District (“DSD”)

Farmington City and Davis School District declare the following concerning the development of property, as identified on Exhibit 1, owned by DSD for the construction of a new high school located at approximately 575 West Glovers Lane.

- DSD currently owns 53.332 acres of land, of which approximately 9 acres is the location of an existing school bus compound, with the remainder property as the site of the new high school currently under construction with an anticipated completion date of Summer 2018; and
- The property fronts 650 West Street and Glovers Lane, which are 66 foot wide rights-of-way, and the majority of said frontages are unimproved existing asphalt country lanes which do not meet City standards; and
- The City’s Master Transportation Plan identifies 650 West as a 66 foot wide minor collector street and Glover’s Lane as an 80 foot wide major collector street; and
- DSD will dedicate to the City an additional 3 feet of right-of-way and widen the asphalt on the east side of 650 West as it abuts the high school site to avoid moving a storm drain line and other improvements; and
- DSD will dedicate to the City at least and/or up to 14 feet of additional right-of-way on the north side of Glover Lane and widen the street to accommodate 52 feet of asphalt and a wider park strip adjacent to the high school site to avoid moving existing improvements and to avoid a requirement by Central Davis Sewer District (CDS) to move a sewer line; and
- The City and DSD will enter into a agreement whereby the City will reimburse the DSD the land cost of additional r.o.w. up to 14 feet in width along Glovers Lane as mutually agreed to by both parties; and
- DSD agrees to be responsible for the construction of all improvements of the 650 West Street and Glovers Lane frontages including, among other things, irrigation systems, landscaping, sub-grade, road base, sidewalk, curb and gutter, ½ width of 37 feet of asphalt on 650 West (or 18.5 feet) plus the additional 3 feet referenced above, ½ width of 52 feet of asphalt on Glover’s Lane (or 26 feet), and any installation or relocation of utilities (or underground public utility improvements) related thereto; and
- All street improvement shall be constructed to standards and plans approved by the City; and

- The City is currently in the process of coordinating the future construction and improvement of remaining portions of 650 West Street and Glover’s Lane adjacent to the DSD property and rights-of-way leading to and from the high school site; and
- As such, the City’s contractor will construct those adjacent, but off-site, street improvements which are the responsibility of the DSD as referenced herein---and upon completion thereof before the expected opening of the high school, the City will invoice the DSD for actual costs and the DSD will reimburse the City as per the above referenced agreement. The parties will finalize the agreement in the future, but prior to construction of the related improvements; and
- The City agrees to provide culinary water to the property from the 12-inch line in 650 West Street and the 18-inch line in Glovers Lane; and
- DSD agrees to loop an on-site culinary water service line connecting the water lines in 650 West and Glovers Lane based on fire flow requirements determined by the City Fire Marshall and the City Engineer with an approved site plan; and
- DSD agrees to work with the Weber Basin Conservancy District to provide secondary water to the site; and
- DSD agrees to connect sanitary sewer service to the sewer line in 650 West Street and/or the sewer line in Glover’s Lane; and
- DSD agrees to complete an on-site detention basin for a minimum 100 year storm. Discharge from this basin will be to a storm drain line in Glover’s Lane. DSD will provide the needed information to the City Engineer enabling him to determine whether or not the existing facility must be up-sized, and any up-sizing, if necessary, will be the responsibility of the DSD; and
- DSD agrees to pay for the street lighting in the public right-of-way as set forth in the City standards and guidelines; and
- City agrees to move, or cause to move, the existing power poles on the north side of Glovers Lane to the south side of Glovers Lane.

Craig Carter, Superintendent Date
 Davis School District

H. James Talbot, Mayor Date
 Farmington City

CITY COUNCIL AGENDA

For Council Meeting:
October 4, 2016

S U B J E C T: City Manager Report

1. Executive Summary for Planning Commission held on September 22 2016

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



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

H. JAMES TALBOT
MAYOR
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CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Eric Anderson – Associate City Planner
Date: October 4, 2016
SUBJECT: EXECUTIVE SUMMARY- PLANNING COMMISSION HELD SEPTEMBER 22, 2016

RECOMMENDATION

No action required.

BACKGROUND

The following is a summary of Planning Commission review and action on September 22, 2016 [note: five commissioners attended the meeting—Chair Rebecca Wayment, Alex Leeman, Dan Rogers, Bret Gallacher, and Kent Hinckley. Commissioners Connie Deianni and Heather Barnum were excused.

Item 3 Jim Steman/Station Park CenterCal (Public Hearing) – Applicant is requesting a recommendation for zone change approval for 5.84 acres of property from an A (Agriculture) to a GMU (General Mixed Use) Zone located at approximately 100 West and Park Lane. (Z-3-16)

Voted to recommend that the City Council approve the rezone as written in the staff report.

Vote: 5-0

Item 4 Steven Nelson and Cory Karl (Public Hearing) – Applicants are requesting a recommendation for zone change approval for 3.84 acres of property from an A (Agriculture) to a LR (Large Residential) Zone located at 1150 South and 35 East. (Z-4-16)

Voted to recommend that the City Council approve the rezone as written in the staff report.

Vote: 5-0

Respectfully Submitted

Eric Anderson
City Planner

Review & Concur

Dave Millheim
City Manager

CITY COUNCIL AGENDA

For Council Meeting:
October 4, 2016

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

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