

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 review 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, September 17, 2013, 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

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS

7:05 Executive Summary for Planning Commission held August 29, 2013

PUBLIC HEARINGS:

7:10 Planned Unit Development (PUD) Overlay and Schematic Plan for Olsen Minor Plat Subdivision

7:30 Amendment to Zoning Ordinance to Allow Transfer of Development Rights (TDR's) and Minimum Parcel Size for Conservation Land

7:40 Regulating Plan Amendment

7:50 Westwood Cove Schematic Plan

NEW BUSINESS:

8:00 Discussion for Proposed Changes to Woodland Park Amplified Sound Special Use Permits

SUMMARY ACTION:

8:15 Minute Motion Approving Summary Action List

1. Resolution for Financing Light Change-out with Siemens
2. Proclamation for Attendance Awareness Month

GOVERNING BODY REPORTS:

8:20 City Manager Report

8:25 Mayor Harbertson & City Council Reports

ADJOURN

CLOSED SESSION

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

DATED this 12th day of September, 2013.

FARMINGTON CITY CORPORATION

By: Holly Gadd
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:
September 17, 2013

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

It is requested that Mayor Scott Harbertson give the invocation/opening comments to the meeting and it is requested that City Council Member Jim Talbot 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:
September 17, 2013

S U B J E C T: Executive Summary for Planning Commission held August 29, 2013

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

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



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Planning Intern

Date: September 9, 2013

SUBJECT: EXECUTIVE SUMMARY FOR PLANNING COMMISSION ON
AUGUST 29, 2013

RECOMMENDATION

No action required.

BACKGROUND

The following is a summary of Planning Commission review and action on July 11, 2013 [note: four commissioners attended the meeting— Bob Murri, Kris Kaufman, Brigham Mellor, and Alternate Rebecca Wayment]:

1. Ivory Development (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the Westwood Cove Conservation Subdivision (7 lots) on 4.057 acres located at the northwest corner of 650 West and Glover Lane in an AE zone. (S-3-13)

Voted to recommend that the City Council approve the Schematic Plan with additional conditions. (see minutes included in City Council Staff Report for August 29th).

Vote: 4-0

2. Henry Walker Homes (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for The Village at Station Park Subdivision (128 lots) on 12.11 acres located at the southwest corner of Clark Lane and 1100 West in an RMU zone. (S-10-13)

Voted to table this item due to some outstanding issues regarding the layout of the utilities and site plan (see minutes included in City Council Staff Report for August 29th).

Vote: 4-0.

3. Henry Walker Homes (Public Hearing) – Applicant is requesting a recommendation to amend Chapter 18 of the Zoning Ordinance regarding proposed changes to the building height requirement in the RMU zone. (ZT-4-13)

Item moved up one spot to review the two Henry Walker Homes applications together. The Commission voted to table this item as the commissioners had some questions on the height of the buildings and how this would affect the surrounding neighborhoods; the commissioners wanted to go onsite to see what this height change would look like. A field trip has been planned for the work session of the next planning commission meeting on 9/12/13.

Vote: 4-0

4. Symphony Homes – Applicant is requesting Preliminary Plat approval for the Chestnut Farms Phase 3 PUD (14 lots) on 7.8 acres located at approximately 300 South and 1400 West in an AE zone. (S-7-13)

Voted to approve the Preliminary Plat with additional conditions (see minutes included in City Council Staff Report for August 29th).

Vote 4-0

Respectfully Submitted



Eric Anderson
Planning Intern

Review & Concur



Dave Millheim
City Manager

CITY COUNCIL AGENDA

For Council Meeting:
September 17, 2013

**PUBLIC HEARING: Planned Unit Development (PUD) Overlay and Schematic Plan
for Olsen Minor Plat Subdivision**

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

SCOTT C. HARBERTSON
MAYOR

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CORY R. RITZ
CINDY ROYBAL
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: September 6, 2013

SUBJECT: **SCHEMATIC PLAN AND PUD OVERLAY--OLSEN SUBDIVISION**

RECOMMENDATION

1. Hold a public hearing;
2. Table action regarding an ordinance enacting a PUD overlay until a PUD master plan is prepared for Planning Commission and City Council review and possible approval; and
3. Approve the schematic plan for the proposed two-lot Olsen Subdivision pursuant to the recommendation and findings approved by the Planning Commission as set forth in the attached staff report dated August 15, 2013, and subject to the following:
 - a. The applicant must receive PUD Master Plan approval from the Planning Commission and City Council which shall be considered prior to consideration of the final plat for the subdivision/PUD, but may also be considered concurrently with the said final plat.
 - b. In preparation of the PUD Master Plan, the developer shall receive input from the owner of property to the south (Davis County Tax I.D. #07-025-0033) and the owner of property to the north (Davis County Tax I.D. #07-025-0012).

BACKGROUND

The Planning Commission recommended schematic plan approval for the proposed subdivision on August 15, 2013. The developer desires to preserve the existing historic home and establish a second home on the 1 acre property, but to enable this, staff directed the developer to pursue a small PUD to deviate from the standards of the underlying zone (see attached staff report). Several years ago, the minimum parcel size required for PUDs was reduced by the City to make possible better in-fill development of smaller tracts.

Nevertheless, in preparation of the PUD Master plan (the next step if the schematic plan is approved) it is recommended that the applicant receive input from nearby affected property

owners and place the home, landscaping and other improvements to mitigate impacts associated with the proposed flag lot.

Supplemental Information

1. Planning Commission Staff Report, August 15, 2013, including attachments.

Respectively Submitted



David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager





Planning Commission Staff Report August 15, 2013

Item 6: Schematic Plan for the Olsen PUD Subdivision

Public Hearing:	Yes
Application No.:	S-12-13
Property Address:	Approximately 177 North Main Street
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	OTR (Old Town Residential)
Area:	1.01 Acres
Number of Lots:	2
Property Owner:	JPC Contracting
Agent:	Jerry Preston

Request: *Applicant is requesting a recommendation for approval of a Schematic Plan for the Olsen PUD Subdivision.*

Background Information

The applicant, Jerry Preston, is requesting a recommendation for Schematic Plan approval for a minor 2-lot PUD subdivision on property located at approximately 177 North Main. The proposed minor plat contains a total of 2 lots on 1.01 acres of property. The underlying zone for this property is an OTR zone. Jerry Preston is proposing to keep the historic home that is already in place and build a flag lot to the rear of the historic home. Flag Lots are not allowed in the OTR zone, however since this is a PUD, the applicant is requesting to deviate from that standard. Such deviations are acceptable in PUDs if the developer proposes something that will highly benefit the community. Staff feels that because the developer is willing to save the historic home instead of have it demolished, this one instance may be appropriate to allow a flag lot within the OTR zone. This will be something the Planning Commission and City Council will need to decide. No other issues are found in subdividing this lot and the developer will issue a cross access easement along the driveway so as to permit both residences to use the drive aisle.

Since the number of lots does not exceed 10, the approval process consists of a Schematic Plan and Minor Subdivision Plat. The Planning Commission provides a recommendation to the City Council regarding the Schematic Plan.

Suggested Motion:

Move that the Planning Commission recommend that the City Council approve the Schematic Plan for the Olsen PUD Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant continues to work with the City and other agencies to address any outstanding issues remaining with regard to the Schematic Plan;
2. Applicant must receive approval of the Schematic Plan and Minor Plat from the City Council in order to record the proposed subdivision.

Findings for Approval:

1. The proposed schematic subdivision is in substantial compliance with all subdivision and zoning requirements for a schematic subdivision approval including;
 - a. A completed application;
 - b. Minimum lot sizes as set forth in the OTR zone;
 - c. Description and preliminary layout of utilities and other services required.
2. The proposed subdivision is desirable in that the platting of the property in this area will provide a cleaner description and record of the properties and residences in the subject area.
3. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.

Supplemental Information

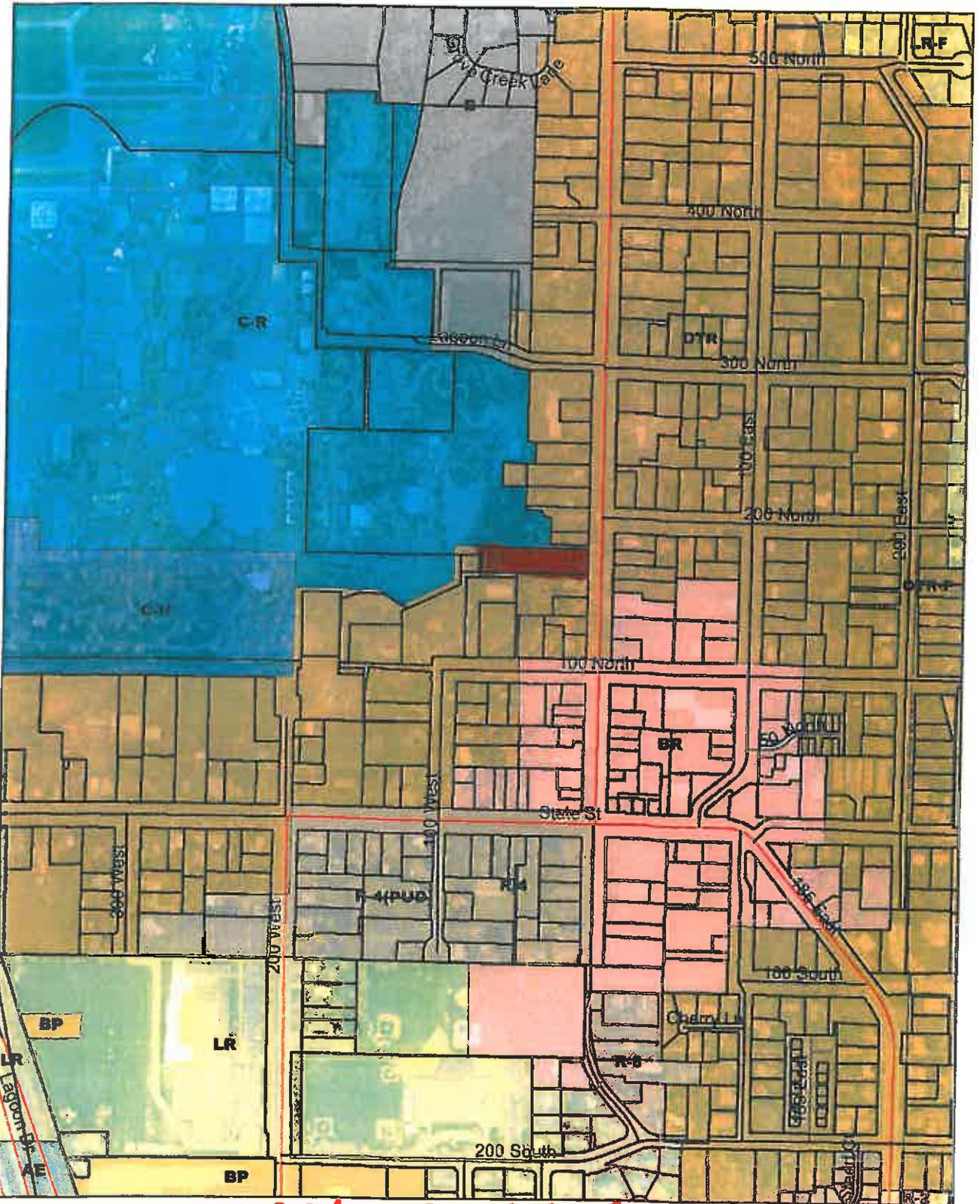
1. Vicinity Map
2. Olsen PUD Subdivision Schematic Plan

Applicable Ordinances

1. Title 12, Chapter 3 – Schematic Plan
2. Title 12, Chapter 5 – Minor Subdivisions
3. Title 12, Chapter 7 – General Requirements for All Subdivisions
4. Title 11, Chapter 17 – Old Town Residential Zone
5. Title 11, Chapter 27 – Planned Unit Developments



Farmington City



Tuesday, February 24, 2009 10:44:54 AM
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**OLSEN SUBDIVISION
 VICINITY MAP**

225 450 900 1,350 Feet

CITY COUNCIL AGENDA

For Council Meeting:
September 17, 2013

PUBLIC HEARING: Amendment to Zoning Ordinance to Allow Transfer of Development Rights (TDR's) and Minimum Parcel Size for Conservation Land

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. Adopt the enclosed ordinance amending Section 11-12-110 of the Zoning Ordinance regarding transfer of development rights/lots (TDR), and enacting Section 11-12-100(h) regarding minimum parcel size for conservation land, pursuant to the recommendation and findings approved by the Planning Commission as set forth in the attached staff report dated August 15, 2013.

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

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DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: David E. Petersen, Community Development Director
Date: September 6, 2013
SUBJECT: **TRANSFER OF DEVELOPMENT RIGHTS/LOTS (TDR).**

RECOMMENDATION

Hold a public hearing and adopt the enclosed ordinance amending Section 11-12-110 of the Zoning Ordinance regarding transfer of development rights/lots (TDR), and enacting Section 11-12-100(h) regarding minimum parcel size for conservation land, pursuant to the recommendation and findings approved by the Planning Commission as set forth in the attached staff report dated August 15, 2013.

BACKGROUND

If passed, the proposed TDR ordinance will work in conjunction with the City's open space ordinances and will enable the City to create sending and receiving areas for future building lots and/or development. This will further make it possible for the City to more strategically locate open space for the benefit of the public, including (among other things) parks, trails, etc.

Previously the City Council reviewed a draft of this ordinance, initially prepared by the City Planner and Attorney, as part of a discussion/study session item. The Planning Commission added more language to the text which is incorporated as part of the enclosed draft. These changes were also reviewed by the attorney.

Supplemental Information

1. Enabling Ordinances Referenced Above.
3. Planning Commission Staff Report, August 15, 2013.
3. Draft redline version of the text, 8-1-13.

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager

FARMINGTON, UTAH

ORDINANCE NO. 2013 -

AN ORDINANCE AMENDING SECTION 11-12-110 OF THE ZONING ORDINANCE REGARDING TRANSFER OF DEVELOPMENT RIGHTS/LOTS (TDR) AND ENACTING SECTION 11-12-100(h) RELATED TO MINIMUM PARCEL SIZE FOR CONSERVATION LAND.

WHEREAS, the Planning Commission has held a public hearing in which the proposed amendment to Section 11-12-110 of the Zoning Ordinance regarding transfer of development right/lots the enactment of Section 11-12-100(h) related to minimum parcel size for conservation land were thoroughly reviewed and the Planning Commission recommended that these changes be approved by the City Council; and

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

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

Section 1. Amendment. Section 11-12-110 of the Farmington City Zoning Ordinance is hereby amended to read in its entirety as follows:

11-12-110 Transfer of Development Rights/Lots. (TDR)

(a) **Transfer Lots.** Property proposed for conservation land and constrained and sensitive land, if located in a designated receiving zone, may be replaced by one, or more than one, "Transfer Lot". A Transfer Lot is a lot that could have been developed elsewhere in the City, but instead is platted in the place of proposed conservation land, and where money paid to the owner of property located in a designated sending zone by a developer to transfer the lot, and increase the overall residential density of his project. Such lots shall be known and referred to as "Transfer Lots" and must be approved by the City in conjunction with subdivision approval. A Transfer Lot is not the result of a waiver set forth in this Chapter.

(b) **Sole Discretion.** The City has the sole authority to designate sending and receiving zones where such transfer lots are used and may do so by ordinance.

(c) **Any sending zone parcel once a transfer lot density right is taken off the sending zone parcel loses the associated density right unless a future city council decision approves an up zoning to the sending zone parcel.**

(d) **Minimum Transfer Lot Size and Dimensional Standards.** The minimum acreage required for any Transfer Lot replacing conservation land shall be determined in accordance with the development incentive chart (option two) and dimensional standards provided in Section 11-12-090.

(e) **Any cash payment which results from an agreement regarding a Transfer Lot shall be set aside for the acquisition or improvement of open space and/or park land only, and not for any other use.**

(f) The open space acquired involving a Transfer Lot shall be in proximity to the receiving area for said Lot base on the service area or nature of the open space acquired. The service area, whether it is related to a regional facility, community parks, a neighborhood park, etc., shall be determined as set forth in the General Plan.

(g) If open space realized in whole or in part by a Transfer lot is moved to another location, transfer lot density rights must be recalculated based upon the characteristics of the new sending zone parcel and in consideration on what as already been transferred to the previous location.

(h) For larger conservation subdivisions greater than 20 acres in size, ten percent of the land must remain as open space and cannot be used by Transfer Lots.

(i) Agreement. A Transfer Lot must be approved by development agreement between the City and the respective owners, acceptable to and at the sole discretion of the City. The development agreement shall be recorded prior to or contemporaneous with the recording of the final plat which contains the Transfer Lot, and the agreement may include, but not be limited to, the following:

(1) Anticipated value of the Transfer Lot to be paid from the receiving lot owner to the sending lot owner;

(2) Method of payment for the transfer lot(s) value and when the payment is to be made;

(3) Cost of improvements, including design costs, and the timing of construction;

(4) Other costs such as City fees and finance costs, and the timing of the paying thereof;

(5) Land cost total to be paid to the owner and when this payment to the owner will be made; and

(6) Developer profit percentage.

Section 2. Enactment. Section 11-12-100(h) of the Farmington City Zoning Ordinance is hereby enacted to read in its entirety as follows:

(h) Size. In no event shall any parcel of conservation land be less than 1 acre in size.

Section 3. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 17th day of September, 2013.

FARMINGTON CITY

Scott C. Harbertson, Mayor

ATTEST:

Holly Gadd, City Recorder



Planning Commission Staff Report August 15, 2013

Item 8: Ordinance Amending Chapter 12 of the Zoning Ordinance regarding transfer of development rights

Public Hearing:	Yes
Application No.:	ZT-2-13
Property Address:	Entire City
General Plan Designation:	NA
Zoning Designation:	NA
Area:	NA
Number of Lots:	NA

Request: *It is proposed that the City Amend Chapter 12 of the Zoning Ordinance regarding transfer of development rights.*

Background Information

On July 11, 2013, the Planning Commission reviewed draft language amending Chapter 12 of the Zoning Ordinance regarding transfer of development rights. The enclosed zone text amendment incorporates recommendation offered by the Planning Commission at that meeting (please see underlined portions of the enclosed draft). The Commission reviewed this item on August 1, 2013, and continued the public hearing to August 15, 2013.

Suggested Motion

Move that the Planning Commission recommend that the City Council adopt the zone text changes as presented, along with any changes noted by the Commission.

Findings:

1. The changes will allow one more option for the owner to configure and design his or her property.
2. The City and the property owner are better able to avoid small remnants of open space which are difficult to develop and maintain.
3. One more tool is available to the City, at its sole discretion, to obtain open space in the most desirable locations within the community.
4. The use of the City's police power in this way represents a cost savings for the tax payer.

Supplemental Information

1. Draft Changes to Chapter 12 of the Zoning Ordinance (7-11-13)

Draft
8-1-13

Red-line Version

11-12-100 Design Standards

(h) **Size.** In no event shall any parcel of conservation land be less than 1 acre in size.

~~11-12-110 Conservancy Lots.~~

~~(a) Conservancy Lots. Conservation land and constrained and sensitive land may be included within individual residential lots in limited circumstances when such areas can be properly protected and preserved in accordance with the intent and purpose of this Chapter. Such lots shall be known and referred to as "Conservancy Lots" and must be approved by the City in conjunction with the subdivision approval.~~

~~(b) Minimum Conservancy Lot Size. The minimum acreage required for any Conservancy Lot containing conservation land shall be determined in accordance with the following chart:~~

Zone	Yield Plan Lot Size	Minimum Lot Size for Conservancy Lots Containing Conservation Land	
		Large Subdivisions*	Small Subdivisions
R	8,000 s.f.	1.5 acre (60,000 s.f.)	One conservancy lot not meeting minimum lot standards referred to herein for conservancy lots may be approved at the discretion of the City Council.
LR	10,000 s.f.	2.0 acre (80,000 s.f.)	
S	15,000 s.f.	2.5 acre (100,000 s.f.)	
LS	20,000 s.f.	3.0 acre (120,000 s.f.)	
AE	½ acre	4 acre	
A	1 acre	5 acre	
AA	5 acre	10 acre	

~~* Large subdivisions means those developments where 80% of the required conservation land is equal to or exceeds the minimum required lot size referenced herein for conservancy lots.~~

~~(c) Regulations. Conservation land and constrained and sensitive land within a Conservancy Lot shall remain subject to all regulations and requirements for such land as set forth herein, including, but not limited to, use, design, maintenance, ownership and permanent protection.~~

11-12-110 Transfer of Development Rights/Lots. (TDR)

(a) **Transfer Lots.** Property proposed for conservation land and constrained and sensitive land, if located in a designated receiving zone, may be replaced by one, or more than one, "Transfer Lot". A Transfer Lot is a lot that could have been developed elsewhere in the City, but instead is platted in the place of proposed conservation land, and where money paid to the owner of property located in a designated sending zone by a developer to transfer the lot, and increase the overall residential density of his project. Such lots shall be known and referred to as "Transfer Lots" and must be approved by the City in conjunction with subdivision approval. A Transfer Lot is not the result of a waiver set forth in this Chapter.

(b) **Sole Discretion.** The City has the sole authority to designate sending and receiving zones where such transfer lots are used and may do so by resolution

(c) Any sending zone parcel once a transfer lot density right is taken off the sending zone parcel loses the associated density right unless a future city council decision approves an up zoning to the sending zone parcel.

(d) **Minimum Transfer Lot Size and Dimensional Standards.** The minimum acreage required for any Transfer Lot replacing conservation land shall be determined in accordance with the development incentive chart (option two) and dimensional standards provided in Section 11-12-090.

(e) Any cash payment which results from an agreement regarding a Transfer Lot shall be set aside for the acquisition or improvement of open space and/or park land only, and not for any other use.

(f) The open space acquired involving a Transfer Lot shall be in proximity to the receiving area for said Lot base on the service area or nature of the open space acquired. The service area, whether it is related to a regional facility, community parks, a neighborhood park, etc., shall be determined as set forth in the General Plan

(g) If open space realized in whole or in part by a Transfer lot is moved to another location, transfer lot density rights must be recalculated based upon the characteristics of the new sending zone parcel and in consideration on what as already been transferred to the previous location.

(h) For larger conservation subdivisions greater than 20 acres in size, ten percent of the land must remain as open space and cannot be used by Transfer Lots.

(i) Agreement. A Transfer Lot must be approved by development agreement between the City and the respective owners, acceptable to and at the sole discretion of the City. The development agreement shall be recorded prior to or contemporaneous with the recording of the final plat which contains the Transfer Lot, and the agreement may include, but not be limited to, the following:

- (1) Anticipated value of the Transfer Lot to be paid from the receiving lot owner to the sending lot owner;
- (2) Method of payment for the transfer lot(s) value and when the payment is to be made;
- (3) Cost of improvements, including design costs, and the timing of construction;
- (4) Other costs such as City fees and finance costs, and the timing of the paying thereof;
- (5) Land cost total to be paid to the owner and when this payment to the owner will be made; and
- (6) Developer profit percentage.

CITY COUNCIL AGENDA

For Council Meeting:
September 17, 2013

PUBLIC HEARING: Regulating Plan Amendment

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. Adopt the enclosed ordinance amending the Regulating Plan, which plan is codified as part of Chapter 18 of the Zoning Ordinance, pursuant to the recommendation and findings approved by the Planning Commission as set forth in the attached staff report dated August 15, 2013.

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

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
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JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: David E. Petersen, Community Development Director
Date: September 6, 2013
SUBJECT: **REGULATING PLAN AMENDMENT**

RECOMMENDATION

Hold a public hearing and adopt the enclosed ordinance amending the Regulating Plan, which plan is codified as part of Chapter 18 of the Zoning Ordinance, pursuant to the recommendation and findings approved by the Planning Commission as set forth in the attached staff report dated August 15, 2013.

BACKGROUND

The proposed amendments to the Regulation Plan represent an effort to provide a street pattern for the mixed use areas in west Farmington consistent with the guidelines set forth in Chapter 18 of the Zoning Ordinance, while at the same time honoring north/south and east/west property lines and southeast/northwest and southwest/northeast major transportation facilities. Previously the City Council reviewed the issues related to this item and provided favorable comments encouraging staff to pursue such amendments respecting both property lines and existing railroad and major street patterns. Staff met with each property in the affected area individually and as a group. The proposed amended Regulating Plan (see enclosure) incorporates property owner feedback and represents a culmination of this effort.

Supplemental Information

1. Enabling Ordinances Referenced Above, including the proposed Amended Regulation Plan.
2. Existing Regulation Plan
3. Planning Commission Staff Report, August 15, 2013.
4. Letter from The Haws Companies, August 1, 2013.

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager

FARMINGTON, UTAH

ORDINANCE NO. 2013 -

**AN ORDINANCE AMENDING THE REGULATING PLAN
SET FORTH IN CHAPTER 18 OF THE ZONING
ORDINANCE.**

WHEREAS, the Planning Commission has held a public hearing in which the proposed the Regulating Plan of Chapter 18 of the Zoning Ordinance was thoroughly reviewed and the Planning Commission recommended that these changes be approved by the City Council; and

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

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

Section 1. Amendment. The Regulating Plan, which is as an exhibit to, and is part of, Chapter 18 of the Farmington City Zoning Ordinance, is hereby amended as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

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

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

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 17th day of September, 2013.

FARMINGTON CITY

Scott C. Harbertson, Mayor

ATTEST:

Holly Gadd, City Recorder

Exhibit "A"

West Farmington Mixed-Use District Regulating Street Plan

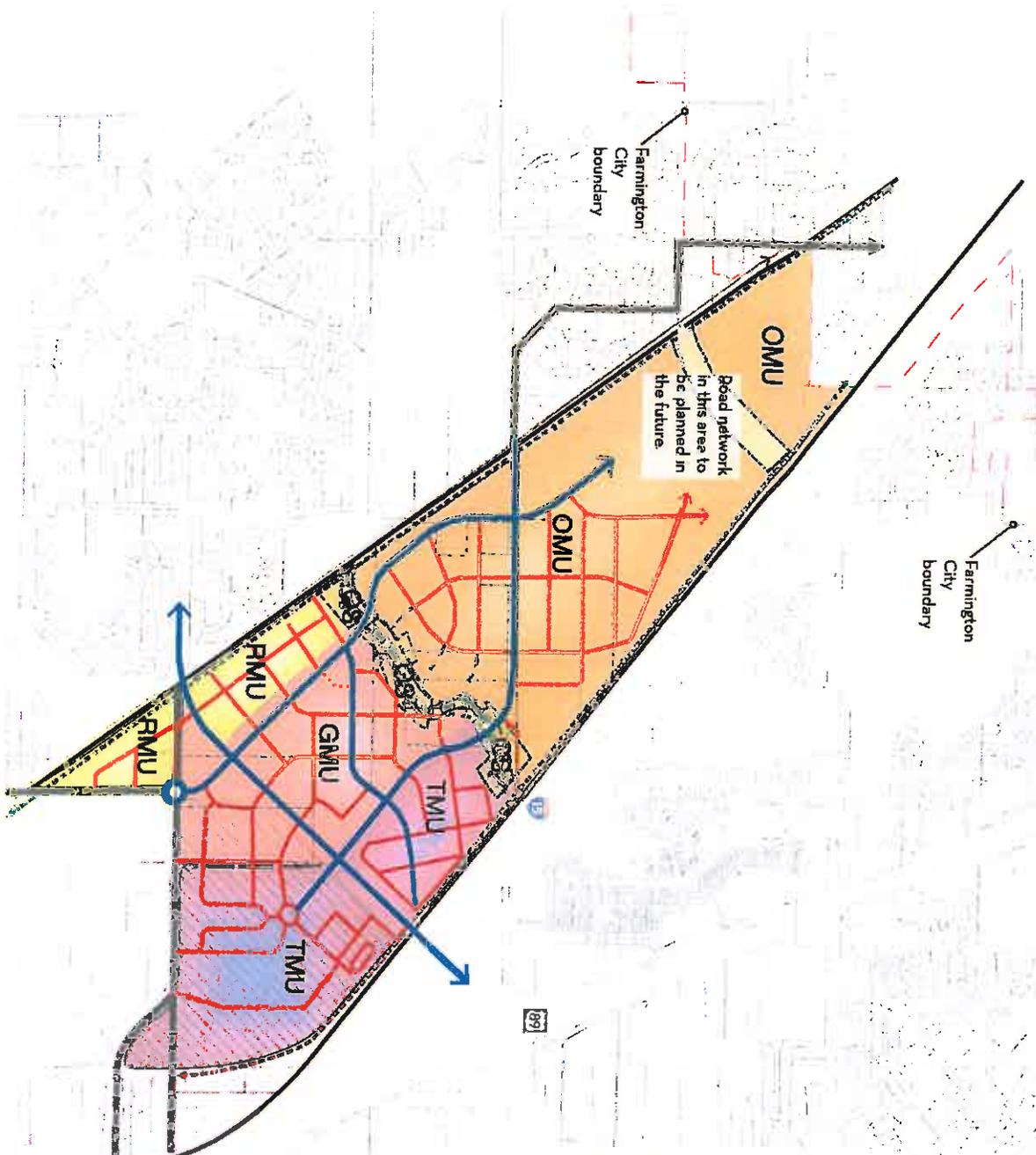
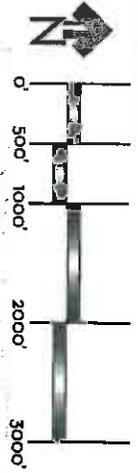
Legend

Street Network

- Proposed Principal Road, approx. 11 ft. ROW curb to curb, 2 travel lanes, center median
- Proposed Neighborhood Road, approx. 28' - 32' ft. ROW curb to curb, 2 travel lanes
- Existing Local/Collector Road (Burke Lane, Clark Lane, 152nd West)
- Planned or Proposed Pedestrian Pathway
- Approximately 100 ft. Riparian Corridor Boundary - Sheppard Creek
- Proposed Centerline for Road

Mixed-Use Districts

- Transit Mixed-Use District (TMU)
- General Mixed-Use District (GMU)
- Office Mixed-Use District (OMU)
- Residential Mixed-Use District (RMU)
- Open Space Mixed-Use District (OS)
- Station Park



* Development of the Station Park area shall be governed by the terms of that certain Development Agreement entered into between Farmington City and Station Park, Commercial LLC (the "Station Park Development Agreement"), which Station Park Development Agreement was adopted by the Farmington City Council on January 27, 2007. The Station Park Development Agreement contains all applicable development standards and approval processes for the Station Park development project. The Station Park Development Agreement and Farmington City ordinances apply to the Station Park area. This Regulating Plan may apply to the Station Park area only after termination of the Station Park development project and then only to the extent not inconsistent with the Station Park Development Agreement.

Farmington TOD Regulating Plan

Street Network

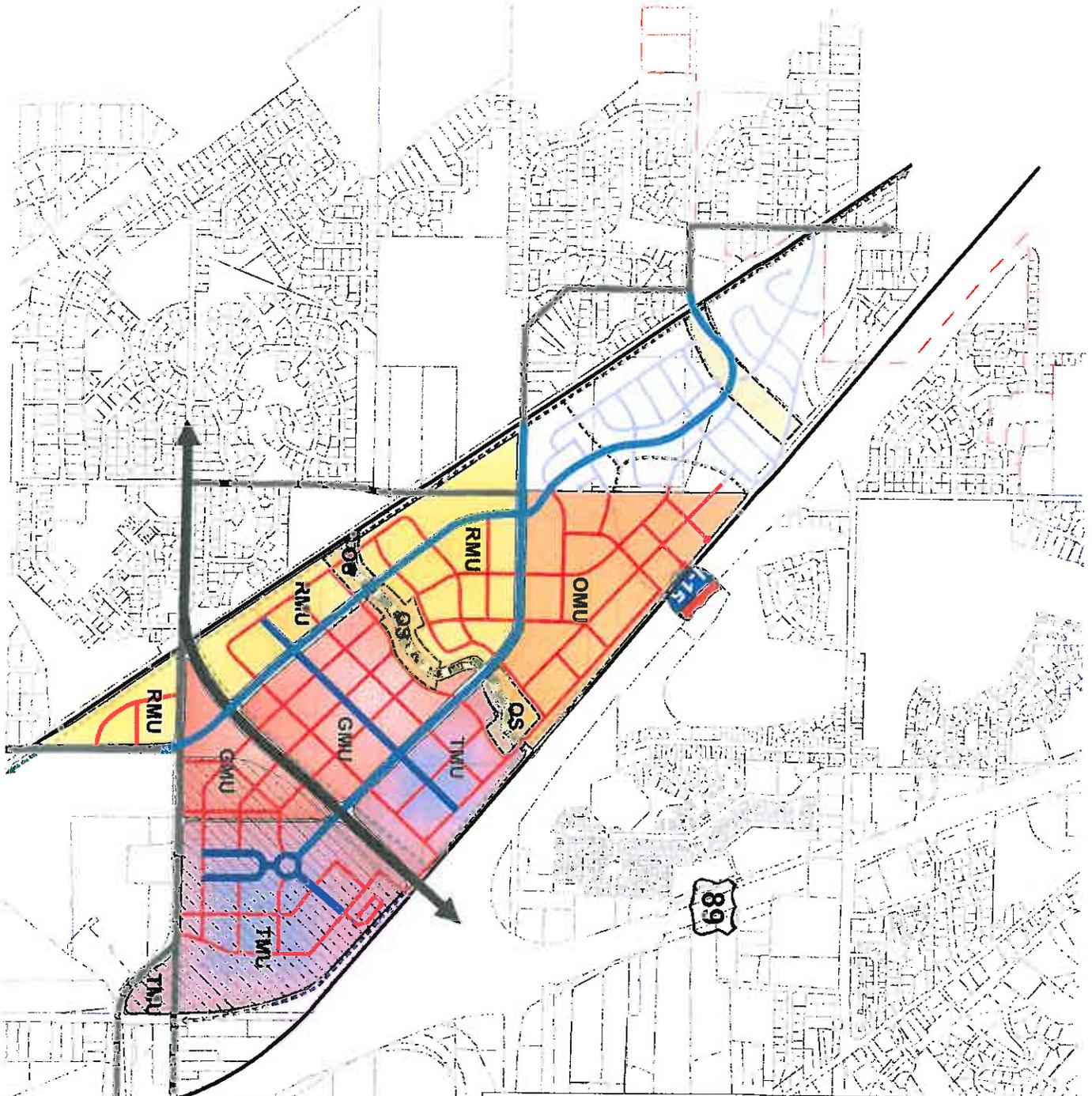
- Proposed Principal Road, approx. 64 ft. ROW curb to curb, 2 travel lanes, center median
- Proposed Promenade Road, approx. 64 ft. ROW curb to curb, 2 travel lanes, center median
- Proposed Neighborhood Road, approx. 28 - 32 ft. ROW curb to curb, 2 travel lanes
- Proposed Rail Access Road, approx. 18 to 22 ft. ROW curb to curb
- Planned Local Road, Woodside Home Development
- Existing Aerial Road (Fair Lane, Shepard Lane)
- Existing Local/Collector Road (Burke Lane, Clark Lane, 1525 West)
- Planned or Proposed Pedestrian Pathway
- Approximate 100 ft. Riparian Corridor Boundary - Shepard Creek

Mixed-Use Districts

- Transit Mixed-Use District (TMU)
- General Mixed-Use District (GMU)
- Office Mixed-Use District (OMU)
- Residential Mixed-Use District (RMU)
- Open Space Mixed-Use District (OS)
- Station Park *



* Development of the Station Park area shall be governed by the terms of that certain Development Agreement for Station Park dated January 27, 2007 between the City of Farmington and Station Park LLC (the "Station Park Development Agreement") which contains all applicable development standards and approval processes for the Station Park development and which shall apply to the Station Park area. This Regulating Plan may only be applied to the Station Park area only after termination of the Station Park Development Agreement and then only to the extent not inconsistent with any continuing rights granted by the Station Park Development Agreement.





Planning Commission Staff Report August 15, 2013

Item 7: Proposed Amendment to the Regulating Plan

Public Hearing:	Yes
Application No.:	ZT-2-13
Property Address:	Mixed use area west of I-15
General Plan Designation:	Class A Business Park, Transportation Mixed Use, and Public/Private Recreation Open Space and or Parks Very Low Density
Zoning Designation:	N/A
Area:	300+ acres
Number of Lots:	N/A
Property Owner:	N/A
Applicant:	Farmington City

Request: *Farmington City staff is proposing an amendment to the Regulating Plan for the mixed use areas north of Clark Lane between I-15 and the UTA tracks.*

Background Information

The Planning Commission considered this request on August 1, 2013, and continued the public hearing to August 15, 2013, in order to allow time to finalize the Regulating Plan exhibit. The Regulating Plan exhibit is now complete (see attached) and ready for consideration.

The Regulating Plan is set forth in Chapter 18 of the Zoning Ordinance. This Chapter contains the standards, and procedures which provide for development of the Class A Business Park and Transportation Mixed Use areas west of I-15 as shown on the Farmington City General Plan. Several entities or groups own property in this area. The regulating plan was initially enacted in December of 2008. The streets depicted thereon form a grid which generally traverses the area in a northwest to southeast and/or a northeast to southwest pattern running parallel to I-15 and/or Park Lane but cutting diagonally across property lines, which property lines run north to south or east to west. The existing regulating plan results in many awkwardly shaped triangular parcels between property and street lines. Originally it was hoped that owners would work together to resolve property line and street master plan issues, but this may not happen because the development plans and goals of each owner are different.

In an attempt to allow each owner to move forward with their own individual plans in a timeframe of their choosing, yet maintain a master street plan beneficial for all consistent with the standards and principles of Chapter 18, city staff (including the City's Traffic Engineer) are proposing that the Planning Commission consider the enclosed amended regulating plan. In preparation of the

amended plan, city staff met with each of the major property owners individually to obtain their input, and then together as a group [note: staff met with some property owners multiple times]. The proposed amended regulating plan was modified accordingly based on their input.

Suggested Motion:

Move that the Planning Commission recommend approval of the proposed amendment to the Chapter 18 Regulating Plan as per the enclosed exhibit.

Findings

1. The amendment to the Regulating Plan better allows owners to develop their property consistent with Chapter 18 while at the same time providing a street plan which better benefits the entire district as a whole.
2. The amendment results in fewer irregular shaped parcels than the previous plan.
3. Farmington City methodically obtained property owner input in preparation of the proposed amendment.
4. The amendment to the Regulating Plan will still maintain circulation in the area as intended with the Mixed Use Districts.

Supplemental Information

1. Proposed Amendment to Chapter 18 Regulating Plan
2. Existing Regulating Plan
3. Previous Park Lane Commons Amendment

Applicable Ordinances

1. Title 11, Chapter 18 – Mixed Use Districts
2. Title 11, Chapter 6 – Zoning Ordinance and Map Amendments



August 1, 2013

Farmington City
C/O Farmington City Planning Commission
160 S. Main
Farmington, UT 84025

Electronic Delivery

Dear Planning Commission Members,

We appreciate your time in considering the proposed amendment to the Regulating Plan which is being presented this evening. We are currently out of town and have asked that this letter be presented as to the position of The Haws Companies on the proposed amendment. As many of you are aware, we have been actively involved in development in this area for the past 17 years - and will continue to be involved for many more years to come. We were very involved with City Staff, Planning Commission and City Council Members when the original Chapter 18 Ordinance, including the Regulatory Plan, was adopted in December of 2008. As stated in the current ordinance "Flexibility shall be allowed in the compatibility review process given that the intents and purposes of the mixed-use districts and associated rules and regulations are met." The word *flexibility* is used several times throughout the Chapter 18 ordinance - and that flexibility as it relates to the Regulating Plan is critical to be able to respond to market forces and tenant needs. As long as the general intent of the Regulating Plan is being met, there should be an ability to propose alternative alignments to roads in order to meet market constraints and needs. The ordinance speaks to such a process, but it has been our experience when plans have been presented to the City - that Planning Staff analysis has been rigid in their interpretation of the ordinance and has totally disregarded the flexibility that is needed to make a development plan work. This rigid analysis thus influences Planning Commission and City Council and makes it very difficult if not impossible to execute on a workable, sustainable development plan.

We have been working with City Staff to provide our feedback to the amended Regulating Plan which has been presented tonight. While we are generally OK with what has been presented this evening on the road patterns - we would ask that Planning Staff, Planning Commission, and City Council recognize and then provide for *flexibility* on street placement when development plans are brought to the City. Without such flexibility we all lose out on continued development in this mixed-use district area. We ask that the City, when applying the regulatory plan to an application process, be not only flexible but consistent with other transportation plans as compared to other developments within the Transportation districts of the City and to not discriminate from one development to another. We appreciate your consideration of our feedback and ask that we be able to work together to bring the needed flexibility back into the process.

Sincerely,

The Haws Companies

CITY COUNCIL AGENDA

For Council Meeting:
September 17, 2013

PUBLIC HEARING: Westwood Cove Schematic Plan

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. Approve the schematic plan for the Westwood Cove Conservation Subdivision consisting of 7 lots on 4.057 acres located on the southwest corner of Glover Lane and 650 West in an AE zone pursuant to the recommendation and findings established by the Planning Commission as set forth in the enclosed August 29, 2013 staff report and the Planning Commission meeting minutes from the same date.

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

SCOTT C. HARBERTSON
MAYOR

JOHN BLTON
CORY R. RITZ
CINDY ROYBAL
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: David E. Petersen, Community Development Director
Date: September 6, 2013
SUBJECT: **WESTWOOD COVE SCHEMATIC PLAN**

RECOMMENDATION

Hold a public hearing and approve the schematic plan the for Westwood Cove Conservation Subdivision consisting of 7 lots on 4.057 acres located on the southwest corner of Glover Lane and 650 West in an AE zone pursuant to the recommendation and findings established by the Planning Commission as set forth in the enclosed August 29, 2013 staff report and the Planning Commission meeting minutes from the same date.

BACKGROUND

The applicant is requesting waiver of some of the open space, but on the remaining open space he is providing a detention basin for his project. This basin may be extended north and may increase in size if abutting properties develop. Property owners were concerned about fencing and putting future homeowners on notice that the proposed development is located in an agriculture area.

Respectively Submitted

David Petersen
Community Development Director

Concur

Dave Millheim
City Manager



Planning Commission Staff Report August 29, 2013

Item 3: Schematic Plan for the Westwood Cove Conservation Subdivision

Public Hearing:	Yes
Application No.:	S-3-13
Property Address:	650 West Glover Lane
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agricultural Estates)
Area:	4.057 acres
Number of Lots:	7
Property Owner:	Ivory Development LLC
Agent:	Nick Mingo, Ivory Homes

Request: Applicant is requesting a recommendation for schematic plan approval for the Westwood Cove Conservation Subdivision.

Background Information

The applicant, Ivory Homes, is requesting a recommendation of schematic plan approval for a major 7-lot subdivision on property located at the NW corner of Glover Lane and the 650 West. The subdivision as proposed would consist of seven lots and one parcel on 4.057 acres of property. The underlying zone for this property is an AE zone, on which Ivory Homes is proposing a conservation subdivision which allows smaller lot sizes with an open space provision. The City has agreed to allow the applicant to provide a portion of a 1 acre-ft regional detention basin designed to hold .56 acre-ft. The volume required for this subdivision is .3 acre-ft. The detention basin will be on a parcel running parallel to the DR&G Railroad.

A road stubbing to the property to the north will be built to accommodate future development. There are pipeline easements running through the property, but there is enough buildable area on each lot to accommodate houses being built. The detention basin will be a project improvement because it does not accommodate future development in the area. Future developments will need to construct their own detention that will tie into this detention basin.

The yield plan shows that 6 lots can be constructed. The AE zone requires a minimum lot size of ½ acre. One additional lot and a minimum lot size of 9,000 s.f. can be allowed in a conservation subdivision with a set-aside of 30% of the total area for open space. This open space requirement would be 1.217 acres (53,017 s.f.). The proposed subdivision will have

18,804 s.f. set aside as open space. The Developer is requesting a waiver of the additional 34,203 s.f. of open space in exchange for the construction of a portion of a regional detention basin on the property. Staff determined that the open space that should be provided would not benefit the City as undeveloped open space. There is already a trail running through this area, and there is no reason for the City to maintain undeveloped open space here. However, there is a need for a regional detention basin. Just compensation for this waiver will need to be determined by the City Manager and approved by the City Council before we can proceed with Preliminary Plat approval.

The Developer is also asking for a waiver of Section 11-12-100 (b) of the Zoning Ordinance which states: "Buffer from Road. All new dwellings shall be arranged and located a minimum of eighty (80) feet from all external roads with a functional classification higher than a local street." Glovers Lane in a Major Collector and 650 West is classified as a Minor Collector. In order to have the lots along Glovers Lane and 650 W, a waiver of this requirement by the City Council is required.

Section 11-12-100 (d) of the Zoning Ordinance state: "Access: Houselots shall be accessed from interior streets, rather than from roads bordering the tract". This provision will have to be waived in order to allow access to lots off of 650 West.

Section 11-12-065 allows for a waiver of any provision of this Chapter by a vote of not less than four (4) members of the City Council. (See full waiver provision in the ordinance)

As part of this subdivision, 7 feet of right-of-way will be dedicated to expand Glovers Lane, and improvements will be installed.

Suggested Motion

Move that the Planning Commission recommend that the City Council approve the proposed Schematic Plan for the Westwood Cove Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The City Manager determines what just compensation is for the waiver of the 34,203 s.f. of open space, and the City Council approves the waiver prior to Preliminary Plat approval.
2. The City Council approves the waiver of Sections 11-12-100 (b) and (d) of the Farmington City Zoning Ordinance.
3. The Preliminary Plat must show a street dedication expanding the width of Glovers Lane by 7 feet.

Findings for Approval:

1. The proposed schematic subdivision is in substantial compliance with all subdivision and zoning requirements for a schematic subdivision approval including;
 - a. A completed application;
 - b. Minimum lot sizes as set forth in the AE zone for a conservation subdivision;
 - c. Description and preliminary layout of utilities and other services required.
2. The proposed subdivision is desirable in that the platting of the property in this area will provide a cleaner description and record of the properties and residences in the subject area.

3. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.
4. The layout provides access to the property owner to the north, the widening of Glovers Lane, and creation of a regional detention basin that can be expanded in the future if needed.

Supplemental Information

1. Vicinity Map
2. Westwood Cove Conservation Subdivision Schematic Plan

Applicable Ordinances

1. Title 12, Chapter 3 – Schematic Plan
2. Title 12, Chapter 6 – Major Subdivisions
3. Title 12, Chapter 7 – General Requirements for All Subdivisions
4. Title 11, Chapter 10 – Agricultural Zones
5. Title 11, Chapter 12 – Conservation Subdivision Development Standards

WESTWOOD COVE CONSERVATION
 SUBDIVISION
 650 WEST & GLOVERS LANE
 FARMINGTON, UTAH

PLANNING
 SALT LAKE CITY
 1000 WEST 1000 SOUTH
 1000 WEST 1000 SOUTH
 1000 WEST 1000 SOUTH

DESIGN
 LAYTON
 1000 WEST 1000 SOUTH
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APPROVAL
 BOISE CITY
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RECORD
 RICHFIELD
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WESTWOOD COVE CONSERVATION
 SUBDIVISION
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RECORD
 RICHFIELD
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FOR REVIEW 2/10/2018

SCHEMATIC PLAN

EX-1.0

1. The purpose of this plan is to show the location and extent of the proposed subdivision and to show the location and extent of the proposed conservation area.

2. The proposed subdivision is shown by dashed lines and the proposed conservation area is shown by solid lines.

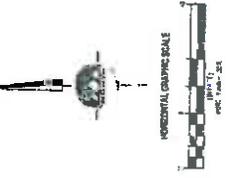
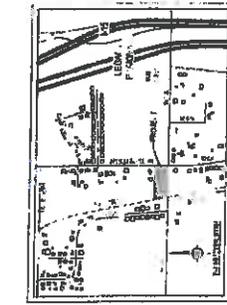
3. The proposed subdivision is subject to the approval of the local planning commission and the local health department.

4. The proposed conservation area is subject to the approval of the local planning commission and the local health department.

5. The proposed subdivision and conservation area are shown on this plan for informational purposes only and do not constitute a guarantee of accuracy.

LOT TABLE

Lot No.	Area (Ac.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)
1	0.10	4,356	4,356	4,356
2	0.10	4,356	4,356	4,356
3	0.10	4,356	4,356	4,356
4	0.10	4,356	4,356	4,356
5	0.10	4,356	4,356	4,356
6	0.10	4,356	4,356	4,356
7	0.10	4,356	4,356	4,356
8	0.10	4,356	4,356	4,356
9	0.10	4,356	4,356	4,356
10	0.10	4,356	4,356	4,356
11	0.10	4,356	4,356	4,356
12	0.10	4,356	4,356	4,356
13	0.10	4,356	4,356	4,356
14	0.10	4,356	4,356	4,356
15	0.10	4,356	4,356	4,356
16	0.10	4,356	4,356	4,356
17	0.10	4,356	4,356	4,356
18	0.10	4,356	4,356	4,356
19	0.10	4,356	4,356	4,356
20	0.10	4,356	4,356	4,356
21	0.10	4,356	4,356	4,356
22	0.10	4,356	4,356	4,356
23	0.10	4,356	4,356	4,356
24	0.10	4,356	4,356	4,356
25	0.10	4,356	4,356	4,356
26	0.10	4,356	4,356	4,356
27	0.10	4,356	4,356	4,356
28	0.10	4,356	4,356	4,356
29	0.10	4,356	4,356	4,356
30	0.10	4,356	4,356	4,356
31	0.10	4,356	4,356	4,356
32	0.10	4,356	4,356	4,356
33	0.10	4,356	4,356	4,356
34	0.10	4,356	4,356	4,356
35	0.10	4,356	4,356	4,356
36	0.10	4,356	4,356	4,356
37	0.10	4,356	4,356	4,356
38	0.10	4,356	4,356	4,356
39	0.10	4,356	4,356	4,356
40	0.10	4,356	4,356	4,356
41	0.10	4,356	4,356	4,356
42	0.10	4,356	4,356	4,356
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44	0.10	4,356	4,356	4,356
45	0.10	4,356	4,356	4,356
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59	0.10	4,356	4,356	4,356
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61	0.10	4,356	4,356	4,356
62	0.10	4,356	4,356	4,356
63	0.10	4,356	4,356	4,356
64	0.10	4,356	4,356	4,356
65	0.10	4,356	4,356	4,356
66	0.10	4,356	4,356	4,356
67	0.10	4,356	4,356	4,356
68	0.10	4,356	4,356	4,356
69	0.10	4,356	4,356	4,356
70	0.10	4,356	4,356	4,356
71	0.10	4,356	4,356	4,356
72	0.10	4,356	4,356	4,356
73	0.10	4,356	4,356	4,356
74	0.10	4,356	4,356	4,356
75	0.10	4,356	4,356	4,356
76	0.10	4,356	4,356	4,356
77	0.10	4,356	4,356	4,356
78	0.10	4,356	4,356	4,356
79	0.10	4,356	4,356	4,356
80	0.10	4,356	4,356	4,356
81	0.10	4,356	4,356	4,356
82	0.10	4,356	4,356	4,356
83	0.10	4,356	4,356	4,356
84	0.10	4,356	4,356	4,356
85	0.10	4,356	4,356	4,356
86	0.10	4,356	4,356	4,356
87	0.10	4,356	4,356	4,356
88	0.10	4,356	4,356	4,356
89	0.10	4,356	4,356	4,356
90	0.10	4,356	4,356	4,356
91	0.10	4,356	4,356	4,356
92	0.10	4,356	4,356	4,356
93	0.10	4,356	4,356	4,356
94	0.10	4,356	4,356	4,356
95	0.10	4,356	4,356	4,356
96	0.10	4,356	4,356	4,356
97	0.10	4,356	4,356	4,356
98	0.10	4,356	4,356	4,356
99	0.10	4,356	4,356	4,356
100	0.10	4,356	4,356	4,356



LEGEND

--- PROPOSED LOT BOUNDARIES

--- PROPOSED CONSERVATION AREA BOUNDARIES

--- EXISTING LOT BOUNDARIES

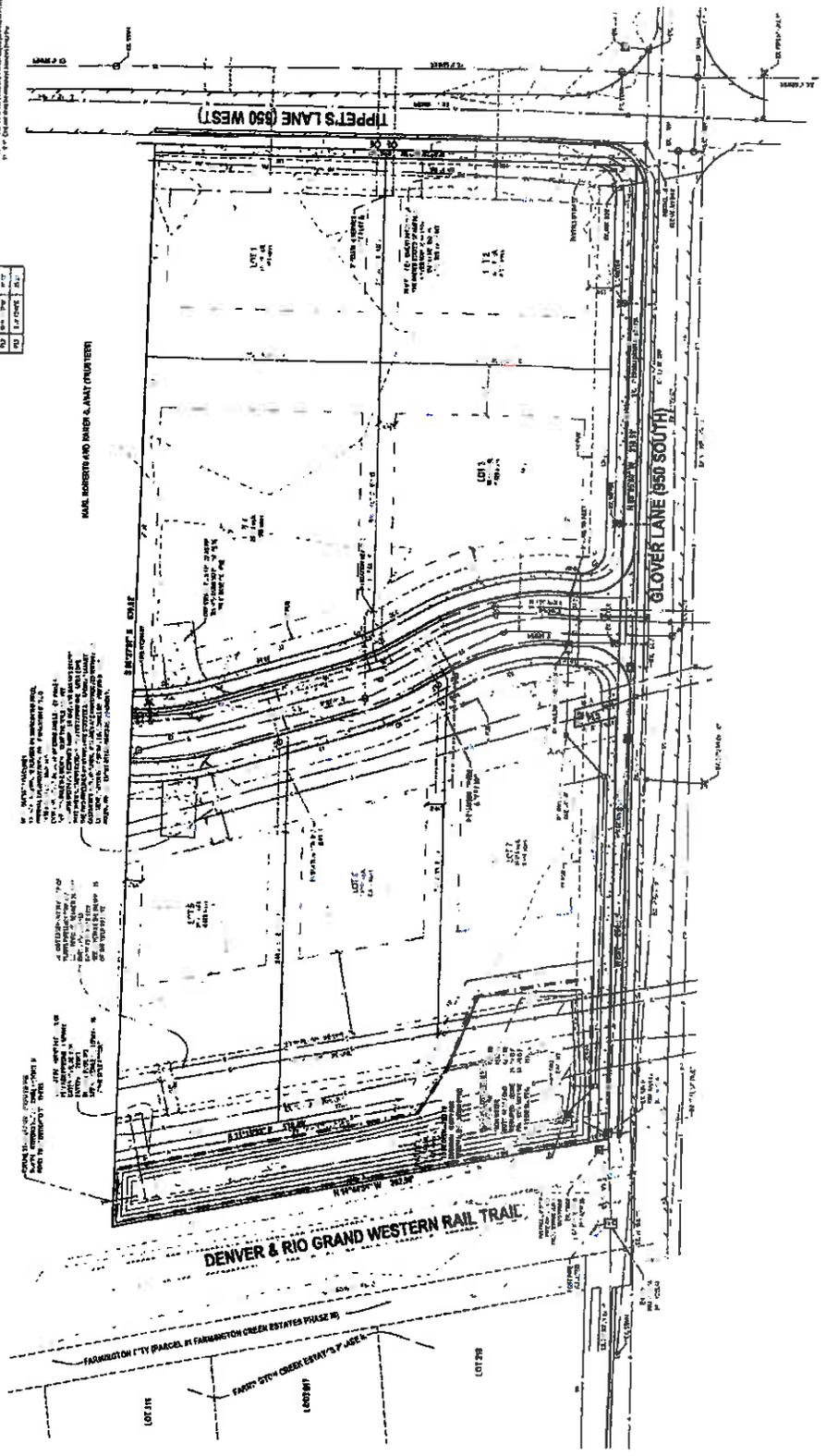
--- EXISTING CONSERVATION AREA BOUNDARIES

--- EXISTING EASEMENTS

--- EXISTING UTILITIES

--- EXISTING ROADS

--- EXISTING RAIL TRAIL



#1 – Minutes

Brigham Mellor made a motion to approve the Minutes of the August 15, 2013 Planning Commission meeting. **Rebecca Wayment** seconded the motion which was unanimously approved.

#2 – City Council Report

David Petersen gave a report from the City Council meeting on August 20, 2013. The Historic Preservation Commission presented 5 homes to be on the City's Historic Landmarks Register. Each of these homes has ties to Joseph Lee Robinson, one of Farmington's first settlers and the first L.D.S. Bishop for the area. The City Council tabled the item until written approval is received from each homeowner. The City Council also accepted a petition for study to annex Jared Jeppson's property in Northwest Farmington.

SUBDIVISION APPLICATIONS

#3. Ivory Development (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for Westwood Cove Conservation Subdivision (7 lots) on 4.057 acres located at the northwest corner of 650 West and Glover Lane in an AE zone. (S-3-13)

Eric Anderson presented background information on the applicant and its schematic plan of a 7-lot subdivision located at the northwest corner of Glover Lane and 650 West. Ivory Homes is proposing a conservation subdivision, which requires approximately 53,000 square feet of open space. The proposed schematic plan has approximately 18,000 square feet of open space. The Developer is requesting a waiver for the additional 34,000 square feet open space requirement in exchange for compensation; City Council must approve the waiver. The Developer also must expand Glovers Lane by 7 feet. The City will provide just compensation to the Developer for the expansion out of the City's "impact fees" as it is a system improvement.

Nick Mingo, 978 East Woodoak, Lane Salt Lake City, representing Ivory Development, said, per discussions with staff, the City does not want the additional open space, thus the reason for pursuing the waiver. He also said, based on previous discussions regarding the Eastwood Cove Subdivision, he will stub the road for future development in lieu of creating a cul-de-sac.

Brigham Mellor asked if this is one instance where the City would defer the open space and use it toward a city park. **David Petersen** said possibly. Staff encouraged the Developer to seek the waiver as there may or may not be just compensation for the open space. He encouraged the Planning Commission to approve it and let the City Council and City Manager figure out the details of the waiver.

Bob Murri opened the Public Hearing at 7:11 p.m.

Karl Asay, 850 South 650 West, has owned his property in West Farmington since 1972. He has seen many subdivisions developed where people are upset about the smells of agricultural livestock. He wants to protect his property and way of life from such complaints. He would like a fence or a solid wall built between his property and the Westwood Cove subdivision. He would like to protect his property and to protect others from possibly getting injured. He is also concerned about

the size of the homes being built, but understands he cannot do anything about possibly losing his view.

Leslie Mascaro, 14547 S Hedgerose Dr., Herriman, representative for Henry Walker Homes, said while she was serving on the Herriman City Planning Commission, they had similar circumstances with developments. To ensure protection for property owners, they would place a note on the mylar plat that stated future property owners agreed to all sights, sounds and smells of the existing animals to avoid any legal questions that residents purchased into a pre-existing nuisance.

Karlene Asay Dolbear, 1525 Childs Ave., Ogden, daughter of Karl Asay, said it is important to remember that the Asay's property is a working farm with crops, animals, etc. She would like a fence or solid wall build between the Asay property and the development and would like the property owners to be responsible for maintaining the wall. The wall would ensure safety for the property owners and for the farm.

Bob Murri asked for further clarification on where exactly the wall would be located. **David Petersen** said it would be along the entire north side of the property, which is from 650 West down to the UTA tracks and would also go across the Ivory Development's stub road.

Steve Proven, 788 South 650 West, is the immediate neighbor to the north of the Asay property. When they moved to West Farmington in 1984, they sought out the agricultural lifestyle. He was concerned that with the new developments happening on the west side that the City could force people out of their agricultural lifestyle. He wondered when a property is changed from agricultural to another zone, if property owners are ever alerted before the change.

David Petersen clarified that the property is still zoned as agricultural; there has been no change. **Brigham Mellor** also clarified that only a property owner can request a zone change; no one will ever force a property owner to change the zone of their property.

Steve Proven also wanted to know how nuisance suits are addressed. **Brigham Mellor** explained the mylar, which is what the plat is printed on, will include a clause for property owners that will state when a property owner buys this piece of property, they are buying into the sights, smells and sounds of the property. Ivory is agreeable to include this wording on their plats.

Brennan Rasmussen, 742 South 650 West, wanted to know who will be maintaining the road. **David Petersen** said Farmington will be maintaining it. **Brennan Rasmussen** also wanted the City to look at the speed limit at Glover Lane. With bringing in more homes, it will increase traffic. Speed limits should be decreased.

Steve Proven came up one more time to bring additional concerns about how 650 West and Glover Lane do not currently have sidewalks, curbs and gutters. If there is going to be additional development, he feels that will bring more families and more children. He would like the city to put in a curb, gutter and sidewalks. He also feels the speed limit should be lowered.

David Petersen said the future high school on Glovers Lane should be completed by 2019 and the City would like to have the roads improved before that time. Farmington; however, is a municipality. Municipalities do not build roads; developers and land owners build them. Many residents along 650 West built when the land was still part of the county. Some residents had extension agreements that required the property owner to put in curb, gutter, sidewalks, etc.; others

did not. The City is trying to figure out how to bring curb, sidewalks and gutters to this area before the high school is built.

Bob Murri closed the Public Hearing at 7:38 p.m.

Nick Mingo stated he is not opposed to building a fence or wall on the northern boundary to ensure there is a consistent fence along the property line. He will work with staff to find out what is the most appropriate material for the wall. He is happy to include the plat note regarding the sights, sounds and smells. He also said he will be improving 650 West; his current plans do show curb and gutter will be built.

Motion:

Kris Kaufman made a motion that the Planning Commission recommends that the City Council approve the proposed Schematic Plan for the Westwood Cove Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and with the following conditions:

1. The City Manager determines what just compensation is for the waiver of the 34,203 s.f. of open space, and the City Council approves the waiver prior to the Preliminary Plat approval.
2. The City Council approves the waiver of Sections 11-12-100 (b) and (d) of the Farmington City Ordinance.
3. The Preliminary Plat must show a street dedication expanding the width of Glovers Lane by 7 feet.
4. The Developer will put a 6 foot privacy fence or wall along the entire length of the northside of the development; the type of fence will be determined by the Developer and City, as long as it is consistent with Farmington City ordinances and standards.
5. A note will be placed on the final plat mylar stating it is agricultural land and anyone buying in agrees to all sites, sounds and smells of West Farmington.

Brigham Mellor seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed schematic subdivision is in substantial compliance with all subdivision and zoning requirements for a schematic subdivision approval including;
 - a. A completed application;
 - b. Minimum lot sizes as set for in the AE zone for a conservation subdivision;
 - c. Description and preliminary layout of utilities and other services required.
2. The proposed subdivision is desirable in that the platting of the property in this area will provide a cleaner description and record of the properties and residences in the subject area.
3. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.
4. The layout provides access to the property owner to the north, the widening of Glovers Lane and creation of regional detention basin that can be expanded in the future, if needed.

#4. Henry Walker Homes (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for The Village at Station Park subdivision (128 lots) on 12.11

CITY COUNCIL AGENDA

For Council Meeting:
September 17, 2013

**S U B J E C T: Discussion for Proposed Changes to Woodland Park Amplified Sound
Special Use Permits**

ACTION TO BE CONSIDERED:

Discussion only

GENERAL INFORMATION:

See enclosed staff report prepared by Neil Miller.

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

FARMINGTON CITY



SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
CORY R. RITZ
CINDY ROYBAL
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

Memorandum

To: Dave Millheim, City Manager
Mayor Scott Harbertson
Farmington City Council

From: Neil Miller, Parks and Recreation Director

Date: August 29, 2013

SUBJECT: Proposed changes to Woodland Park amplified sound special use permits

We currently allow a total of 15 special use permits, per year, in Woodland Park. Of the 15, 8 of them are reserved to Farmington City for the summer theater, which are already supervised. That leaves 7 available for the general public to use. The current fee structure for all special use permits has been attached.

Our recommendation is to have a site supervisor scheduled for the remaining 7 special use permits, which request any type of amplified sound. In addition we recommend that the amplified sound special use permit fees be increased to the follow:

- Any amplified sound: \$25 per hour
- Bands: in addition to the above hourly fee, an addition \$100 flat fee be charged

Finally we would recommend that Chief Wayne Hansen is provided a notification each time an amplified sound special use permit is issues. This would allow his staff to be aware of which complaints would warrant a visit to the event to have the sound shut down.

It is important to note that the number of special use permits allowed may be other items which do not include sound (see attachment), in which case we would not charge the additional fees or require a Site Supervisor to be present.

We feel these changes will help to resolve complaints from surrounding neighbors regarding use of amplified sound.

Respectfully Submitted,

Neil Miller
Parks and Recreation Director

Farmington City Parks
Special Use Permit

Three working days will be needed to consider your special request.

1. Name of Responsible Party _____
2. Organization (if any) _____
3. Applicant's Mailing Address _____
City _____ State _____ ZipCode _____
4. Applicant's Phone Number _____

5. Special Use Requested:

- Use of amplified sound (\$25.00)
- Band groups (\$100.00)
- Use of City athletic fields and lights (\$25.00)
- Electricity for WOODLAND LAWN area (\$25.00)
- Extra electricity for blow up toys and/or other amusement devices (\$25.00 each)
- Animal show (\$25.00)
- Groups over 300 participants (\$75.00)
- Other special uses that may adversely affect neighboring property owners

6. Please describe in detail the special use activity proposed: _____

7. Reservation date and name of park: _____

For City use only

- Approved
- Denied
- Approved with Conditions _____

- Extra Deposit Required \$50 Amount: _____
- Authorized Negotiable Extra Fee Amount: _____

Total due: _____

Colby Thackeray,
Parks Superintendent

Neil Miller,
Parks & Recreation Director

CITY COUNCIL AGENDA

For Council Meeting:
September 17, 2013

SUBJECT: Minute Motion Approving Summary Action List

1. Resolution for Financing Light Change-out with Siemens
2. Proclamation for Attendance Awareness Month

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



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
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JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: September 12, 2013

Subject: **APPROVE RESOLUTION FOR FINANCING STREET LIGHT REPLACEMENT WITH PNC FINANCIAL.**

RECOMMENDATIONS

Approve enclosed resolution for PNC Financial.

BACKGROUND

The City Council approved the street light replacement program with Siemens last Council meeting and the financing with PNC Financial, but a resolution needed to be passed for the financing with PNC Financial. So this is the resolution to approve the financing through PNC Financial.

Respectfully Submitted,

Keith Johnson,
Assistant City Manager

Review and Concur,

Dave Millheim,
City Manager

RESOLUTION NO. _____

A RESOLUTION OF THE FARMINGTON CITY COUNCIL APPROVING THE LEASE PURCHASE FINANCING PROPOSAL FROM PNC EQUIPMENT FINANCE LLC, FOR THE PURPOSE OF FINANCING STREET LIGHTING REPLACEMENT BY SIEMENS INDUSTRY INC.

WHEREAS, the City Council (the “Governing Body”) has determined that a true and very real need exists for the replacement of street lights throughout the City; and

WHEREAS, the Governing Body has reviewed the Lease Purchase Financing Proposal and has found the terms and conditions thereof acceptable to Farmington City, Utah; and

WHEREAS, the Governing Body has taken the necessary steps including any legal bidding requirements, under applicable law to arrange for the lease purchase of the street light replacement under the Lease Purchase Proposal;

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

Section 1. Adoption. The Lease Purchase Proposal attached hereto as Exhibit “A” and incorporated herein by reference, is hereby adopted.

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

Section 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, THIS ____ DAY OF SEPTEMBER, 2013.

FARMINGTON CITY

ATTEST:

City Recorder

By: _____

Mayor



August 12, 2013

Ms. Linda Rega, CPA, LEED GA
Manager Financial Services
Siemens Industry, Inc.
Building Technologies Division
1000 Deerfield Parkway
Buffalo Grove, IL 60089
c/o: City of Farmington City, UT

Via Email: linda.rega@siemens.com

RE: Request for Proposal – Lease Purchase Financing (the “RFP”)

Dear Ms. Rega,

PNC Equipment Finance, LLC for itself, its successors and assigns, is pleased to submit this tax-exempt Lease Purchase Agreement Proposal (the “Proposal”) to the City of Farmington City for the purchase, acquisition and installation of an Energy Performance Contract (further described below). Our Proposal is as follows:

LESSEE: City of Farmington City

LESSOR: PNC Equipment Finance, LLC

VENDOR: Siemens Industry, Inc., Building Technologies Division

TYPE OF FINANCING: Tax-exempt Lease Purchase Agreement (the “Agreement”) with \$1.00 buyout option at end of lease term. Said Agreement shall be a net lease arrangement whereby Lessee is responsible for all costs of operation, maintenance, insurance and taxes.

BANK QUALIFICATION: This Proposal assumes that the Lessee will be issuing less than \$10 million in tax-exempt debt during calendar year 2013. Furthermore, it is assumed that the Lessee will designate this issue as a qualified tax-exempt obligation pursuant to Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the “Code”). A portion of each Lease Payment allocated as “interest” will be excludable from the gross income for federal income tax purposes pursuant to Section 103(a) of the Code.

TYPE OF EQUIPMENT/PROJECT: Street Lighting
All prices, terms, conditions and selection are solely by Lessee.

FINANCED AMOUNT: \$549,010.69 \$ 547,588.00 *201*

PAYMENT MODE/FREQUENCY: Quarterly in Arrears
(first payment due after construction period)

LEASE TERM: Eleven (11) Years plus Four (4) Month Construction Period

- LEASE RATE:** Option 1: 2.723 %: Floating after August 20, 2013
Option 2: 2.870%: Fixed until August 30, 2013
- LEASE PAYMENTS:** See Amortization Schedules
(to match to cash flow savings)
- ESCROW FUNDING OPTION:** At lease closing, Lessor shall fund the entire Financed Amount into an escrow account from which disbursements will be made to the existing Lessor and to equipment provider(s) as directed. Escrow agent will either be Lessor or third-party provider selected by Lessor and approved by Lessee. All escrow earnings will be for the benefit of Lessee. A set-up fee for Lessor's escrow arrangement will be \$250.00, due at lease closing.
- INSURANCE:** The Lessee shall furnish confirmation of all risk physical damage insurance coverage for the full cost of the property plus \$2 million combined single limit property damage and bodily injury insurance covering the property. Lessor shall be named as loss payee and additional insured on such coverage.
- INDEXED FINANCING RATE:** Lessor reserves the right to adjust the Lease Rate to market conditions prior to documentation and funding. The Lease Rates offered herein shall be indexed to the 10-year interest rate swap as published at <http://www.federalreserve.gov/releases>. On August 8, 2013, the H.15 10-year interest rate swaps is 2.76%. The lease rate used to establish the periodic lease payments shall be adjusted, up or down, by the change in the interest rate swap times 0.65 and then added or subtracted to the base Lease Rate of 2.723% to determine the lease rate for the lease schedule, three business days prior to lease funding.
- AUTHORIZED SIGNORS:** The Lessee's governing board shall provide Lessor with its resolution or ordinance authorizing this Agreement and shall designate the individual(s) to execute the Agreement used therein.
- PERFORMANCE CONTRACT:** The Lessee shall furnish a copy of the executed Performance Contract from the Vendor prior to funding.
- SAVINGS GUARANTEE:** Vendor shall provide a copy of the Savings Guarantee to Lessor prior to funding.
- PERFORMANCE AND PAYMENT BOND:** Vendor shall provide a Performance and Payment Bond (the "Bond") listing Lessor as dual obligee prior to lease funding.
- LEGAL OPINION:** The Lessee's counsel shall furnish Lessor with an opinion covering this Agreement. This opinion shall be in a form and substance satisfactory to Lessor at Lessee's cost.

City of Farmington City
Request for Proposal - Lease Purchase Financing
August 12, 2013

LEGAL TITLE:

Legal title to the equipment during the lease term shall vest in the Lessee, with Lessor perfecting a first security interest through uniform commercial code filing or any other such instruments as may be required by law. Upon performance of the terms and conditions of the Agreement, the Lessee shall have the option to purchase all equipment for \$1.00.

DOCUMENTATION:

Lessor shall provide the Agreement. A form of the Agreement is provided with this Proposal.

PREPAYMENT OPTION:

So long as Lessee is not in default of the Agreement, Lessee shall have the option of paying off this transaction according to the Termination Values listed on the Amortization Schedules as provided in this Proposal. Partial prepayments will not be permitted under this Agreement.

PROPOSAL EXPIRATION:

This Proposal will automatically expire at the end of business on September 15, 2013 unless accepted in writing by Lessee or extended in writing by Lessor. The Agreement must be fully executed and to the satisfaction of Lessor by such date. After August 20, 2013, Lessor reserves the right to adjust the interest rate according to the Indexed Financing Rate.

This Proposal is subject to final credit approval by Lessor and approval of Agreement in Lessor's sole discretion. To render a credit decision, Lessee shall provide Lessor with its most audited financial statements and a copy of its most current year's budget.

I trust that you will find the contents of this Proposal to your satisfaction. If you should have any questions please contact me at 614-463-6580 or toll free at 866-215-9619 ext. 2.

Sincerely,
PNC Equipment Finance



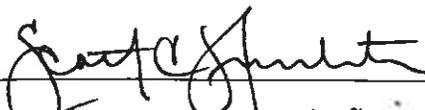
Alan Zuelke
Business Development Officer
PNC Equipment Finance, LLC
155 E. Broad Street
Columbus, OH 43240

ACCEPTED BY:

By:

Title:

Date:


FARMINGTON CITY Mayor
SEPT 5th 2013

AMORTIZATION SCHEDULE(S)

Floating after August 20, 2013

Compound Period: Quarterly
Nominal Annual Rate: 2.734%

AMORTIZATION SCHEDULE - Normal
Amortization

	Date	Payment	Interest	Principal	Balance	Termination Value
Loan	8/30/2013				549,010.69	Non Callable
1	1/30/2014	13,177.29	6,278.15	6,899.14	542,111.55	Non Callable
2	4/30/2014	13,177.29	3,705.33	9,471.96	532,639.59	Non Callable
3	7/30/2014	13,177.29	3,640.59	9,536.70	523,102.89	Non Callable
4	10/30/2014	13,177.29	3,575.41	9,601.88	513,501.01	Non Callable
5	1/30/2015	13,146.32	3,509.78	9,636.54	503,864.47	Non Callable
6	4/30/2015	13,146.32	3,443.91	9,702.41	494,162.06	Non Callable
7	7/30/2015	13,146.32	3,377.60	9,768.72	484,393.34	Non Callable
8	10/30/2015	13,146.32	3,310.83	9,835.49	474,557.85	Non Callable
9	1/30/2016	13,839.33	3,243.60	10,595.73	463,962.12	Non Callable
10	4/30/2016	13,839.33	3,171.18	10,668.15	453,293.97	466,892.79
11	7/30/2016	13,839.33	3,098.26	10,741.07	442,552.90	455,829.49
12	10/30/2016	13,839.33	3,024.85	10,814.48	431,738.42	444,690.57
13	1/30/2017	14,273.39	2,950.93	11,322.46	420,415.96	433,028.44
14	4/30/2017	14,273.39	2,873.54	11,399.85	409,016.11	421,286.59
15	7/30/2017	14,273.39	2,795.63	11,477.76	397,538.35	409,464.50
16	10/30/2017	14,273.39	2,717.17	11,556.22	385,982.13	397,561.59
17	1/30/2018	14,721.34	2,638.19	12,083.15	373,898.98	385,115.95
18	4/30/2018	14,721.34	2,555.60	12,165.74	361,733.24	372,585.24
19	7/30/2018	14,721.34	2,472.45	12,248.89	349,484.35	359,968.88
20	10/30/2018	14,721.34	2,388.73	12,332.61	337,151.74	347,266.29
21	1/30/2019	15,183.65	2,304.43	12,879.22	324,272.52	334,000.70
22	4/30/2019	15,183.65	2,216.40	12,967.25	311,305.27	320,644.43
23	7/30/2019	15,183.65	2,127.77	13,055.88	298,249.39	307,196.87
24	10/30/2019	15,183.65	2,038.53	13,145.12	285,104.27	293,657.40
25	1/30/2020	15,660.81	1,948.69	13,712.12	271,392.15	279,533.91
26	4/30/2020	15,660.81	1,854.97	13,805.84	257,586.31	265,313.90
27	7/30/2020	15,660.81	1,760.60	13,900.21	243,686.10	250,996.68
28	10/30/2020	15,660.81	1,665.59	13,995.22	229,690.88	236,581.61
29	1/30/2021	16,153.30	1,569.94	14,583.36	215,107.52	221,560.75
30	4/30/2021	16,153.30	1,470.26	14,683.04	200,424.48	206,437.21
31	7/30/2021	16,153.30	1,369.90	14,783.40	185,641.08	191,210.31
32	10/30/2021	16,153.30	1,268.86	14,884.44	170,756.64	175,879.34

City of Farmington City
Request for Proposal - Lease Purchase Financing
August 12, 2013

33	1/30/2022	16,661.66	1,167.12	15,494.54	155,262.10	159,919.96
34	4/30/2022	16,661.66	1,061.22	15,600.44	139,661.66	143,851.51
35	7/30/2022	16,661.66	954.59	15,707.07	123,954.59	127,673.23
36	10/30/2022	16,661.66	847.23	15,814.43	108,140.16	111,384.36
37	1/30/2023	17,186.41	739.14	16,447.27	91,692.89	94,443.68
38	4/30/2023	17,186.41	626.72	16,559.69	75,133.20	77,387.20
39	7/30/2023	17,186.41	513.54	16,672.87	58,460.33	60,214.14
40	10/30/2023	17,186.41	399.58	16,786.83	41,673.50	42,923.71
41	1/30/2024	15,939.80	284.84	15,654.96	26,018.54	26,799.10
42	4/30/2024	15,939.80	177.84	15,761.96	10,256.58	10,564.28
43	7/30/2024	10,326.67	70.09	10,256.58	0.00	1.00
Grand Totals		642,220.27	93,209.58	549,010.69		

Fixed through August 30, 2013

Compound Period: Quarterly
Nominal Annual Rate: 2.870%

AMORTIZATION SCHEDULE - Normal Amortization

	Date	Payment	Interest	Principal	Balance	Termination Value
Loan	8/30/2013				549,010.69	Non Callable
1	1/30/2014	13,177.29	6,591.34	6,585.95	542,424.74	Non Callable
2	4/30/2014	13,177.29	3,891.90	9,285.39	533,139.35	Non Callable
3	7/30/2014	13,177.29	3,825.27	9,352.02	523,787.33	Non Callable
4	10/30/2014	13,177.29	3,758.17	9,419.12	514,368.21	Non Callable
5	1/30/2015	13,146.32	3,690.59	9,455.73	504,912.48	Non Callable
6	4/30/2015	13,146.32	3,622.75	9,523.57	495,388.91	Non Callable
7	7/30/2015	13,146.32	3,554.42	9,591.90	485,797.01	Non Callable
8	10/30/2015	13,146.32	3,485.59	9,660.73	476,136.28	Non Callable
9	1/30/2016	13,839.33	3,416.28	10,423.05	465,713.23	Non Callable
10	4/30/2016	13,839.33	3,341.49	10,497.84	455,215.39	468,871.85
11	7/30/2016	13,839.33	3,266.17	10,573.16	444,642.23	457,981.50
12	10/30/2016	13,839.33	3,190.31	10,649.02	433,993.21	447,013.01
13	1/30/2017	14,273.39	3,113.90	11,159.49	422,833.72	435,518.73
14	4/30/2017	14,273.39	3,033.83	11,239.56	411,594.16	423,941.98
15	7/30/2017	14,273.39	2,953.19	11,320.20	400,273.96	412,282.18
16	10/30/2017	14,273.39	2,871.97	11,401.42	388,872.54	400,538.72
17	1/30/2018	14,721.34	2,790.16	11,931.18	376,941.36	388,249.60
18	4/30/2018	14,721.34	2,704.55	12,016.79	364,924.57	375,872.31
19	7/30/2018	14,721.34	2,618.33	12,103.01	352,821.56	363,406.21
20	10/30/2018	14,721.34	2,531.49	12,189.85	340,631.71	350,850.66
21	1/30/2019	15,183.65	2,444.03	12,739.62	327,892.09	337,728.85
22	4/30/2019	15,183.65	2,352.63	12,831.02	315,061.07	324,512.90

City of Farmington City
 Request for Proposal - Lease Purchase Financing
 August 12, 2013

23	7/30/2019	15,183.65	2,260.56	12,923.09	302,137.98	311,202.12
24	10/30/2019	15,183.65	2,167.84	13,015.81	289,122.17	297,795.84
25	1/30/2020	15,660.81	2,074.45	13,586.36	275,535.81	283,801.88
26	4/30/2020	15,660.81	1,976.97	13,683.84	261,851.97	269,707.53
27	7/30/2020	15,660.81	1,878.79	13,782.02	248,069.95	255,512.05
28	10/30/2020	15,660.81	1,779.90	13,880.91	234,189.04	241,214.71
29	1/30/2021	16,153.30	1,680.31	14,472.99	219,716.05	226,307.53
30	4/30/2021	16,153.30	1,576.46	14,576.84	205,139.21	211,293.39
31	7/30/2021	16,153.30	1,471.87	14,681.43	190,457.78	196,171.51
32	10/30/2021	16,153.30	1,366.53	14,786.77	175,671.01	180,941.14
33	1/30/2022	16,661.66	1,260.44	15,401.22	160,269.79	165,077.88
34	4/30/2022	16,661.66	1,149.94	15,511.72	144,758.07	149,100.81
35	7/30/2022	16,661.66	1,038.64	15,623.02	129,135.05	133,009.10
36	10/30/2022	16,661.66	926.54	15,735.12	113,399.93	116,801.93
37	1/30/2023	17,186.41	813.64	16,372.77	97,027.16	99,937.97
38	4/30/2023	17,186.41	696.17	16,490.24	80,536.92	82,953.03
39	7/30/2023	17,186.41	577.85	16,608.56	63,928.36	65,846.21
40	10/30/2023	17,186.41	458.69	16,727.72	47,200.64	48,616.66
41	1/30/2024	15,939.80	338.66	15,601.14	31,599.50	32,547.49
42	4/30/2024	15,939.80	226.73	15,713.07	15,886.43	16,363.02
43	7/31/2024	16,000.45	114.02	15,886.43	0.00	1.00
Grand Totals		647,894.05	98,883.36	549,010.69		



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
CORY R. RITZ
CINDY ROYBAL
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council
From: Holly Gadd
Date: September 6, 2013
SUBJECT: **ATTENDANCE AWARENESS MONTH**

RECOMMENDATION

Approve the attached Proclamation proclaiming September 2013 as "Attendance Awareness Month".

BACKGROUND

The City would like to encourage parents, family, friends, and community partners to support our local schools in their efforts in reaching out to students that have attendance challenges.

Missing 10 percent or more of school per year for any reason is a proven predictor of academic trouble and dropout rates. We would like to encourage students to strive for less than one absence (excused or unexcused) per academic quarter.

It is critical for our community as a whole to be aware of the significance of regular school attendance.

Respectfully Submitted

Holly Gadd
City Recorder

Review & Concur

Dave Millheim
City Manager

PROCLAIMING SEPTEMBER 2013 AS “ATTENDANCE AWARENESS MONTH” IN FARMINGTON CITY

WHEREAS, Farmington City officials understand the vital service that the Davis School District and other area schools provide. These educational institutions make valuable learning opportunities available for students to obtain knowledge and become an integral part of our community; and

WHEREAS, We recognize the importance of student attendance at school and are supportive of the efforts of our schools to improve attendance. These efforts help to ensure that students are able to fully utilize the valuable learning opportunities available to them; and

WHEREAS, Chronic absence – missing 10 percent or more of school per year for any reason including excused and unexcused beginning in kindergarten – is a proven predictor of academic trouble and dropout rates; and

WHEREAS, It is critical for students, parents and our community as a whole to be aware of the significance of regular school attendance. Good attendance is an essential part of student achievement and graduation; and

WHEREAS, Student absences can be significantly reduced when schools, parents and the community work together to promote good attendance and help to address challenges that keep children from getting to and staying in school.

NOW, THEREFORE the Farmington City Council and Mayor, Scott Harbertson hereby proclaim September 2013 as: “**Attendance Awareness Month**” in Farmington City. We encourage parents, family, friends, and community partners to support our local schools in their efforts by reaching out to students that have attendance challenges.

In addition, we encourage our community to strive for less than one absence (excused or unexcused) per academic quarter for every student.

PASSED AND ADOPTED by Farmington City this 17th day of September, 2013.

Mayor, Scott Harbertson

Zimbra

hgadd@farmington.utah.gov

Attendance Proclamation request

From : Christopher Williams <CWILLIAMS@dsdmail.net> Fri, Sep 06, 2013 11:32 AM
Subject : Attendance Proclamation request  2 attachments
To : Christopher Williams <CWILLIAMS@dsdmail.net>

Hi there,

If you can forward this request to your mayor, city manager and council for consideration, that would be great.

Thank you!

Chris

Dear mayor, city manager and council,

Thank you once again for your continued support of the Davis School District. As you are keenly aware, all of our schools are now in session and students are again getting into the flow of school.

One of the expectations we always have for our students is that they progress and do their very best. And one of the efforts we have begun to reemphasize is the need for students to attend school.

Yes, school attendance sounds pretty basic. But we began - in late spring and summer - to look into individual student situations and understand why some drop out of school and do not graduate. We found one very common problem. That problem was the vast majority of dropouts had established patterns of chronic absenteeism in junior high and even elementary school. Of course, if you are a student who is regularly not in class, grades will drop, attitudes will slip and before one realizes it, school will become very challenging, and a setting some avoid.

For that reason, I have attached a PDF to this email. We ask that you and your council consider passing a proclamation supporting our efforts to remind students and their parents about the critical need to establish good attendance patterns that will help students be successful now and in the future.

Thank you,

Christopher Williams

Community Relations Director
Davis School District
P.O. Box 588
Farmington, UT 84025
801-402-5260
801-726-7626 (cell)

P.S. If your council passes the proclamation, I would appreciate it if you forwarded a copy to me. Thanks again.

 **Proclamation.pdf**

67 KB

 **Proclamation (1).doc**

26 KB

CITY COUNCIL AGENDA

For Council Meeting:
September 17, 2013

SUBJECT: City Manager Report

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:
September 17, 2013

SUBJECT: Mayor Harbertson & 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.