JOINT CITY COUNCIL/PLANNING COMMISSION WORK SESSION:

A work session will be held at 5:30 p.m. in the Community Room, First Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to discuss the balance/sustainability analysis and to receive instructions from the City Attorney on agricultural protection area processes. 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, February 20, 2018, 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

PRESENTATIONS:

7:05 Festival Days Theme Introduction – Parks and Recreation

PUBLIC HEARINGS:

7:15 Transportation Utility Fee – Ordinance and Resolution

7:30 Taylor Ridge Subdivision Plat Amendment

SUMMARY ACTION:

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

7:40 Minute Motion Approving Summary Action List

1. Approval of Minutes from February 6, 2018
2. Proclamation for Kidney Awareness Month

GOVERNING BODY REPORTS:

7:45 City Manager Report

1. Executive Summary for Planning Commission held February 8, 2018

2. Fire Monthly Activity Report for January
3. Feasibility Study and Analysis of a Proposed Multipurpose Event Venue, Existing Programming and Future Venue Options for Davis County

7:45 Mayor Talbot & City Council Reports

1. Al's Café Ribbon Cutting – March 24th at 12 pm

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session to discuss the character and competency of an individual.

DATED this 15th day of February, 2018.

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.

Posted 02/16/2018

CITY COUNCIL AGENDA

For Council Meeting:
February 20, 2018

S U B J E C T: Roll Call (Opening Comments/Invocation) Pledge of Allegiance

It is requested that Mayor Talbot give the invocation to the meeting and it is requested that City Manager Dave Millheim 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:
February 20, 2018

S U B J E C T: Festival Days Theme Introduction – Parks and Recreation

ACTION TO BE CONSIDERED:

None.

GENERAL INFORMATION:

Delia Bayna and Parks and Recreation will be making this presentation.

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:
February 20, 2018

PUBLIC HEARING: Transportation Utility Fee – Ordinance and Resolution

ACTION TO BE CONSIDERED:

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

GENERAL INFORMATION:

See enclosed staff report prepared by Keith Johnson, Assistant City Manager.

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
BRIGHAM MELLOR
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: February 13, 2018

Subject: **TRANSPORTATION UTILITY FEE.**

RECOMMENDATIONS

Hold public hearing for public comments on the proposed Transportation Utility Fee of $3.00 per residence, with commercial being calculated from square footage, type of use and trips generated. If the Council wants to approve this fee, the enclosed ordinance and resolution would have to be passed with a starting date implementing the fee. This ordinance and resolution can be passed at a later date if the Council wishes to table this item to a later date.

BACKGROUND

As previously discussed with the City Council the City currently owns and maintains approximately 176 lane miles in its road network and plans to add many more over the next ten years. Farmington has experienced rapid growth in all aspects of the City which has adversely impacted the quality of our roads and our ability to maintain them. The pace at which the City is adding roads surpasses the funds being allocated to maintain them. Each passing year the gap between the funds needed to maintain the road network versus the funds allocated grows. If the City does not begin to close this gap in the near future it will not be able to properly and fiscally maintain its roads. Failure to implement a maintenance plan and allocate funds will leave the City with roads that fail prematurely, require more maintenance, increase cost, decrease safety, and increase liability.

A transportation utility fee is an equitable means to proportionally charge for maintenance all groups who use the roads. The fee would be similar to the storm water fee where those with more hard surface pay more. With the transportation fee those that generate more traffic will have a higher fee, the fee will be determined by trips generated for the use of the property. As proven by other cities in the State, creating a street utility fee assessed each month will create a reliable, consistent transportation fund to bridge the street maintenance funding gap. The fee would infuse predictability into a system that does not traditionally have a source of revenue. The fee once established can only be used for road maintenance and not on other general government purposes.

The table attached in the report shows the needed mean revenue of $669,770 annually to bridge the funding gap shown in the attached funding forecast. Trip generations for each property and use were determined from the Institute of Transportation Engineers Trip Generation Manual. The trip generations were then used to determine the equivalent residential unit (ERU). A single family home trip generations of 9.44 trips per day is the ERU. The standard option shown in the table gives the ERU Fee of $2.12 for each home and the commercial properties number of ERU's are multiplied by the single ERU fee. The Council had decided in January to propose a $3.00 fee for each home and the commercial based off of ERU's for the size and type of use.

SUPPLEMENTAL INFORMATION

1. Transportation Funding Table
2. Transportation Utility Fee Option

Respectfully Submitted,

Keith Johnson,
Assistant City Manager

Review and Concur,

Dave Millheim,
City Manager

Estimated 10 Year Funding Needs and Revenues

Treatment Category	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Miscellaneous	$ 121,000	$ 121,000	$ 125,000	$ 125,000	$ 130,000	$ 135,000	$ 140,000	$ 140,000	$ 145,000	$ 150,000	$ 155,000
Routine / Preventative	$ 650,795	$ 632,360	$ 590,560	$ 574,862	$ 522,315	$ 590,765	$ 849,410	$ 884,677	$ 911,217	$ 938,554	$ 966,710
Rehabilitation	$ 743,777	$ 616,000	$ 690,690	$ 685,500	$ 717,640	$ 684,000	$ 484,500	$ 548,900	$ 565,367	$ 582,328	$ 599,798
Reconstruction	$ -	$ 249,000	$ 384,183	$ 391,841	$ 391,841	$ 535,590	$ 479,950	$ 489,520	$ 504,206	$ 519,332	$ 534,912
Total	**$ 1,515,572**	**$ 1,618,360**	**$ 1,790,433**	**$ 1,777,203**	**$ 1,761,796**	**$ 1,945,355**	**$ 1,953,860**	**$ 2,063,097**	**$ 2,125,790**	**$ 2,190,214**	**$ 2,256,420**
Revenue											
Class C	$ 820,000	$ 825,000	$ 830,000	$ 830,000	$ 835,000	$ 840,000	$ 845,000	$ 850,000	$ 855,000	$ 860,000	$ 865,000
Prop 1	$ 360,000	$ 365,000	$ 370,000	$ 375,000	$ 380,000	$ 385,000	$ 390,000	$ 400,000	$ 405,000	$ 410,000	$ 415,000
Total	**$ 1,180,000**	**$ 1,190,000**	**$ 1,200,000**	**$ 1,205,000**	**$ 1,215,000**	**$ 1,225,000**	**$ 1,235,000**	**$ 1,250,000**	**$ 1,260,000**	**$ 1,270,000**	**$ 1,280,000**
Funding Gap	**$ (335,572)**	**$ (428,360)**	**$ (590,433)**	**$ (572,203)**	**$ (546,796)**	**$ (720,355)**	**$ (718,860)**	**$ (813,097)**	**$ (865,790)**	**$ (920,214)**	**$ (976,420)**
Mean Funding Gap	**$ 669,770**										

Sample of Various Users	ERU's		Monthly Amount
Single Family Home	1	$	3.00
Apartment 4 Plex	3	$	9.00
Apartment (By Public Works)	81	$	243.00
Davis County	1003	$	1,543.00
School District	905	$	1,392.00
State of Utah	266	$	409.00
Farmington City	819	$	1,260.00
Station Park	8033	$	12,358.00
Lagoon	1352	$	2,079.00
U or U Hospital	582	$	895.00
Bank	71	$	109.00
Gas Station	516	$	794.00
Cabela's	427	$	658.00
Smiths	1246	$	1,917.00
LDS Church	48	$	74.00

FARMINGTON CITY, UTAH

RESOLUTION NO. 2018 -

A RESOLUTION BY THE CITY COUNCIL OF FARMINGTON CITY AMENDING THE CONSOLIDATED FEE SCHEDULE ENACTING A TRANSPORTATION UTILITY FEE.

WHEREAS, the City Council has studied the ongoing improvement and maintenance issues of roads within the community (the "Transportation Utility Study") and adopted Ordinance 2018 - ___ enacting Chapter 5 of Title 9 of the Farmington City Municipal Code to provide for the creation and operation of a transportation utility; and

WHEREAS, as part of its analysis, the Council determined that in order to enhance the City's street network improvement and maintenance budget, it is necessary to adopt a transportation utility fee to provide the required funding thereto; and

WHEREAS, the City Council has reviewed the Consolidated Fee Schedule and has determined that a transportation utility fee should be enacted as provided herein; and

WHEREAS, the Council has held a public hearing and finds that a transportation utility fee will promote the public interest and will further the fiscal integrity of the City;

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

Section 1. Fee Schedule. Paragraph D6 of the Consolidated Fee Schedule of Farmington City is hereby enacted in its entirety as follows:

D6. Transportation Utility

Transportation Utility Fee

a. Single Family Dwelling. As specified in the latest edition of the Institute of Transportation Engineers (ITE) Trip General Manual a single family dwelling generates 9.5 trips/day. Accordingly, each single family dwelling shall be charged the following monthly "Transportation Utility Fee" as the established base rate for one Equivalent Residential Unit (ERU) equaling $3.00.

b. Two-Family Dwelling and Multiple-Family Dwelling. Each two-family and multiple-family dwelling use shall be charged a monthly Transportation Utility Fee as the multiple of the base rate established in sub paragraph D6.a (or $3.00) and based upon the number of ERU's on the property as measured by the size of the use and the trips generated thereby as set forth in the ITE manual for such use.

The actual monthly Transportation Utility Fee shall be computed by multiplying the total ERU's for the use/parcel by the monthly rate of $3.00.

c. Non-Residential Uses. Each and all non-residential uses shall be charged a monthly Transportation Utility Fee of $1.53 and based upon the number of ERU's on the property as measured by the size of the use and the trips generated thereby as set forth in the ITE manual for such use. The actual monthly Transportation Utility Fee shall be computed by multiplying the total ERU's for the use/parcel by the monthly rate $1.53. For example, a parcel with a 25,000 square foot miscellaneous retail building shall pay a monthly fee of $366.00 [that is: ITE trips generated for said use per 1,000 square feet = 46.12 and multiply this number by 25 (i.e. the total s.f. of 25,000/1,000)---or 46.12 X 25—which equals 1,156.25 trips; then calculate the number of ERUs for the same by dividing the 1,156.25 trips by the trips in one ERU (or 9.5 trips), which equals 122 ERUs; then multiply the 122 ERU figure by $1.53, which results in a monthly transportation utility fee of $186.66 for the 25,000 s.f. building in this example].

Section 2. **Re-evaluation.** During the Fiscal Year 2020 budget process, the City Council shall re-evaluate the transportation utility fee structure to ensure the rates result in the necessary revenue to maintain and improve the street network as determined by the Transportation Utility Study.

Section 3. **Severability.** If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be effected thereby and shall remain in full force and effect.

Section 4. **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 _____, 2018.

FARMINGTON CITY

By:_____
H. James Talbot, Mayor

ATTEST:

Holly Gadd, City Recorder

ORDINANCE NO. _____

AN ORDINANCE ENACTING CHAPTER 5 OF TITLE 9 OF THE FARMINGTON CITY MUNICIPAL CODE, TO PROVIDE FOR THE CREATION AND OPERATION OF A TRANSPORTATION UTILITY.

WHEREAS, the City Council of Farmington City (the "City") has determined that the City's physical growth and development has and will continue to increase traffic volume related to the City's street network (the "Street Network"), which consists of local, collector, arterial, and other streets; and

WHEREAS, the City Council finds that increased traffic volumes result in greater Street Network improvement, operation and maintenance costs; and

WHEREAS, the City Council has determined that safe, drivable, and well improved and maintained streets protect the public health, safety and welfare; and

WHEREAS, based on recommendations from the City's staff, the City Council finds that the magnitude and quantity of Street Network improvement and maintenance problems cannot be allowed to escalate as a result of re-surfacing , maintenance, and improvement efforts which cannot keep up will travel demand on, and on-going wear and tear of, the Street Network; and

WHEREAS, the City Council finds that well improved and maintained roads within the City's boundaries, adds to the livability and vitality of the community; and that all residents, customers, visitors, and those finding employment within the City benefit from the City's improvement, maintenance, and operation of the Street Network; and that all such Street Network users and those receiving benefits should contribute to the funding of the City's program for maintenance, operation and improvement of the Street Network; and

WHEREAS, City staff have worked in evaluating numerous pavement management methods, and options for funding the improvement and maintenance of the Street Network. Based on these assessments, recommendations from City staff were made to the City Council; and

WHEREAS, the City Council does hereby determine that the establishment of a Transportation Utility is in the best interest of the health, safety and welfare of the citizens of Farmington City.

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

Section 1. **Enactment.** Chapter 5 of Title 9 of the Farmington City Municipal Code is hereby enacted to read in its entirety as set forth in **Exhibit "A,"** attached hereto and incorporated herein by this reference.

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

Section 3. **Effective Date.** This Ordinance shall become effective twenty (20) days after publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 20th DAY OF FEBRUARY, 2018.

FARMINGTON CITY

ATTEST:

_____ By:_____

City Recorder Mayor

EXHIBIT "A"

CHAPTER 5, TITLE 9
TRANSPORATION UTILITY ORDINANCE

Chapter 5
Utility Transportation Fund.

9-5-010. Intent in Creating a Transportation Utility.
9-5-020. Definitions.
9-5-030. Establishment of Utility Transportation Fund.
9-5-040. Billing and Collection.
9-5-050. Enforcement.
9-5-060. Dedication of Funds.
9-5-070. Annual Report and Gas Tax Revenues.
9-5-080. Appeals.
9-5-100. Contribution Exemption.

9-5-010. Intent in Creating a Transportation Utility.

The City Council hereby finds, determines, and declares that the public necessity of providing maintenance, upkeep, improvement, and repair of the City's streets and related facilities within the right-of-way requires the establishment of a comprehensive transportation utility with the purpose and power of undertaking such maintenance and improvements of City streets and related facilities as may be necessary and proper, with such mandate to include, without limitation, the following activities: patching, crack sealing, seal coating, over-laying and other activities as are necessary in order that local streets may be properly improved and maintained to safeguard the health, safety and welfare of the City and its inhabitants. As part of the establishment of this utility, a utility transportation fund ("fund") is hereby created for the purpose of providing funds for the improvement and maintenance of Farmington City streets. Insofar as possible to do so with funds available, and in accordance with policies adopted by the City Council, the City intends to improve and maintain only Farmington public streets and rights-of-way and shall not use funds for the improvement and maintenance of private streets, rights-of-way, or easements.

9-5-020. Definitions.

"Dwelling" means any building or portion thereof which is designed for use for residential purposes, except hotels, apartment hotels, boarding houses and/or rooming houses, tourist courts and automobile house trailers.

"Dwelling, Multiple-family" means an attached or detached building containing three (3) or more dwelling units.

"Dwelling, Single-Family" means a detached building designed for the occupation exclusively by one (1) family.

"Dwelling, Two-family" means a detached building containing two (2) dwelling units.

"Dwelling Unit" means one (1) or more rooms connected together, but structurally divided from all other rooms in the same building and constituting a separate independent housekeeping unit which may be used for permanent residential occupancy by humans, with facilities for such humans to sleep, cook and eat.

"Non-Residential" means nonresidential land use including, but not limited to, industrial, office, retail, commercial recreation, public, quasi-public, hotels, for-profit education, for-profit medical facilities, or professional services establishments and/or uses.

"Street" means any public street, avenue, boulevard, road, lane, parkway, viaduct, alley, or other way for the movement of vehicular or pedestrian traffic, or a public street or way shown upon a plat, heretofore approved, pursuant to law or approved by official action; and includes the land between street lines, whether improved or unimproved, and may comprise pavement shoulders, sidewalk, curb, gutter, parking areas, and other areas within the right-of-way.

"Trip-end" means a trip to or from an origin or destination. A trip-end is the standard unit of measure for trip generation and can be measured as one (1) pass by a traffic counter. Two (2) trip-ends are involved in a simple round trip. Round trips with multiple stops include "pass-by trips" at the destinations between the beginning and end of the trip.

9-5-030. Establishment of Utility Transportation Fund.

A. There is hereby created a utility transportation fund, to be reported as an enterprise fund, to be funded by a fee ("fee") to be funded by a fee assessed by the City within the corporate limits of Farmington City. Such fee shall be established by resolution of the Municipal Council in such amounts as deemed necessary to provide funds to properly improve and maintain City streets. The amount of the fee shall be adopted in the Consolidated Fee Schedule, which may be amended as needed by resolution of the City Council. The amount of the fee charged shall be based upon the following land use categories and subcategories:

    1. Residential.

        a. Residential Class A: single-family dwelling units.

        b. Residential Class B: two-family dwelling units.

        c. Residential Class C: multiple-family dwelling units.

    2. Non-residential.

B. The fee for each land use category and subcategory shall be based on the relative share of aggregate trips each category and subcategory generates. Trips for residential and non-residential uses shall be based on trip-generation rates as identified in the most recent edition of the Institute of Transportation Engineers (ITE) Trip General Manual.

9-5-040. Billing and Collection.

The utility transportation fee shall be billed and collected with and as part of the monthly consolidated utility bill. The person(s) responsible for payment of the fee shall be the same person(s) responsible for payment of other City utilities. All such bills shall be rendered monthly by the City and shall become due and payable in accordance with the rules and regulations adopted by the City pertaining to the collection of utility fees, and the City's finance officers shall place all such fees so collected into the fund to be deposited and separately kept to be used only for the transportation utility purposes provided herein.

9-5-050. Enforcement.

Any charge due hereunder which is not paid when due may be recovered in an action at law or equity by the City. In addition to any other remedies or penalties provided by this Chapter or any other ordinance of the City, failure of any person responsible for the payment of City utilities to timely pay the charges when due shall subject such person to discontinuance of utility services provided by the City, consistent with City policies regarding termination of utility services.

9-5-060. Dedication of Funds.

All funds collected by the City from this fee shall annually be paid into the utility transportation fund, which is hereby created as an established enterprise fund in the City budget. Such revenues shall be used for the purposes of the operation, equipment, improvement, and maintenance of Farmington City streets. It shall not be required that the operations, improvement, and maintenance expenditures from the fund specifically relate to any particular property from which the fees were collected.

9-5-070. Annual Report and Gas Tax Revenues.

A. Each year during the annual budget process, the City Council shall receive an annual report detailing the income and expenditures of the fund. This report shall be in writing and shall be presented at a meeting of the City Council by representatives of the Public Works Department or the Administration Department.

B. In the event that any State or County legislation is enacted that either changes the rate of a tax or enacts a new tax, the purpose of which tax is to provide funds for the operation, improvement, or maintenance of municipal streets, and that results in the City receiving increased revenues dedicated to that purpose, the City Council may hold a public hearing to consider the question of whether the fee should be reduced to offset, either entirely or partially, those increased revenues. Such hearing may be held as a part of the public hearing held on the City budget, so long as this question is specifically addressed.

9-5-080. Appeals.

A. Any person who disputes the amount of the fee, or disputes any determination made by or on behalf of the City pursuant to and by the authority of this Chapter, may petition the Mayor for a hearing on a revision or modification of such fee or determination. Such petitions may be filed only once in connection with any fee or determination, except upon a showing of changed circumstances sufficient to justify the filing of such additional petition.

B. Such petitions shall be in writing, filed with the City Recorder within thirty (30) days of the date of the utility bill containing the disputed charge or the date of the challenged determination. The facts and figures shall be submitted in writing or orally at an administrative hearing scheduled by the Mayor, or the Mayor's designee. The petitioner shall have the burden to prove that the amount of the fee is in error.

C. Within sixty (60) days of filing the petition, the Mayor, or the Mayor's designee, shall make findings of fact based on all relevant information, shall make a determination based upon such findings and, if appropriate, modify such fee or determination accordingly. Such determination by the Mayor, or the Mayor's designee, shall be considered a final order.

9-5-100. Contribution Exemption.

The fee shall not be charged to any person or entity that in lieu of paying the fee makes an advance voluntary contribution to the utility transportation fund in an amount equal to or greater than the amount of the fee imposed by this Chapter.

CITY COUNCIL AGENDA

For Council Meeting:
February 20, 2018

PUBLIC HEARING: Taylor Ridge Subdivision Plat Amendment

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. Move that the City approve the Taylor Ridge Subdivision Plat Amendment as set forth herein.

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson, City Planner.

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
BRIGHAM MELLOR
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, City Planner

Date: February 20, 2018

SUBJECT: **TAYLOR RIDGE SUBDIVISION PLAT AMENDMENT**
Applicant: **James Taylor**

RECOMMENDATION

Move that the City Council approve the Taylor Ridge Subdivision Plat Amendment as set forth herein.

BACKGROUND

On May 26, 2015 the City Council approved the 5 lot Taylor Ridge Subdivision. The applicant is now seeking to divide Lot 2, and because the subdivision has been platted and recorded, the applicant must amend the plat. As with all plat amendments, a 10-day protest notice was sent to all property owners within the plat, and if there are no letters protesting the amendment received within the 10-day window, then the item is not required to be a public hearing. The subject property is within the OTR zone, which has a minimum lot size of 10,000 s.f. and a lot width requirement of 85'; the two new lots would both conform to the requirements of the underlying zone.

Supplemental Information

1. Vicinity Map
2. Plat Amendment
3. Taylor Ridge Subdivision Plat

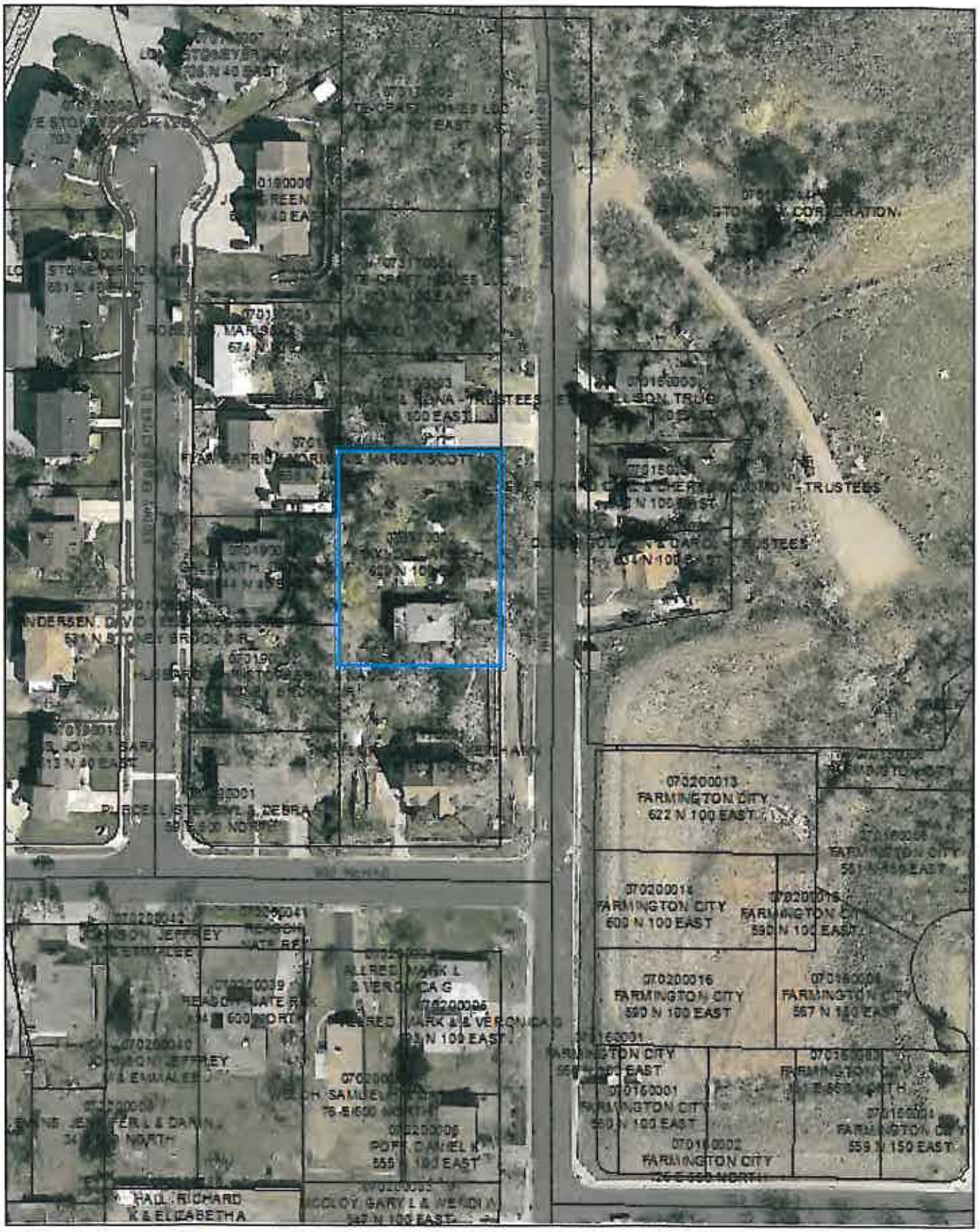
Respectfully Submitted

Eric Anderson
City Planner

Concur

Dave Millheim
City Manager

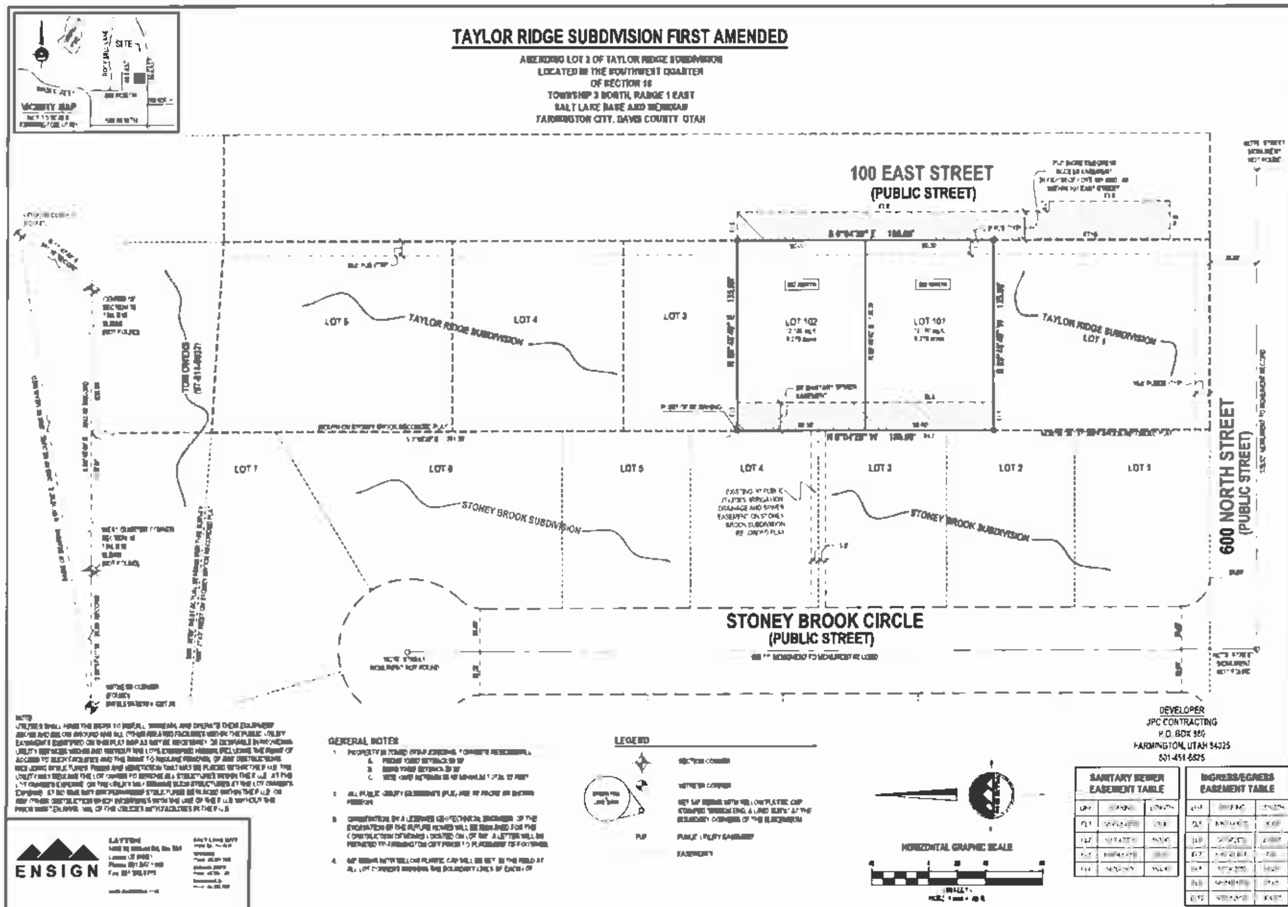
Farmington City



Tuesday, February 24, 2009 10:44:54 AM
M:\Projects\Current Base\Map.mxd

TAYLOR RIDGE SUBDIVISION FIRST AMENDED

AMENDING LOT 2 OF TAYLOR RIDGE SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 18
TOWNSHIP 3 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH



SURVEYOR'S CERTIFICATE

BOUNDARY DESCRIPTION

9-11-17

OWNER'S DEDICATION

TAYLOR RIDGE SUBDIVISION FIRST AMENDED

INDIVIDUAL ACKNOWLEDGMENT

CORPORATE ACKNOWLEDGMENT

TAYLOR RIDGE SUBDIVISION FIRST AMENDED

DAVIS COUNTY RECORDER

SHEET 1 OF 1

CENTRAL DAVIS SEWER DISTRICT

BENCHLAND WATER DISTRICT

CITY ATTORNEY'S APPROVAL

PLANNING COMMISSION APPROVAL

CITY ENGINEER'S APPROVAL

CITY COUNCIL APPROVAL

CITY COUNCIL AGENDA

For Council Meeting:
February 20, 2018

S U B J E C T: Minute Motion Approving Summary Action List

1. Approval of Minutes from February 6, 2018
2. Proclamation for Kidney 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 COUNCIL MEETING

February 6, 2018

WORK SESSION

Present: Mayor Jim Talbot; Councilmembers Rebecca Wayment, Doug Anderson, Cory Ritz, Brigham Mellor, Brett Anderson; City Manager Dave Millheim, City Development Director David Petersen, City Planner Eric Anderson, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden

Mountainview PUD Public Hearing

Mayor **Jim Talbot** shared that staff requested additional time on this item before it is addressed by the Council and recommended that the agenda item be continued to a later date.

TIGER Grant

Councilmember **Doug Anderson** asked of an update related to the TIGER Grant. City Manager **Dave Millheim** stated that money has been set aside for match funds related to the TIGER Grant but they need final Council approval. Farmington is the number one priority, but the coordinators need to work out schedules with the other twenty cities/recipients. The City would like the work to begin in the spring, but it may be as late as July. Councilmember **Rebecca Wayment** asked if the project would follow the work as outlined. **Dave Millheim** shared that the sidewalk in front of the high school will be completed prior to the opening, and that he would have more definite timelines as the work got closer. All of the work will be completed by the same contractor. The grant represents a $500,000 savings for the City.

Dominion Energy Pipeline

Councilmember **Cory Ritz** asked about the Dominion Energy pipeline replacement timeline and noted the frustration residents have with the project. **Dave Millheim** acknowledge the frustration and has been working with Dominion Energy to minimize impacts to the City including avoiding road cuts and obtaining lease agreements for storage areas. **Dave Millheim** committed to getting a timeline from Dominion Energy.

City Manager Report

Dave Millheim used the work session to review items from the City Manager Report. He noted that the Fire Monthly Activity Report and the Executive Summary for Planning Commission are informational and no action is required. He provided an overview of proposed legislation related to Transportation Reinvestment Zones. Related to the restructure of the UTA Governing Board, a number of items are being considered related to transportation such as increased hybrid/electric vehicle fees, increased hotel fees with the money earmarked for transportation. The State is looking at new ways to increase money for transportation. There is a bill that would remove zoning authority from local entities and transfer it to the State; the state would act as a quasi-zoning authority and UDOT could determine how cities work together through the rulemaking process.

Dave Millheim also discussed the options for how best to pay for infrastructure in the business park. He noted that the City could increase property taxes, a committee of local jurisdictions could be created to approve financing (such as the City, County, State, Sewer or Water Districts), and a district could be created where property owners are assessed on a proportional basis, or a transportation improvement zone could be created. The City will continue to monitor legislation related to the collection and use of transportation funds.

Dave Millheim reminded Councilmembers of the upcoming Budget process and related schedule and noted that the April 17, 2018 meeting is a regularly scheduled Council meeting that will be used to review the budget. He asked that members communicate with Staff about the feasibility of the dates, as a quorum will be needed.

Dave Millheim discussed the expanded hours at the City Gym and noted that the Parks and Recreation staff will be tracking usage to determine if the hours should be extended permanently. He reviewed budget information related to the expanded hours.

Dave Millheim provided a summary of HB247 Amusement Ride Safety Inspections. The City currently utilizes building and fire staff to inspect Lagoon facilities annually, and requires Lagoon to provide certified ride inspectors. The bill creates the Utah Office of Amusement Ride Safety within the Labor Commission and will impact inspections, permits, liability insurance, and reporting requirements. He noted that the bill is likely to pass and the City has had zero involvement and will plan to stay neutral.

Dave Millheim shared that the County had been looking into hiring a consultant to review public safety management related to the Sheriff's Office and a unified fire and ambulance service. The proposal met with resistance from cities. **Jim Talbot** shared that the new commissioners may renew the discussion once they take office in the fall.

The February 20, 2018 Work Session will be a joint meeting for the City Council and Planning Commission to review information with **Keith Johnson** and a tax consultant.

REGULAR SESSION

Present: Mayor Jim Talbot; Councilmembers Rebecca Wayment, Doug Anderson, Cory Ritz, Brigham Mellor, Brett Anderson; City Manager Dave Millheim, City Development Director David Petersen, City Planner Eric Anderson, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden

CALL TO ORDER:

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

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

The invocation was offered by **Cory Ritz** and the Pledge of Allegiance was led by Corbin from Boy Scout Troop 4114.

PRESENTATIONS:

Kidney Awareness - Sarah and Rhanelle (Nellie) Mainor

Sarah Mainor, a Farmington resident, introduced her daughter Nellie and shared her story and information related to Nellie's rare kidney disease. Nellie Mainor then delivered a statement asking the City to send out a proclamation asking all neighbors and businesses in the Farmington area to place green ribbons in their yards and businesses the entire month of March to support those that have kidney disease and call it "Green Ribbons for Nellie."

Jim Talbot committed to moving forward with the proclamation with a memo from the City to be distributed in March.

Elora's Lights Fundraiser

Ryan and Brindi Horsley, residents of Farmington, shared a tribute to their daughter Elora who passed away at 1 ½ years old. She passed at Christmas-time and friends and neighbors donated inflatable displays that filled Heritage Park. Elora was able to visit the display in her final days. The Horsley Family has created a nonprofit organization, Elora's Light Foundation, to continue the display and make opening night a charity event for those dealing with pediatric cancer. The Foundation would sponsor the event, but they are also seeking private donations. The Horsley's requested permission from the City to run the event. They will work with Neil Miller to finalize a date for the event this year.

PUBLIC HEARINGS:

Mountain View PUD Subdivision Schematic Plan, Preliminary (PUD) Master Plan located at approximately 650 West 250 South

As discussed in the work session, this item needs more time before the Council can discuss and make a decision, so it will be continued to another date.

Motion:

Brett Anderson moved to continue the discussion of Mountain View PUD Subdivision Schematic Plan, Preliminary (PUD) Master Plan, and Rezone and the related public hearing until a later date. **Doug Anderson** seconded the motion which was approved unanimously.

Zone Text Amendment to Chapter 18 and Regulating Plan

David Petersen provided background information about the area and noted that a previous planning exercise sought to have a daytime population for Station Park. Consultants suggested that the office market is limited so the City should not stretch the OMU too far. Some single family homes were planned for the area, but the developer lost the land. The new land owner was approached by the City about a potential rezone and the result was the existing OMU. There was an early conversation about a transition area between homes and the office park and a citizens subcommittee was proposed. This citizens committee never occurred, but a planning charrette was conducted with the property owners of the undeveloped land. Within the OMU, buildings along local streets can be 4 stories while buildings on arterial streets can be 6 stories. The right-

of-way and building setbacks will create some buffer, but citizens are concerned about having a transition area so that large buildings are not located near current residences.

Planning Staff has met with **Kyle Stowell** and **Heidi Herron**, residents of Farmington representing their neighbors' concerns, and the developers. The residents are seeking a two-story limitation, and the developers have agreed to a three story compromise. The Planning Commission initially recommended three stories and a 30 foot height restriction, but removed the height limitation in their ultimate recommendation.

David Petersen reviewed the principal streets, spine road, arterial streets and collector roads within the OMU.

Eric Anderson said that under the current regulating plan, Burke Lane would move north and become a collector road. The traffic engineer recommended that the road should be straight and have a t-intersection. Under the current plan, a six-story building could be done along the collector road. Staff is proposing a new road classification that would allow for three-story buildings along the road. The changes proposed are defining a local primary road, site treatments, and the right-of-way width and maximum building height. Staff recommends that the City Council approve the proposed amendment. The Planning Commission recommended this for approval.

Mayor Jim Talbot opened the public hearing at 7:45 p.m.

Ken Stuart, 1305 North 1700 West, shared that he owns a lot just west of the area and anything done in the area will impact his future home. He stated that Chartwell Capital no longer owns the property but it is now owned by Tom and Rich Day, Shawn Brenchley and Jared Huish. He noted that the property owners are fine with the three-story restriction but without a height restriction. He noted that the plan developed with UDA had transitions in place with the commercial toward the freeway. He indicated that they do not intend to build multi-family, and that the intent has always been to go at least three stories in the area in question. They planned for four stories to maximize density, but have agreed to the three-story compromise.

Kyle Stowell, 1764 West Burke Lane, he noted that in early discussions the City Council favorable to buffer and tiered approach. His neighbors live on larger lots and have small scale farming, horses, other animals and gardens that are not necessarily compatible with a business park. He noted that City staff offered to set up citizens committee to explore a buffer and tiered approach. **Kyle Stowell** outlined his efforts to follow up with staff and Councilmembers about forming committee, but the City never followed-through. However there was a planning charrette organized with the property owners to map the future development. This led to developers having expectations which conflict with Council promises to residents. The residents are now being told it is too late for the citizens committee and changes to the zone text. The buffer distance is uncertain. **Kyle Stowell** asked the City Council and the developers to limit development to two-stories along the road, building up to larger offices close to the freeway. He also asked that the development include low to medium density to the west by existing residences.

Heidi Herron, 926 North 1875 West, noted that she was one of the residents promised a citizens committee. The work of the committee would be to develop the zone text so that the buffer would be included. She stated that there should be no reason that the citizens should not be allowed to get what was originally promised, which was a two-story tiered approach. As the area is currently zoned OMU, the developer has no rights to residential so it should not be considered a taking. She expressed concern that the City Council would approve three-story town homes on that road without input from residents, while meeting with the developers. Neighbors have agreed that two-story townhomes would be okay. She would prefer two-stories for office mixed use following a tiered approach. She asked that the council address the residential options in the zone text, or something better than a promised committee that never comes to fruition. Residents do not want to hear "it is too late, because you were not involved."

Mayor Jim Talbot closed the public hearing at 7:55 p.m.

Brigham Mellor asked if the plan or development agreement includes some residential as part of mixed use. **David Petersen** clarified that within the sub area master plan, residential is not a guarantee, but that developers could seek residential options through Section 140. They have no vested rights. The Planning Commission discussed the Section 140 option and noted that height studies could be reviewed at the application stage. **David Petersen** noted that the market is not there for office buildings that far away from an interchange, and so the three-story compromise seemed appropriate.

Brigham Mellor asked if the City had ever received an indication from UTA that the rail trail would never again be a working rail line. **Dave Millheim** said that UTA owns the land and it was bought for the potential expansion of the rail line. The current lease agreements for the trail include language about converting to a rail line with a 3-5 year notice.

Rebecca Wayment asked about how high a three-story office could potentially be. **David Petersen** stated that it would be about 40-45 feet high. **Rebecca Wayment** shared information from the deliberations at the Planning Commission and that the three-stories with the height restriction would still allow for office space or town homes and worked to protect the tiered approach. She noted that within the RMU zone is outlined a two-story/37 foot limitation or a three-story/40 foot limitation. The 30 foot limitation tried to balance those, but the developer was not there to address that a three-story/30 foot limitation would be unreasonable so the height restriction was dropped and the three-story recommendation moved forward.

David Petersen reminded the Council that 100 acres was once zoned LR, but was rezoned to OMU thinking about future development. He noted where the developer had rights to do multi-family (before the rezone). This was in part to accommodate the uncertainty around West Davis Corridor and the Shepard Lane Interchange. He stated that the charrette led to a buffer area and transition zones. He stated that the developer has the rights to build six-stories, but the developer has agreed to limit to three-stories.

Brett Anderson wanted to clarify that the vested rights would allow for up to six-stories along some of the streets in the area. **Dave Millheim** said that when Station Park was in its infancy and applications for multifamily were coming in, the Council placed a moratorium on applications to allow the City to develop a long term plan which resulted in an OMU rezone. **Dave Millheim** thanked **Heidi Herron** and **Kyle Stowell** for their input and their reminder that the residents care about the buffering. The City wanted to make sure there was a proper buffer and as the area was planned out, the property owners were consulted regarding a unified plan. The residents were not consulted, but the decision the City made was to create a plan to show the residents which was the UDA plan. Neighbors have been respectful and concerned. The plan has tried to diffuse traffic with multiple roads, plan for the potential Bear River pipeline, or future rail. A future Council may have to readdress residential component in the area, using the subarea master plan as a set of guiding principles.

Brett Anderson asked if there are other opportunities to address the buffering and tiered approach at separating taller density with residential. **David Petersen** said it depended on whether the developer eventually applies to build office or residential. If they seek residential development through Section 140, the buffer could be revisited. **Brett Anderson** noted that currently, the developer is willing to give up rights that it is not obligated to forgo.

Cory Ritz expressed disappointment that the citizens committee never happened and the City did not honor that commitment. He reviewed the discussion about the rezone to OMU and the bundled rights, but noted that the buffering and tiered approach was a part of the discussion throughout the process, so it should not be a surprise to developers. He liked the height limitation defined by the Planning Commission

David Petersen noted that the Planning Commission reviewed the height restriction twice, but removed the linear feet restriction. **Brigham Mellor** stated that he believed it would be a taking to impose a height restriction if there is a record of the developer not agreeing to such limitation and said that it would be a good way for the City to get sued. He shared that the market would limit the height of the building.

Brett Anderson noted that it would be nice to have better buffers and give residents guarantees, but he is not sure of what the Council can do legally. **Brigham Mellor** said that they could not bind the hands of the future Council who could also undo this amendment when it is time to develop the property.

Jim Talbot said he liked that the citizens have been involved and that the developer recognizes the need for a buffer. He said it is rare to see a developer give up a bundle of rights to make this compromise happen. He also reminded those present that final plans would still come before the Council for approval. **Rebecca Wayment** clarified the discussion noting that the three stories referenced relate to office space that would be 40-45 feet at finished level; if the developer planned to build townhomes or other residential uses, height restrictions could be instituted.

Motion:

Doug Anderson moved that the City Council approve the proposed zone text amendments to the Regulating Plan, Section 11-18-040, and Section 11-18-060 as written in the enclosed enabling ordinance and Findings 1-7. **Rebecca Wayment** seconded the motion.

The motion passed 4-1 with Councilmember **Cory Ritz** voting in opposition.

Findings for Approval:

1. Amending the Regulating Plan and related block size prior to the North Station Project Master Plan gives the applicant confidence in their PMP moving forward without granting full approval and vesting to the project.
2. The zone text amendments are consistent with the North Station Small Area Master Plan for the area, which is an adopted element of the City's General Plan.
3. The regulating plan and related amendments are consistent with Chartwell Capital's PMP application, which is currently under review by the City.
4. The Regulating Plan and related amendments are consistent with the intent of the OMU zone, and will provide an additional transition area from the high intensity development near the freeway and the single-family residential neighborhoods to the west.
5. Independent of the North Station PMP, staff would be recommending the zone text amendments as they are consistent with the intent of the OMU zone and are highly desirable because of the increase in efficient usage of the land and increased walkability for the district as a whole.
6. Creating a new road type in the mixed-use district (Local Primary Roads) it allows for the potential of using this in the future where it makes sense to have a buffer, and provides a hybrid between principal and local roads.
7. By allowing for three story buildings, the proposed zone text amendments are a compromise between the height currently allowed in the OMU zone on a principal road and the two stories that the residents want.

OLD BUSINESS:

Swain Subdivision Final PUD Master Plan located at approximately 1400 North 440 West

Dave Millheim said that typically Final PUD Master Plan are part of summary action, but because there is a separate subcomponent of valuation of the open space waiver, he wanted the Council to consider it outside of summary action. **Eric Anderson** noted that the item was consistent with the Preliminary PUD Master Plan previously approved, and the schematic and preliminary plat.

Brigham Mellor asked when the open space waiver would be paid; **Dave Millheim** noted that would be paid prior to final plat recordation.

Motion:

Brett Anderson moved that the City Council approve the final PUD master plan for the Swain PUD Subdivision, subject to all applicable Farmington City ordinances and development standards and conditions 1-3 and Findings for Approval 1-7.

Cory Ritz seconded the motion which was approved unanimously.

Conditions:

1. The applicant shall enter into a development agreement memorializing the approved master plan prior to or concurrent with final plat;
2. The applicant shall meet all of the standards and requirements as set forth in Section 11-30-050 of the Zoning Ordinance prior to or concurrent with final plat.
3. The applicant shall pay $22,500 for the open space waiver, as agreed upon through negotiations with the City Manager prior to recordation of final plat.

Findings for Approval:

1. The proposed development is an in-fill project and allows the property owner the highest and best use of his property.
2. The proposed plans are consistent with the General Plan.
3. The proposed densities and lot sizes are consistent with the surrounding neighborhoods.
4. The attached landscape plan is of a high design quality and meets the standards set forth in Section 11-27-070.
5. Because the homes that are being built within the subdivision are custom, the applicant did not provide elevations; however, by providing photos of similar homes, and CC&Rs that set design standards of a high quality, the intent of the PUD overlay is being met.
6. The applicant is providing 9,621 s.f. of unimproved conservation open space, which will preserve a grove of Gambel oak trees.
7. The remaining open space that the ordinance requires can be better utilized elsewhere in the City to help in the construction of parks or trails.

TIGER Grant Agreements

Dave Millheim noted that the match amount for the TIGER Grant Agreement has been previously appropriated. The action required is to approve the Stakeholder agreement and the payment of the match funds.

Doug Anderson moved to approve the Stake Holder Agreement between UTA and Farmington City along with the Supplement No. 1 to Stakeholder Agreement and pay the City's match of $181,355 out of the street fund. **Rebecca Wayment** seconded the motion which was approved unanimously.

NEW BUSINESS:

Letter of Request- Shepard Lane Connector Road Funding

Jim Talbot said that he and **David Petersen** met with the Kaysville Mayor and their City Manager about working together to secure the funding for the Shepard Lane connector road. The Mayor distributed a copy of the letter from Kaysville City. The letter from Farmington City outlines the reasons for approval. **Dave Millheim** discussed the importance of cities working together a demonstrating that to State appropriators.

Motion:

Brigham Mellor moved the City Council to authorize the Mayor to send a letter on behalf of the City regarding the Shepard Lane Connector Road Funding. **Doug Anderson** seconded the motion which was approved unanimously.

UTA Shuttle Service Agreement (Lagoon/Station Park Shuttle)

Jim Talbot said that the buses have helped the City and ridership continues to grow. It benefits Station Park and Lagoon, and will benefit the future business park. The trolley type busses will be introduced this fall.

Doug Anderson moved the City Council to authorize the Mayor to sign the attached SERVICE AGREEMENT with UTA for city sponsorship of the Lagoon/Station Park Shuttle in the amount of $68,068 to be paid from account number 38-400310. **Brett Anderson** seconded the motion which was approved unanimously.

SUMMARY ACTION:

1. Approval of Minutes from January 16, 2018
2. Temporary Access Agreement with Dominion Energy (East of 950 North)
3. Dominion Pipeline Relocation Agreement (East of 950 North)
4. Long Term Stormwater Management Agreement and Authority
5. Community Art Center Deposit and Kitchen Fee
6. Fee Increase for Swim Lessons
7. Davis Creek Subdivision Improvements Agreement - 475 W Glovers Lane

Motion:

Brett Anderson moved, with a second from **Cory Ritz**, to approve summary action item 1 through 7 as contained in the staff reports.

The motion was approved unanimously.

GOVERNING BODY REPORTS:

City Manager Report

Items from the City Manager Report were covered in the work session.

Mayor Talbot & City Council Reports

Councilmember Brigham Mellor

Brigham Mellor shared that the planned meeting with the Scenic Byway subcommittee is postponed until after the legislative session. He noted that feedback from the committee staff has been positive.

He also shared that someone had contacted him about selling insurance to residents to insure the sewer lateral. **Dave Millheim** said he would follow-up with the contact.

Councilmember Rebecca Wayment

Rebecca Wayment asked about the possibility of livestreaming council meetings for those not able to physically attend and also for increased transparency.

Dave Millheim said that he would recommend against it because people tend to grand stand and meetings go longer, and if someone "loses their cool" the footage could be used against that person. He stated that the public hearing process is not perfect, and he encourages engagement and involvement, but he has not seen anything that suggests that citizen involvement increases with livestreaming. He noted if the Council wanted to further explore the issue, which could happen at their discretion.

Councilmember Brett Anderson

Brett Anderson asked about a potential gas station near Station Park, but no one had any updates to provide.

Councilmember Doug Anderson

Doug Anderson asked for an update about the proposed road tax. **Dave Millheim** said that the meeting on February 20 would be a public hearing to discuss the proposed fee. He said that there is a bill at the Legislature from Senator Henderson that would exempt counties from paying such a fee. Farmington City will be subject to the road fee. The recommendation is tagged to trip generation. He noted that the public hearing could be a packed house and the Council will be faced with tough policy questions.

Councilmember Cory Ritz

Cory Ritz noted that he will not be available for the February 20 meeting. He also asked that **Dave Millheim** follow-up with Roseann Uffens regarding a water bill issue. **Dave Millheim** has attempted to contact her and will continue to work to resolve the matter.

Mayor Jim Talbot

Mayor Jim Talbot shared that he had been asked to send a letter expressing support for the Schomp Automotive Group opening a BMW dealership. Sending the letter does not bind the City to a future approval. The Schomp Automotive Group asked for the letter of support from the City and the Mayor and City Manager wanted to make sure the act was authorized by the City Council.

Motion:

Cory Ritz moved the City Council to authorize the Mayor to send a letter of support to BMW America for the Schomp Automotive Group on behalf of Farmington City.

Rebecca Wayment seconded the motion which was approved unanimously.

CLOSED SESSION

Motion:

At 9:06 p.m., **Brett Anderson** made a motion to go into a closed meeting for purpose of potential property acquisition, potential litigation, and character and competency of an employee. **Doug Anderson** seconded the motion which was unanimously approved.

Sworn Statement

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

_____

Jim Talbot, Mayor

Motion:

At 9:52 p.m., a motion to reconvene into an open meeting was made by **Brigham Mellor**. The motion was seconded by **Brett Anderson** which was unanimously approved.

ADJOURNMENT

Motion:

At 9:52 p.m., **Brigham Mellor** moved to adjourn the meeting.

DRAFT

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
BRIGHAM MELLOR
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council

From: Holly Gadd

Date: February 9, 2018

SUBJECT: **KIDNEY AWARENESS MONTH**

RECOMMENDATION

Approve the attached Proclamation proclaiming March 2018 as "Kidney Awareness Month".

BACKGROUND

Nellie Mainor attended the February 6th City Council meeting and requested that the City Council proclaim March as Kidney Awareness Month and encouraged the residents of Farmington to put green ribbons in their yards.

Respectfully Submitted

Holly Gadd
City Recorder

Review & Concur

Dave Millheim
City Manager

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

PROCLAIMING MARCH AS "KIDNEY AWARENESS MONTH" IN FARMINGTON CITY

WHEREAS, more than 30 million Americans have chronic kidney disease and millions of others are at high risk of contracting the disease; and

WHEREAS, chronic kidney disease is the ninth leading cause of death in the United States; and

WHEREAS, of the more than 661,000 Americans with kidney failure, 468,000 individuals are on dialysis, and roughly 193,000 live with a functioning kidney transplant; and

WHEREAS, chronic kidney disease high risk groups include those with diabetes, hypertension, and a family history of kidney disease; and

WHEREAS, high blood pressure and diabetes are the main causes of chronic kidney disease. Almost half of individuals with chronic kidney disease also have diabetes and/or self-reported cardiovascular disease; and

WHEREAS, early detection and treatment can often keep chronic kidney disease from getting worse and prevent the need for dialysis or a transplant; and

NOW, THEREFORE BE IT RESOLVED that the Farmington City Council and Mayor, H. James Talbot hereby proclaim March 2018 as "Kidney Awareness Month" in Farmington City.

BE IT FURTHER RESOLVED that 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.

BE IT FURTHER RESOLVED that we encourage all Americans to give their kidneys a second thought and a well-deserved checkup.

PASSED AND ADOPTED this 20th day of February, 2018

ATTEST:

Holly Gadd, City Recorder

H. James Talbot, Mayor

CITY COUNCIL AGENDA

For Council Meeting:
February 20, 2018

SUBJECT: City Manager Report

1. Executive Summary for Planning Commission held February 8, 2018
2. Fire Monthly Activity Report for January
3. Feasibility Study and Analysis of a Proposed Multipurpose Event Venue, Existing Programming and Future Venue Options for Davis County

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
BRIGHAM MELLOR
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson – City Planner

Date: February 20, 2018

SUBJECT: EXECUTIVE SUMMARY – PLANNING COMMISSION – FEBRUARY 8, 2018

RECOMMENDATION

No action required.

BACKGROUND

The following is a summary of Planning Commission review and action on February 8, 2018 [note: four commissioners attended the meeting—Chair Alex Leeman, Bret Gallacher, Rulon Homer, and Roger Child. Commissioners Kent Hinckley and Connie Deianni were excused.

Item 3 Jake Thomas / CTI Projects (Public Hearing) – Applicant is requesting a zoning map amendment of 2.53 acres of property consisting of 3 parcels located at 622 N. 300 W., 648 N. 300 W., and 664 N. Compton Road from an LR-F (Large Residential Foothill) and an OTR (Original Townsite Residential) zone to an R-4 (Multifamily Residential) zone. (Z-1-18)

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

Vote: 4-0

Item 4 Adam Nash / Growth Aid LLC (Public Hearing) – Applicant is requesting an amendment to the Farmington Greens PUD and related development agreement further defining setbacks and uses related to the commercial property located at the southeast corner of 1525 West and Clark Lane. (M-7-17)

Voted to recommend that the City Council approve the amendment to the Farmington Greens PUD and related development agreement as written in the staff report with an added condition as follows:

4) The PUD amendment shall only apply to the 2.6 acre subject property as described herein.

Vote: 4-0

Item 5 Farmington City (Public Hearing) – Applicant is requesting a zone text amendment to Chapters 3, 10, 11, and 28 of the Zoning Ordinance expanding the use of Transfer of Development Rights. (ZT-1-18)

Voted to recommend that the City Council approve the zone text amendment as written in the staff report.

Vote: 4-0

Respectfully Submitted

Eric Anderson
City Planner

Review & Concur

Dave Millheim
City Manager

Farmington City Fire Department

Monthly Activity Report

January 2018

Emergency Services

Fire / Rescue Related Calls: **21**

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

Ambulance / EMS Related Calls: **69 / Transported 43 (62%)**

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

Calls Missed / Unable to Adequately Staff: **1 (1%)**

On-Duty Crew / Shift Dynamic Data / January 1st – 31st

Emergent / On-Scene Hours / Month Total: **21.3 Hrs. (Approximate 85 Man Hours)**

EMS Transport / Turn-Around Hours / Month Total: **86 Hrs. (Approximate 177 Man Hours)**

Urgent EMS Related Response Times (AVG): **5.34 Min/Sec GOAL 5 minutes or less (+0.34)**
Urgent Fire Related Response Times (AVG): **5.59 Min/Sec GOAL 5 minutes or less (+0.59)**

Part-Time Man-Hours *(based on the following 28-day (Two Pay Periods Jan 5th and Jan 19th)*

Part-Time Shift Staffing:	**1,360**	**Budgeted 1,344**	**Variance + 16**
Part-Time Secretary:	**100**	**Budgeted 100**	**Variance + 0**
Part-Time Fire Marshal:	**85**	**Budgeted 80**	**Variance + 5**
Part-Time Fire Inspector	**0**	**Budgeted 75**	**Variance - 75**
Full-Time Captains x3 & Engineers x2:	**N/A**	**48/96 Hour Schedule**	**Overtime + 24**
Full-Time Fire Chief:	**N/A**	**Salary Exempt**	
Training & Drills:	**77**	**1619 (YTD)**	
Emergency Callbacks:	**39**	**FIRE 3.5 Hrs. / EMS 35.5 Hrs. (YTD) 1,329**	
Special Event Hours:	**0**	**98.5 (YTD)**	
Total PT Staffing Hours:	**1661**	**27,733 (YTD)**	

Monthly Revenues & Grant Activity YTD

Ambulance / December (2017):

	Month	Calendar Year	FY 2018
Ambulance Services Billed	$78,983.78	$847,736.74	$232,136.94
Ambulance Billing Collected	**$17,148.22**	**$501,643.28**	**$81,039.00**
Variances:	*$61,835.56*	*$346,093.46*	*$151,097.94*
Collection Percentages	22%	59%	35%

Grants / Assistance / Donations

Grants Applied For:

UBEMS Per Capita EMS Grant	***$4,500***	***$4,500 YTD***

Grants / Funds Received / Donations / Awarded:

NONE	***$0***	***$0 YTD***

Department Training & Man Hours

Officers Monthly Meeting & Training	15	
Shift Drill #1 – EMS– Med Errors	24	
Shift Drill #3 – FIRE – Building Const.	4	
Shift Drill #4 – EMS – BB Pathogens	24	
Shift Drill #5 – FIRE – Hybrid Extrication	24	
Ice Rescue Training – Farmington Park	56	
Winter Fire School – Chief & Specialist	32	
Annual Pipeline Emergencies Training	16	
Total Training / Actual Hours Attended:	**195**	**195 HRS YTD**

Fire Prevention & Inspection Activities

	QTY	
New Business Inspections:	-	
Existing Business Inspections:	-	
Re-Inspections:	-	
Fire Plan Reviews & Related:	-	
Consultations & Construction Meetings:	-	
Station Tours & Public Education Sessions:	**16**	**16 YTD**

Health, Wellness & Safety Activities

	QTY	
Reportable Injuries: NONE	*0*	**0 YTD**
Physical Fitness / Gym Membership Participation %	100%	
Chaplaincy Events:	1	

FFD Committees & Other Internal Group Status

Process Improvement Program (PIP) Submittals:	**1**	**1 YTD**

Additional / Overview Narrative:

Emergent response times averaged 5 minutes for both Fire and EMS incidents. The very mild weather is contributing to a reduced traumatic call volume on the roadways. Only one call resulted in "no-staffing" or "short-staffing" of apparatus (on-duty crew attending to other calls and/or part-time staffing not available due to lack of availability*). 62% of all Ambulance calls resulted in transporting patients to local hospitals. Collections of Ambulance & Transport revenues continue with little predictability due to collection & mandated billing variables. Extra part-time hours applied to cover scheduled full-time vacation hours.*

FFD is in the process of testing candidates for part-time openings. We have several strong and experienced candidates who have recently moved to the Farmington area. FFD should have one Full-Time / Fire Engineer (Apparatus Operator) filled in February upon completion of practical skills evaluation (Saturday February 3rd). Department training encompassed a variety of Fire & EMS topics to include: Medication Error Prevention, Building Construction Types, Blood Borne Pathogens, Hybrid Vehicle Extrication Awareness, Annual Pipeline Training and Winter Fire School (St. George).

Farmington FD provided Ice Rescue certification training to Kaysville FD members in an effort to promote interagency training. This is the 1st time in many years we have achieved this benchmark with our neighbors. Kaysville's new Fire Chief (Chief Paul Erickson) is a breath of fresh air to their team and appears to be extremely progressive towards professional development. We look forward to a productive relationship with our neighbors to the north!

As we draw closer to our budget preparation process, FFD in addition to multiple departments within the county have identified the need to replace Self Contained Breathing Apparatuses (SCBA's). These SCBA's enable FF's to engage in life saving operations within Immediate Danger to Life and Health (IDLH) environments. These OSHA, NIOSH and NFPA rated critical devices are typically limited to a 15-year life span. Multiple departments have already upgraded, or are in the process of upgrading. FFD has intentionally held off until the end of the SCBA's rated life capacity in an effort to maximize investment return. FY2019 appears to be the year we can maximize costs savings by joining other departments with their respective upgrades. More to come during budget the process...

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

Guido Smith
Fire Chief

Request for Proposals

Feasibility Study and Analysis of a Proposed Multipurpose Event Venue, Existing Programing and Future Venue Options for Davis County

Davis County Government
PO Box 618
61 S. Main Street
Farmington, UT 84025

Date of Issue:
January 9, 2018

I. INTRODUCTION

For the last several decades, Davis County has experienced phenomenal growth with a population beginning in 1990 with just over 187,900 to a population of over 336,000 in 2015 and an anticipated population of over 390,000 by 2030. With a median age of 30.2 a median household income of over $71,000, a population in which 34.4% being under the age of 18 and only 9% of the population over 65 years of age, Davis County is positioning itself to ensure that it has a sustainable strategic vision for the Legacy Events Center ("LEC"). Accordingly, the types of events held at the LEC should benefit Davis County residents and act as a regional destination and draw. Additionally, the facilities must accommodate anticipated growth and future events.

The LEC was originally created in 1990 and was known as the Davis County Fair Park. The Fair Park was designed and intended to accommodate the annual Davis County Fair, rodeo, exhibits and equestrian events. In 1998, the Legacy Center building was constructed and put into year-round use for indoor rodeo and equestrian events and other events that can utilize a dirt floor. In 2006, under the direction of the Davis County Commissioners, the Fair Park was rebranded as the Legacy Events Center, with the intent to grow and diversify the use of the facilities beyond the County fair and beyond equestrian events. The Management of the LEC has stretched the existing single use structures (fair exhibit buildings and an indoor equestrian arena) to be multiple use structures that host a wide variety of events that attract local, regional, and national events bringing tens of thousands of participants and spectators to Davis County throughout the year.

Several years ago we added athletic fields, dog parks, a BMX track and additional parking as times have changed to accommodate demand for outdoor sports and specific events. In 2013, the County purchased a portable floor that can be used to cover the dirt in the Legacy Center and open the building to more diverse use. The large indoor floor space and stadium seating have filled a niche for amateur and youth sporting events that need spectator seating. The LEC now hosts a variety of youth sports and expos inside the Legacy Center throughout the year that far outnumber the number of events that utilize the dirt floor. With equestrian events fleeting and youth sport tournaments increasing, Davis County is ready to venture into redefining what will be sustainable in the future so that it can position itself for future festivals, events, sports tournaments and recreation opportunities.

It is the intention of Davis County to contract with a qualified Firm with expertise and knowledge in the area of feasibility studies to research and conduct a feasibility analysis of a proposed new multipurpose venue to include the potential for a 1500 seat outdoor open-air rugby stadium and performance venue; in addition, providing an analysis of current programming and potential complimentary future venues possibilities. The Firm must be certified and licensed in the United States to perform said services. The Firm will be required to coordinate these services with the schedule mutually agreed upon between the Firm and the Legacy Events Center Stakeholder Committee.

The preliminary scope of the Study includes assessing market demand, evaluating current indoor arena and outdoor stadium possibilities, evaluate current programming, prepare an economic forecasting model, develop options for other potential uses, estimate project costs for any alternatives and preferred options, and provide phasing recommendations.

Goals of the Study include the following:

- A comprehensive feasibility study that assesses the market viability of potential improvements to the Legacy Events Center and proposed uses by Rugby Utah, such uses include the possibility of a 1500 seat outdoor open-air stadium, a rugby academy, and other proposed ancillary use buildings.
- Determination of appropriate improvements, or combination of improvements, to best serve programming purposes and ensure future venues and operational success of the LEC.

- Analyze and assess the capital and development costs, operating expenditures, revenues, return on investment and net expenses of existing programming, Rugby Utah's potential programming and future LEC opportunities.
- Prioritization of the recommended improvements for a long-term implementation plan.
- Assessment of the potential economic impact of the proposed uses suggested by Rugby Utah.
- Identification of the most feasible approach for financing and funding.

II. SCOPE OF WORK

Davis County is seeking an individual, team, or company that will satisfy all of the following:

It is anticipated that a full complement of professional services shall be provided by the firm selected for this Study. These services shall include, but not necessarily be limited to, those outlined as follows:

A. Perform and provide an analysis of the existing uses or potential market for proposed uses including Rugby Utah.
    1. Analyze current trends in regional sports and entertainment markets.
        i. Conduct an analysis of comparable and competitive venues.
        ii. Review performance information for similar venues of similar size with similar regional attraction, market size and capacity.
        iii. Provide benchmarks based on comparable facilities and communities including data such as event types, attendance, revenue and expense.
        iv. Compare demographic information for the markets served by the venues.
        v. Provide an assessment of potential regional competition for events, including existing public, private or academic venues.
    2. Assess the existing capacity and current programming potential of the Legacy Events Center to achieve market demand; including a measure of market potential for attracting major events and complimentary events related to specific use.
    3. Review market for corporate support and sponsorship.
    4. Forecast event and attendance projections.
    5. Conduct interviews/focus groups/ and or surveys of patrons and community.
    6. Conduct detailed meetings with Davis County and Rugby Utah staff, other stakeholders or possible stakeholders.
    7. Conduct interviews with similar venue managers or personnel to gain insight on achieving a sustainable venue that meets the needs of like venues.

B. Perform and provide a financial and economic impact analyses assessing market demand, evaluating current indoor arena and outdoor stadium possibilities, existing venues, and future possibilities including Rugby Utah.
    1. Provide a detailed return on investment analysis of various venue options, including seating amount, expanded indoor arena areas, and other customer amenities.
    2. Prepare financial projections and forecasting of revenues and expenses, major capital improvements and/or renovations required to meet goals.
    3. Identify potential revenue returns such as advertising opportunities, hotel and lodging tax revenue, sales tax revenue, ticket surcharges, etc.
    4. Provide potential supporting data for City/County/regional economic impact analysis as well as the utilization and financial performance of the venues.
    5. Provide estimates of the potential total economic output including direct and indirect spending, employment and tax revenues generated.
    6. Provide estimates of job creation for Davis County.
    7. Include a discussion of any other additional benefits to Davis County.

C. Evaluation of current programming.
    1. Provide an analysis of current programming analyzing areas of strengths, weaknesses, areas needing improvement and recommend any needed adjustments to create opportunities and venues which complement one another, provide a diversity in uses, but creates an attractive area for future successful venues and uses.
D. Develop options for other potential or complimentary uses.
    1. Identify current trends and existing market conditions as they relate to recreational, venue, and events; evaluate opportunities and constraints for future growth; and identify potential opportunities for vacant and underutilized buildings and sites.
E. Estimate project costs for any alternatives and preferred options.
F. Provide phasing recommendations.

III. COSTS/FEES

The maximum fee for the services sought through this RFP will be the selected Vendor's[1] proposal price. Vendors shall submit a fee proposal similar to the Form Fee Proposal below. Vendors shall also submit a rate schedule (similar to the Form Rate Schedule below) for all individuals that the Vendor anticipates will provide services in connection with this RFP. The grand totals for the Fee Proposal and the Rate Schedule should be equal.

Form Fee Proposal		
	Total Hours	Total Cost
Analysis of Existing or Potential Market		
- Current Trends		
- Assess capacity & current programming potential of LEC		
- Market analysis for corporate support and sponsorship		
- Forecast event and attendance projections		
- Interviews/Focus Groups		
Financial & Economic Impact Analysis		
- ROI Analysis		
- Financial projections & forecasting of expenses and revenues		
- Identify potential revenue returns		
- Estimates of job creation for Davis County		
- Additional benefits to County		
Options for Other Potential Uses		
- Analysis of current programming		
- Develop other potential options		

[1] The term "Vendor," as used in this RFP, means an individual or entity who is seeking to enter into a contract with Davis County to provide Davis County with services, including but not limited to, an individual or entity who submits a proposal in response to this RFP.

- Estimate costs for potential options		
- Phasing options		

Form Rate Schedule			
	Hourly Rate	Hours	Total Cost Per Employee
Name of Employee #1			
Name of Employee #2			
Name of Employee #3			
Name of Employee #4			
Name of Employee #5			
Continue naming all employees that Vendor anticipates will provide services regarding this RFP			
Grand Totals:			

Failure by a Vendor to comply with any requirement of this Section may result in rejection of the Vendor's proposal.

IV. PROPOSAL SUBMISSION REQUIREMENTS

All proposals submitted for evaluation should include, but are not limited to, the following:

A. Davis County RFP Form: The County's Request for Proposal form completed and included as page 1 in the bid packet. (Attachment A)
B. Introduction: This section consisting of a cover letter, an executive summary (two pages maximum) and an organizational chart showing the team involved including individual members, all organizations, relationships and a breakdown of responsibilities including a biography and resume of key members who will be involved in the Study. Resume' of Principals shall be included. Provide a minimum of three references, including name, address and telephone number of persons who can attest to the performance, qualifications, and experience on like Studies.
C. A list and explanation of each project performed by Vendor that is similar to the services sought through this RFP.
D. Vendor Qualifications and Experience: Provide a narrative describing your relevant experience related to this type of a Study or similar Studies which your firm has performed. Preference will be given to firms who have performed multi-regional studies or a regional approach.
E. Proposal: This section should cover such things as the a description of the Vendor's approach to the RFP's scope of work; the proposed schedule of the work; project strategy and work plan; methodology used to control costs; identify outputs to be delivered; and identify advantages of the proposal to Davis County.
F. Fee Schedule: A detailed fee schedule proposed to be charged for the services to be performed.

Proposals in non-standard formats cannot be evaluated without considerable analysis. Failure to follow the prescribed format may result in rejection of the proposal.

V. DAVIS COUNTY'S REQUEST FOR PROPOSALS POLICY

Each Vendor who submits a proposal in response to this RFP agrees to comply with and be bound by Davis County's Request for Proposals policy that is in place at the time this RFP was issued. Each Vendor may request

and receive a copy of Davis County's Request for Proposals policy by sending an email to dteuscher@co.davis.ut.us and requesting a copy of Davis County's Request for Proposals policy.

VI. EVALUATION CRITERIA

Submitted Proposals will be evaluated and scored by the evaluation committee based on the following criteria:

Evaluation Criteria			
Primary Criteria		Primary Criteria % of Overall Evaluation Score	
Qualification and Experience	*Sub-Criteria*	**30%**	*Sub-Criteria % of Primary Criteria Evaluation Score*
	• Experience level of key personnel • Quality of response to RFP connecting directly to related experience • Expertise		10% 10% 10%
Technical Approach	*Sub-Criteria*	**30%**	*Sub-Criteria % of Primary Criteria Evaluation Score*
	• Scope of Work • Detail of submitted work plan, schedule and proposed approach		15% 15%
Fee Schedule	*Sub-Criteria*	**30%**	*Sub-Criteria % of Primary Criteria Evaluation Score*
	• Grand Total • Total Hours		15% 15%
Introduction		**10%**	
	Sub-Criteria		*Sub-Criteria % of Primary Criteria Evaluation Score*
	• Firm's organization • Professionalism and strength of team		5% 5%

The evaluation committee may invite a Vendor or Vendors who have submitted a timely and non-rejected proposal for a discussion, interview, or presentation for the sole purpose of clarifying information contained in the Vendor(s) timely and non-rejected proposal. During such discussions, interviews, or presentations, the evaluation committee will only pose questions regarding the Vendor's timely filed and non-rejected proposal, and the Vendor may only explain, illustrate, or interpret the contents of its proposal. The evaluation committee may complete its evaluation and scoring of a Vendor's proposal after the discussion, interview, or presentation.

VII. PROJECTED SCHEDULE FOR THE RFP PROCESS

The County reserves the right to modify this schedule at its sole discretion.

Activity	Date

Request for Proposal Issued	January 9, 2018
Last day to submit questions via e-mail	January 29, 2018
Proposal Due Date	February 1, 2018
Opening of Proposal in Public Meeting	February 6, 2018
Notice of Award	February 13, 2018

VIII. INQUIRIES

All inquiries relating to the specifications or proposal procedure should be directed in writing through e-mail to the Purchasing Manager, Dax Teuscher at dteuscher@DavisCountyUtah.gov . The last day and time to submit questions will be 4:30 p.m. on January 29, 2018 **Vendors are precluded from contacting any other Davis County employee and/or representative regarding this RFP and/or the RFF Process.**

IX. PROTESTS

As further described in Davis County's Request for Proposals policy, which is incorporated herein by this reference, any Vendor who submitted a timely filed proposal that was not rejected by either the evaluation committee or the Purchasing Manager may file a protest. To be timely, a protest must be submitted, in writing, to the Davis County Board of County Commissioners no later than six calendar days after the date that the *Notice of Intent to Engage in Contract Negotiations* was sent by the Purchasing Manager to the applicable Vendor. Protests that are not submitted in a timely manner to the Davis County Board of County Commissioners shall be rejected by Davis County.

X. DAVIS COUNTY MAY TERMINATE THE RFP PROCESS OR DECIDE NOT TO ENTER INTO A CONTRACT

As further described in Davis County's Request for Proposals policy, which is incorporated herein by reference, Davis County may terminate the RFP process regarding this RFP for any reason and at any time prior to the execution of a contract by a Vendor and Davis County regarding the services sought through this RFP. Moreover, Davis County may decide not to enter into a contract with any Vendor to provide the services sought through this RFP.

XI. REQUEST FOR FINAL AND BEST OFFERS

Among other options at Davis County's disposal, Davis County may request a final and best offer at any time during the RFP process. If Davis County exercises this option, the interested party shall respond prior to the deadline established by Davis County when the option is exercised. If the interested party fails to timely provide a final and best offer, the best offer made by the interested party prior to the exercise of this option will be considered by Davis County as the final offer of the interested party.

XII. CONTRACT AND PROPOSAL INFORMATION

All Vendors who submit a proposal in response to this RFP acknowledge that they have read and understand this RFP and agree to be bound by the terms and provisions of this RFP, including, but not limited to, the following:

A. Firm Pricing: All prices, quotes, or proposals are to remain firm for the duration of the project from submittal of RFP to final contract. Any proposal, which will not remain firm for the required period, may be considered by Davis County to be non-responsive.

B. Governing Law and Exclusive Jurisdiction and Venue: Any contract between Davis County and a Vendor regarding this RFP will be interpreted, construed, and given effect according to the laws of the state of Utah and the ordinances of Davis County, and the courts within Davis County, Utah shall have the sole

and exclusive jurisdiction and venue regarding any such contract. No contract will be assigned, in whole or in part, without the written consent of Davis County.

C. Licensing: All applicable federal, state, and local licenses must be acquired before the contract is executed by Davis County. Licenses must be maintained for the duration of the contract between Davis County and the selected party.

D. Registration: Persons doing business as an Individual, Association, Partnership, Corporation, or otherwise, shall be registered with the Utah State Division of Corporations and Commercial Code. NOTE: Forms and information on registration may be obtained by calling (801) 530-4849, or toll free at 877-526-3994 or by accessing: www.commerce.utah.gov.

E. Public Domain: Interested Parties are advised that Utah law and Davis County ordinances provide that, upon the full execution of a contract subsequent to an RFP, the contents of the awarded proposal received pursuant to said request may be placed in the public domain and become public records subject to examination by any interested parties in accordance to the Government Records Access Management Act (GRAMA), Utah Code Ann. 63G-2-101 et seq. and County ordinance. Please refer to Section I above for specific details regarding the protection of certain information.

F. Changes or Modifications: Any changes or modification to this Request for Proposals will be accomplished in writing by addendum. Addendums will be issued on Sciquest and/or through other means initially used by Davis County to circulate this Request for Proposals. An interested party submitting a proposal based on any information other than that which is contained in this Request for Proposals, or any addenda thereto, do so at their own risk.

G. Receiving Proposals: The Purchasing Department will administer receipt of all proposals. Proposals will be held, unopened, by the Purchasing Department in the same condition as received if delivered prior to the date and closing time designated in the RFP. After the closing time, only the identity of each interested party will be made public. If only one proposal is received in response to the County's request, the Purchasing Department, in coordination with the Department requesting the services may recommend an award of a contract to a single interested party if the proposal is responsive. Alternatively, the County may re-solicit for the purpose of obtaining additional proposals.

H. Modifying or Withdrawing Proposals: Vendors may modify or withdraw their proposals at any time prior to the proposal due date. Interested parties may withdraw their proposals if Davis County and the selected interested party cannot agree on contract terms.

I. Rejection of Proposals: Davis County reserves the right to, in its sole discretion, reject any or all proposals, to accept any proposal in total or in part unless the interested party clearly states in its proposal that acceptance must be on an "all or none" basis, to waive any irregularity or error in the form of proposals or in compliance with the instructions by the interested parties, and to stop the selection process at any time prior to the execution of the required contract by both parties. Any proposal containing deviations, as defined by Davis County, from the specifications of this RFP may be rejected by Davis County as non-responsive.

J. Independent Contractors: Interested party agrees that if he/she/it enters into a contract with Davis County, he/she/it will be an independent contractor and have no authority, express or implied, to bind Davis County to any agreements, settlements, liability, or understanding whatsoever with any third party and will have no interest in any benefits provided by Davis County to its employees.

K. Free and Competitive Bidding: Any agreement or collusion among prospective interested parties to fix a price or limit competition shall render the proposal void and such conduct shall be unlawful and subject to criminal sanction.

L. Insurance: If awarded the contract, an interested party will, at its sole cost and expense, secure and maintain both prior to the commencement of the term of the contract and for the duration of the contract, insurance coverage as follows:

(1) General Liability Insurance as follows: Occurrence form commercial general liability insurance with the following minimum limits:
   (a) Each Occurrence - $1,000,000.00;
   (b) Damage to Rented Premises – $50,000.00;
   (c) Med. Exp. (Any one person) – $5,000.00;
   (d) Personal & Adv. Injury – 2,000,000.00;
   (e) General Aggregate - $2,000,000.00;
   (f) Products – Comp/Op Agg. - $2,000,000.00; and
   (g) Other – N/A;

(2) Automobile Liability Insurance: With minimums to satisfy the state of Utah's requirements;

(3) Workers Compensation and Employers' Liability: With minimums to satisfy the state of Utah's requirements or a valid waiver issued by the appropriate department of the state of Utah; and

M. Indemnification: If awarded a contract and consistent with the terms and provisions of the written contract between Davis County and the selected party, the selected party, for itself, and on behalf of its representatives, among others, shall agree and promise to indemnify, defend, save and hold harmless Davis County, and Davis County's representatives, among others, from any and all claims, among other things.

N. Infringement: An interested party shall not infringe on patents, copyrights, trademarks, or intellectual property rights. The consequences from violation, including costs of defending a claim and indemnification from an action of claim by a third party, shall be borne by the selected party.

O. Warranties. If products, goods, or otherwise will be supplied or provided by the selected party, the selected party shall agree to the specific warranty provisions that will be set forth in the written contract entered into between Davis County and the selected party.

P. Conflicting Terms of Provisions: If any portion of this RFP conflicts in whole or in part with a written agreement entered into between the selected party and Davis County subsequent to the issuance of this RFP, the subsequent written agreement between the selected party and Davis County shall control.

XIII. RFP SUBMISSION REQUIREMENTS AND NOTICE TO INTERESTED PARTIES ON HOW TO POTENTIALLY PROTECT CERTAIN PORTIONS OF THEIR PROPOSALS

All interested parties shall submit seven (7) copies of their proposal to Davis County along with the completed form attached as "Attachment A" hereto. One copy of the interested party's proposal shall be a full and complete copy and shall be submitted in hard copy form by either mailing or hand delivering such copy as follows:

If Provided by Mail:	If Provided by Hand Delivery:
Davis County	Davis County

Attn: Purchasing Manager
P.O. Box 618
Farmington, UT 84025

Attn: Purchasing Manager
61 South Main Street, Room 109
Farmington, UT 84025

The 7th copy shall be submitted in "PDF" form. This copy may be submitted on a CD, flash drive, or other electronic storage medium and provided, along with the first copy, either in the mail or by hand delivery.

If the Vendor's proposal either does not contain information that may be protected under Section 63G-2-305(1) or (2) of the Utah Code or the interested party does not want to protect information that could be protected under Section 63G-2-305(1) or (2) of the Utah Code, then the interested party's second copy of its proposal, provided in "PDF" form, shall be a full and complete copy of the interested party's proposal.

If, however, the Vendor's proposal does contain information that may be protected under Section 63G-2-305(1) and/or (2) of the Utah Code, and the interested party would like to protect such information in its proposal, then the interested party shall comply with Section 63G-2-309 of the Utah Code.

If the Vendor does not strictly comply with all of the foregoing provisions of this section, Davis County, upon receiving a GRAMA request for the interested party's proposal, will release a full and complete copy of the interested party's proposal.

All costs associated with the preparation of the proposal, as well as any other related materials, will be the sole responsibility of the Vendor. All proposals become the property of Davis County upon submission. Davis County reserves the right, but it not obligated, to reject any or all proposals submitted.

Further submission requirements are set forth in the sections above:

Attachment A
Davis County RFP Form

Respondent Information: Provide the following information about yourself and your company.

Respondent Name: _____
(Note: give exact legal name as it will appear on the contract, if awarded)

Address: _____

City: _____ State: _____ Zip: _____

Business Structure:
_____ Individual or Sole Proprietorship
_____ Partnership
_____ Corporation
_____ Limited Liability Company
_____ Other, list business structure _____

Insurance Certificate: _____ Copy of insurance certificate, or _____You are willing to get the proper insurance requirements if awarded the contract during contract negotiation.

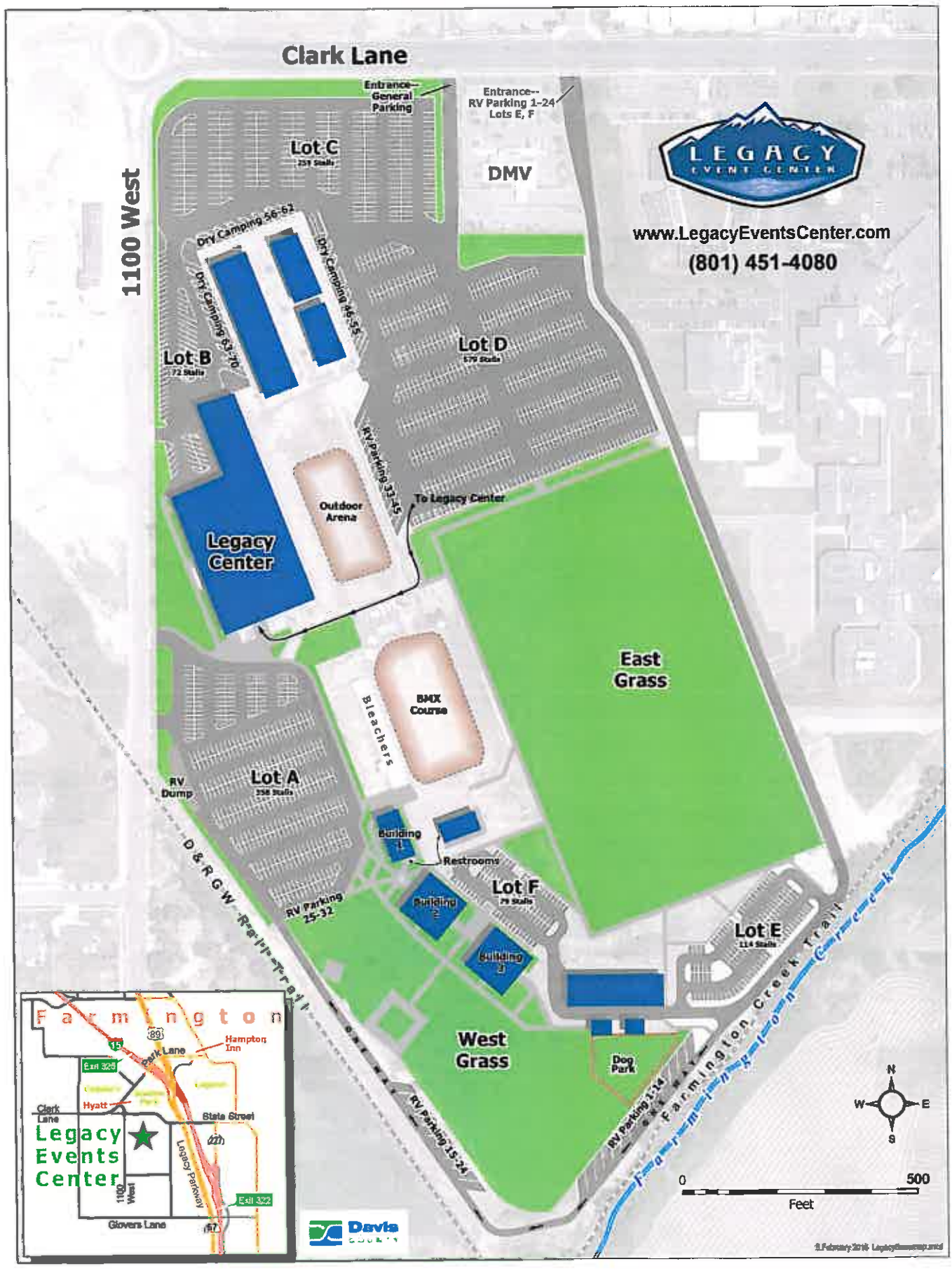
Contact Information: List the one person who Davis County or their representative may contact concerning your proposal.

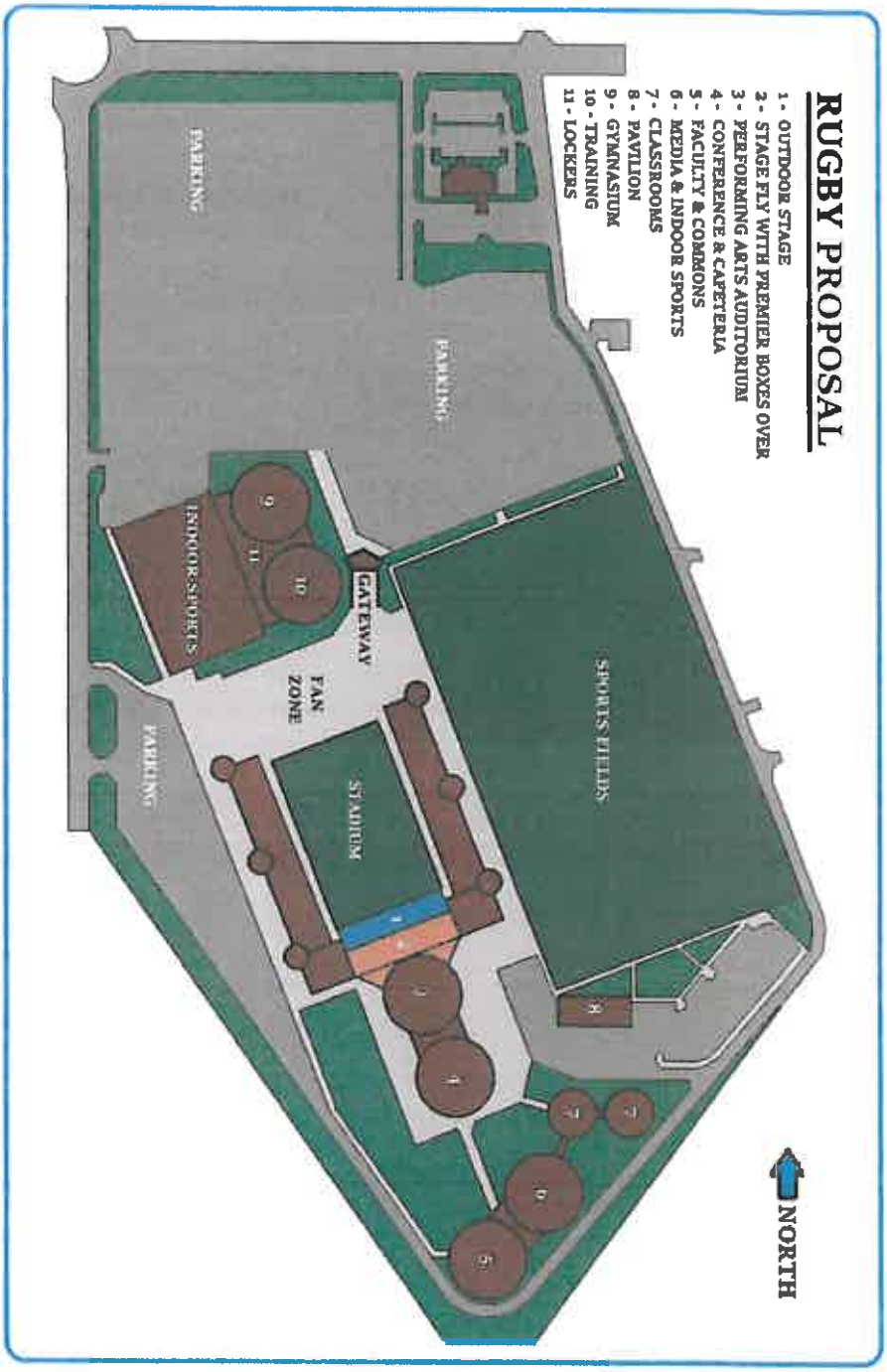
Name: _____
Telephone Number: _____
E-Mail: _____

Final Bid/Pricing Structure:
_____
_____

By submitting this proposal, _____ hereby certifies our willingness to enter into a contract with Davis County, if selected.

Signature _____ Date _____


Clark Lane
1100 West
Entrance--
General
Parking
Entrance--
RV Parking 1-24
Lots E, F
Lot C
251 Stalls
DMV
LEGACY
EVENT CENTER
www.LegacyEventsCenter.com
(801) 451-4080
Dry Camping 56-62
Dry Camping 46-55
Dry Camping 63-70
Lot B
72 Stalls
Lot D
579 Stalls
RV Parking 33-45
To Legacy Center
Outdoor
Arena
Legacy
Center
East
Grass
BMX
Course
Bleachers
RV
Dump
Lot A
358 Stalls
Building
1
Restrooms
Lot F
79 Stalls
RV Parking
25-32
Building
2
Building
3
Lot E
114 Stalls
D & R G W Rail Trail
West
Grass
Dog
Park
RV Parking 1-14
RV Parking 15-24
Farmington Creek Trail
N
W
E
S
0
500
Feet
Farmington
89
15
Park Lane
Hampton
Inn
Exit 325
Hyatt
Clark
Lane
State Street
Legacy
Events
Center
Legacy Parkway
1100
West
Exit 322
Glovers Lane
67
Davis
COUNTY


RUGBY PROPOSAL
1 - OUTDOOR STAGE
2 - STAGE FLY WITH PREMIER BOXES OVER
3 - PERFORMING ARTS AUDITORIUM
4 - CONFERENCE & CAFETERIA
5 - FACULTY & COMMONS
6 - MEDIA & INDOOR SPORTS
7 - CLASSROOMS
8 - PAVILION
9 - GYMNASIUM
10 - TRAINING
11 - LOCKERS
PARKING
PARKING
PARKING
INDOOR SPORTS
GATEWAY
FAN ZONE
STADIUM
SPORTS FIELDS
NORTH

CITY COUNCIL AGENDA

For Council Meeting:
February 20, 2018

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

1. Al's Café Ribbon Cutting – March 24th at 12 pm

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

WORK SESSION

Bonneville Research

FARMINGTON BALANCE/SUSTAINABILITY ANALYSIS

A healthy city is an integrated structure of life, work, and movement, and it requires:

- A design that respects the land and the area's ecosystem: the topography, bodies of water and vegetation, and
- Management that guides investments made by the public and private sectors and must involve the intelligent use of density, compactness and a mixture of uses and income levels.

Areas with specialized functions such as retail centers and office parks often are often idle during long periods of the day or night which limits efficient use of infrastructure.

1 As urban and suburban economies have shifted toward service and knowledge-based industries, more jobs are both moving closer to people's homes, and further away with longer commutes.

A city's design must be a collective construct, a shared dream so that a feeling of co-responsibility informs our efforts.

Economic prosperity can bring peace and stability, and a more cohesive and sustainable city arises from its public spaces and landmarks, charming streets, squares, parks, memorials, theaters, and museums.

These are a city's "living rooms," where community happens.

A setting for people to meet and interact.

We must shape its future.

FARMINGTON POPULATION GROWTH

Some of the major demographic trends in Farmington[1], are as follows:

- The 2017 Population of Farmington is estimated to be 22,454[2], up 4,179 from the 2010 Census, this includes 638 persons in Group Quarters (likely the Jail and other facilities).
- Between 2000 and 2010 Farmington's population growth rate was 8.26%[3], and from 2010 to 2017 Farmington grew at 4.2%[4], while the State of Utah increased 1.61%.
- Farmington is anticipated to grow at a 2.46% annual rate for the next five years.
- The residents of Farmington are getting older.
  - The percentage of school-aged children (5-19) is declining from 27% in 2010 to 25% in 2022.
  - The percentage of resident (65+) is increasing from 7% in 2010 to 10% in 2022.
  - The primary block aged 35-64 is declining from 33% in 2010 to 24% in 2022.
  - Farmington has a daytime population of 20,580, which includes 8,786 workers.
- 90% of Farmington housing was built before 2009, 45.4% are valued at $400,000 or more, and 80% of homeowner residents moved to Farmington before 2009.
- 75.9% of Farmington households are Husband-Wife Families, but only 45.7% have related children living with them.
- 86% of Farmington housing is owner-occupied, 80% have a mortgage, and 76% are single-family detached, and 32% have three or more vehicles.
- The Average Household Income in Farmington of $128,883, and therefore can theoretically only support the purchase of a $220,000[5] home.
- 10,755[6] of Farmington residents are employed, and Farmington has 6,308[7] housing units and therefore has a Job/Housing Ratio of 1.7:1

[1] Source: U.S. Census Bureau, 2011-2015 American Community Survey
[2] Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.
[3] Source: U.S. Census Bureau, Census 2010 Summary File 1.
[4] Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2017 and 2022.
[5] Zillow Affordability Calculator, with $20,000 down payment and monthly debts of $2,500.
[6] Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.
[7] Source: U.S. Census Bureau, 2011-2015 American Community Survey

FARMINGTON REVENUE GROWTH AND SUSTAINABILITY

Sales and Use Taxes

The Farmington City 2017-18 Approved Budget anticipates that $4,575,000 or 53% of City tax revenues and 39% of all General Fund revenues come from Sales Taxes. Thus, the ½ of 1% the City receives from taxable retail sales in Farmington, and the other ½ of 1% the City gets based on Farmington's population relative to the total state of Utah population.

- Farmington currently is balanced in the amount of taxable retail sales it receives and its resident population.
- To stay balanced, Farmington's population growth will need to continue to grow at a rate at least equal to the state's growth rate which currently is 1.61%[8] annually and the growth of taxable retail sales.
- Compared to other "Peer"[9] Cities, Farmington is receiving an unusually **high** amount of sales tax revenues from[10]:
  - Retail - Clothing & Clothing Accessories Stores (448000-448999)
  - Retail - Arts, Entertainment, and Recreation (710000-719999)
  - Retail - Sporting Goods, Hobby, Music, & Book Stores (451000-451999)
- And an unusually **low** amount of sales tax revenues from:
  - Retail - General Merchandise Stores (452000-452999)
  - Retail - Bldg. Material, Garden Equip. & Supplies Dealers (444000-444999)
  - Retail - Gasoline Stations (447000-447999)

To get a complete, current, and accurate snapshot of the retail potential in a community is critical to strategic decisions made by retailers. There are two ways to measure activity in a retail market—supply and demand.

Most critical is deciding on what is the appropriate geographic market area or areas. We all shop for different things in different ways. For example, we are willing to pay a little more for something from a 7-11 for the convenience but are eager to drive further to a supermarket for a better selection and pricing. For "stock-up" shopping often we agree to drive a longer distance to buy large packages of items at a lower price – COSTCO.

[8] Source: U.S. Census Bureau, Census 2010 Summary File 1.

[9] Cities of a similar population, Farmington, Kaysville, Syracuse, Cedar City, Springville, Washington City

[10] Source, Utah State Tax Commission, 2016

Geographic Information Systems (GIS) is an essential tool in this Market Analysis as it allows the organization of data by place and defined parameters like an area included within a specific "Drive-Time."

Bonneville Research utilized tools and programs provided by ESRI, the industry leader for this information and the following are the Drive Time Areas used by Bonneville Research for this analysis.

- The Red area is the 5-Minute Drive Time or the Convenience Shopping Area.
- The Green area is the 10-minute area for Community or Supermarket shopping.
- The Blue defines the 15-minute area or the "Stock-up" shopping area.

An analysis of consumer spending can provide reasonable estimates market demand, or retail potential based on households, size, income, and age information based upon the U.S. Census Bureau information, within each of the defined Drive-Time areas.

Then examining business revenues—retail sales in each area, reveals market supply.
By analyzing both components of an economic exchange then provide a reasonable measure of the difference between supply and demand or the Retail Market Potential, often referred to the "Leakage" factor or where Farmington residents are traveling outside of the City to purchase items.

An Analysis of the "Retail Market Potential[11]" and an evaluation of the "Retail Gaps" in the Farmington/Market Station Market Area[12] shows the following:

• Retail Gap[13] - Gasoline Stations (447,4471)	$56,967,442	-7.3%
• Retail Gap - Grocery Stores (4451)	$23,596,487	-6.0%
• Retail Gap - Furniture & Home Furnishing Stores (442)	$12,262,242	-32.3%
• Retail Gap - Bldg. Materials, Garden & Supply Stores (442)	$7,188,088	-35.7%

Therefore, a Gasoline Station is likely the only category of store with a sufficient "Retail Gap" to support a new or an additional store in the Farmington 10-minute drive time market area.

Conversely, by analyzing the same components of the economic exchange a reasonable measure of the difference between supply and demand - the Surplus Factor or where shoppers living outside the 10-minute market area are traveling to it to shop. The Analysis of the "Retail Market Potential[14]" and an evaluation of the "Retail Surpluses" in the Farmington/Market Station Market Area shows the following sectors where there are more retail sales than can be supported by the resident population and further, by analyzing the Taxable Retail Sales[15] between 1998 and 2016 we find that during the 2008 "Great Recession" sales for the following significant areas of Farmington Retail Sales dropped, before regaining the pre-2008 sales.

• Retail Surplus[16] - General Merchandise Stores (452)	$124,326,825	-3.1%
• Retail Surplus - Clothing & Accessories Stores (448)	$31,259,084	-10.1%
• Retail Surplus - Sporting Goods, Hobby Stores (451)	$21,993,298	-13.3%

Thus, the Farmington City General Fund could reasonably expect such declines in revenues during the next recession.

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[11] Source: Esri and Infogroup. Retail MarketPlace 2017. Copyright 2017 Infogroup, Inc.
[12] The Market Area as defined by a 10-minute drive time area from the Farmington City Hall.
[13] The Retail Gap represents the difference between Retail Potential and Retail Sales.
[14] Source: Esri and Infogroup. Retail MarketPlace 2017. Copyright 2017 Infogroup, Inc.
[15] Source, Utah State Tax Commission, Calendar Year Taxable Sales, https://tax.utah.gov/econstats/sales/yearly
[16] The Retail Surplus is the excess of Retail Sales over Retail Potential.

Property Taxes

The Farmington City 2017-18 Approved Budget anticipates that $1,900,000 or 22% of City tax revenues and 16% of all General Fund revenues come from Property Taxes, or the 15%[17] of the total property tax bill due in November of each year. The $1.9 million in Property Taxes is roughly enough to support the Farmington City Streets and Parks & Cemetery Departments.

In Utah, property taxes are assessed on the market value of the Real and Personal Property. However, Primary Residences including rental apartments are valued for property tax purposes at 55% of the assessed market value.

Commercial property is taxed at 100% of Assessed Value. Therefore a $1,000,000 office building or retail building pays property tax on the entire $1 million, and Farmington's share would be $1,942.

While a $1,000,000 home is only taxed on $550,000, and therefore Farmington's share would be $1,068.

Farmington's total Assessed Value was #3.10 Billion for 2017, and $2.494[18] Billion in 2016 or up 12.4% from 2016 and represents 12.4% of the Davis County total. Layton is 20.6%, Bountiful is 14.2%, and Kaysville is 9.6%. The following are the current 2017 assessments for Farmington[19].

- Single Family assessments are $2,014.4 million or 74% of total assessed value.
- PUD (Multi-Family and Condo) assessments are $176.4 million or 4% of total AV.
- Commercial assessments are $420 million or 15% of total assessed value.
- Vacant & Agricultural Land assessments are $100.0 million or 4% of total assessed value.

Farmington's property tax levy was $2.494[20] Billion in 2016 up from 7.8% from 2015 and represents 8.97% of the Davis County total. Layton is 20.40%, Bountiful is 15.13%, and Kaysville is 10.07%.

[17] Utah State Tax Commission, Final Adopted Tax Rates by Area, 2017, Farmington 0.001942, Total Tax District #23 0.012575

[18] Davis County Assessor Annual Report, 2016. Includes Residential, Commercial, Industrial, Vacant Land and Exempt parcels.

[19] Davis County Deputy Assessor, 2017.

[20] Davis County Assessor Annual Report, 2016. Includes Residential, Commercial, Industrial, Vacant Land and Exempt parcels.

City Property Tax Rates[21]	City Rate	Total Rate
Fruit Heights	0.002117	0.013508
Sunset	0.001950	0.013341
Farmington	0.001942	0.012575
Clinton	0.001925	0.012367
Clearfield	0.001745	0.014318
Layton	0.001635	0.013026
Kaysville	0.001589	0.012980
Syracuse	0.001573	0.012015
West Bountiful	0.001566	0.012919
North Salt Lake	0.001450	0.012803
Centerville	0.001354	0.012707
Woods Cross	0.001003	0.012356
West Point	0.000945	0.013518
Bountiful	0.000832	0.012185
South Weber	0.000815	0.011966

Compared to its "Peer Cities" Farmington's 16% of total City revenues is less than Cedar City, Syracuse and Kaysville, but virtually identical to that of Springville and Washington City.

Peer Cities	Population 2017	Property Tax 2017-18	% of Total Revenue
Cedar City	31,223	$4,031,653	20.7%
Syracuse	28,407	$2,102,000	19.7%
Kaysville	31,243	$2,840,000	19.5%
Farmington	23,140	$1,900,000	16.0%
Springville	33,044	$3,722,352	15.9%
Washington City	25,339	$2,528,289	15.8%

[21] Davis County Assessor Annual Report, 2016.

Jobs

Closely aligned with Property Taxes are the number of jobs in Farmington because offices, stores and other places of employment pay property taxes at 100% of Market Value.

A jobs-housing balance is more often considered as a measure to encourage local employment opportunities that may reduce overall commuting distance among residents (and, to provide homes near to workplaces). An adequate balance will depend on workers per household, but there appear to be benefits in the range of 0.75 to 1.50 jobs per household[22]. It is essential to consider the scale over which jobs-housing balance is to be achieved.

- Farmington had 6,365[23] households in 2017
- Farmington had a total of 10,754[24] persons employed in 2017
- Thus, Farmington has an Employment to Household Ratio of 1.69

Nationally, the Employment to Population (25-54 years) Ratio[25] in the U.S. has grown steadily (except for the periodic economic down-turns) from 63.4 in 1948 to 79.1 in December of 2017. The 2008 Great Recession bottomed out in October of 2011 at 74.9.

Using this ratio, Farmington could expect a resident employment base of 17,256 based on a 2017 population of 22,454 less 638 persons in Group Quarters. But in 2017 Farmington had a Daytime Population of 20,000[26] with 11,794 being Residents and 8,786 classified as Workers likely commuting into Farmington. Therefore, it is more likely that the Employment to Population Ratio in Farmington is expected closer to half that of the U.S.

How Do Companies Pick a Location?

"For most businesses, the primary location issue is **ACCESS**!

Access to:

LABOR:

[22] Planning for Sustainable Travel, http://www.plan4sustainabletravel.org/key_themes/jobs_housing_balance/

[23] Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

[24] Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

[25] St. Louis Federal Reserve, https://fred.stlouisfed.org/series/LNS12300060

[26] Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

- Will we be able to attract the white-collar skills we need?"
- "For unskilled or semi-skilled jobs, will we be able to get it at a price we want to pay?

CLIENTS & SUPPLIERS

That said, what the Tech, or Silicone Slopes types of companies want is a labor force that is young and educated – which generally means millennials.

Forecasts see the population growth in Utah of 25- to 44-year-olds to be strong, recognizing strong competition from places like Colorado, Oregon, Washington State, California and Florida.

What do millennials want?

- They want everything,
- They want a city with all the cultural amenities – theaters, museums, fairs, concerts, live music, all forms of entertainment.
- What they don't want is to be in the middle of nowhere; they don't like suburbs or exurbs.
- They want a lot of fun places and restaurants, so they can have fun in addition to work.
- And what they want most important, is they want to be with people like themselves. High-skilled workers want to live close to each other.

Companies know that and pay a lot of attention to that, so cities that have those features have a huge advantage. The location with the highest education, with college degrees

What Does Farmington Offer?

Farmington is a major transportation hub for Salt Lake Valley, the State of Utah and the Intermountain West, and those transportation advantages have worked well for Farmington as a Retail Center for both the Fashion Place Mall as well as the Auto Dealers.

But Farmington hasn't been able to grow Class "A" Commercial Office Space!

Why?

Advantages:

Central Wasatch Front Location with Excellent Existing Transportation Infrastructure!

- ✓ Interstate I-15 and Legacy Freeway Intersection
- ✓ Front-Runner Rail Station
- ✓ Access to a Young and Highly Educated Regional Workforce
- ✓ Access to employees living in Salt Lake, Weber, Tooele, and Summit Counties
- ✓ Over 25,000 potential employees[27] in the most desirable age range of 25-44 living within a 10-minute commute.
- ✓ Over 23,000[28] currently employed in Management/Business/Financial/Professional/Sales currently living within a 10-Commute.
- ✓ Low land values

Disadvantages:

- ✓ A limited infrastructure to service open/green-field land

[27] *Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.*

[28] *Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.*

FARMINGTON PUBLIC POLICY ISSUES:

1. Should Farmington seek to "maintain" the Sales Tax/Population Balance by encouraging future growth to be no higher than that of the State of Utah – currently 1.61%?

2. Because 36% of Farmington General Fund revenues are unusually dependent on Clothing & Clothing Accessories, Arts, Entertainment, and Recreation, and Sporting Goods, Hobby, Music, & Book Stores, which are subject to declines during economic declines, should Farmington encourage other retailers to locate in Farmington?

3. How can Farmington diversify the retail sales tax base that may not be as dependent on discretional income spending while recognizing the adjacent communities already host large General Merchandise and Building and Garden supply stores?

4. Are there other retail recruitment opportunities like "Trader Joes," "Ace Hardware" and "Walgreens," that do not operate large "Super Stores" and are attracted to "Up-Scale" markets?

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5. There is likely a sufficient Retail Gap to support a new Gas Station in Farmington, but because the local option tax is split among the Utah Transit Authority and other mass transit entities as well as local governments and these revenues are to be used for public transportation, road maintenance and, bike facilities. Farmington's motivation to encourage the location of a new Gas Station in Farmington may be mostly for the convenience of its residents and not general fund revenues.

6. As the residents of Farmington age will they decide they no longer want to maintain a large home with a large yard, will they have a housing choice in Farmington?

7. Will the children who grew up in Farmington be able to purchase/rent a residence in Farmington?

APPENDIX:

MUNICIPAL REVENUE IMPLICATIONS OF HOUSING - SALES TAXES

Farmington, as have most municipalities in the state, have enacted the full authorized "local option" sales tax of 1% of taxable sales that occur within their respective areas (point-of-sale). These sales tax revenues are distributed back to each city or unincorporated area according to the following 50%/50% formula.

- 50% to the city or unincorporated area where the sale took place (Point-of-Sale or POS).
- 50% to that proportion of the state's total population that the respective area represents (POP).

Therefore, to maximize the distribution of sales tax revenues, cities and unincorporated areas need to balance the residential population within their borders (or outside the boundaries for unincorporated areas). Another way of thinking about the balance is if a City (Riverdale, Farmington) has more Sales Tax Revenues than Population they are exporting revenues to those cities with more population.

Farmington currently achieves this balance.

- Farmington currently is balanced in the amount of taxable retail sales and population.
- In 2016 Farmington had **$$419.4** million in taxable retail sales and achieved a balanced 1% distribution of **$4.9** million in revenues.

Farmington's population growth will need to continue to grow at a rate at least equal to the state's growth rate, however, from a strict revenue perspective, Farmington may not have a keen financial interest in expanding their population and housing stock.

Peer Communities Population 2017[29]:

• Farmington	23,140
• Kaysville	31,243
• Syracuse	28,407

[29] Utah State Tax Commission, Distribution of Sales Taxes, 2017

- Cedar City 31,223
- Springville 33,044
- Washington City 25,339

FARMINGTON 2016 TAXABLE RETAIL SALES[30]

City	Taxable Sales CY 2015	Taxable Sales CY 2016	% Change
Farmington	$350,953,919	$419,392,009	19.50%

Farmington 2016 Sales and Use Tax Distributions[31]

	Population	
16-Jan	22,159	$271,499
16-Feb		$407,332
16-Mar		$264,725
16-Apr		$246,771
16-May		$407,412
16-Jun	22,566	$270,566
16-Jul		$338,985
16-Aug		$401,583
16-Sep		$398,098
16-Oct		$390,921
16-Nov		$359,750
16-Dec		$331,247
		$4,088,889
17-Jan		$314,447
17-Feb		$470,899
17-Mar		$286,285
17-Apr		$327,298
17-May		$398,503
17-Jun	23,140	$312,667
17-Jul		$347,916
17-Aug		$517,780
17-Sep		$389,541
17-Oct		$449,240
17-Nov		$400,899
17-Dec		$376,136
		$4,591,611

Bonneville Research has long used the "Old 80/20 Rule" to evaluate the "Balance of Retail Sales" in a community – in that 80% of the sales tax revenues in a city will come from only 20% of its retailers.

[30] Utah State Tax Commission, Taxable Retail Sales, 2015 & 2016.
[31] Utah State Tax Commission, Distribution of Sales Taxes, https://tax.utah.gov/sales/distribution

THE DISTRIBUTION OF SALES TAXES IN FARMINGTON.

MAJOR RETAIL SECTOR[32]	TAXABLE RETAIL SALES 2016	% OF TOTAL SALES	CUMULATIVE TOTAL OF SALES
RETAIL-CLOTHING & CLOTHING ACCESSORIES STORES (448000-448999)	$77,117,099	18.4%	18.4%
ARTS, ENTERTAINMENT, AND RECREATION (710000-719999)	$69,536,867	16.6%	34.9%
RETAIL-SPORTING GOODS, HOBBY, MUSIC, & BOOK STORES (451000-451999)	$54,686,310	13.0%	47.9%
WHOLESALE TRADE-DURABLE GOODS (423000-423999)	$33,131,996	7.9%	55.8%
FOOD SERVICES & DRINKING PLACES (722000-722999)	$31,493,662	7.5%	63.3%
RETAIL-FOOD & BEVERAGE STORES (445000-445999)	$27,006,476	6.4%	69.8%
UTILITIES (220000-229999)	$18,000,000	4.3%	74.1%
INFORMATION (510000-519999)	$17,058,462	4.1%	78.1%
RETAIL-MOTOR VEHICLE & PARTS DEALERS (441000-441999)	$13,370,524	3.2%	81.3%

Therefore, if we use the "Old 80/20 Rule" to evaluate the "Balance of Retail Sales" in Farmington and compare the distribution of the retail sectors with other "Peer Communities" of a similar size and characteristics.

FARMINGTON PEER COMMUNITIES - POPULATION 2017[33]:

- Farmington 23,140
- Kaysville 31,243
- Syracuse 28,407
- Cedar City 31,223
- Springville 33,044
- Washington City 25,339

It is clear from the following "Peer City" analysis that Farmington is receiving an unusually high amount of sales tax revenues from:

- RETAIL-CLOTHING & CLOTHING ACCESSORIES STORES (448000-448999)
- ARTS, ENTERTAINMENT, AND RECREATION (710000-719999)
- RETAIL-SPORTING GOODS, HOBBY, MUSIC, & BOOKSTORES (451000-451999)

[32] Utah State Tax Commission, Annual Sales Taxes, 2016
[33] Utah State Tax Commission, Distribution of Sales Taxes, 2017

Farmington also appears to be receiving an unusually low amount of sales tax revenues from:

- RETAIL-GENERAL MERCHANDISE STORES (452000-452999)
- RETAIL-BUILD. MATERIAL, GARDEN EQUIP. & SUPPLIES DEALERS (444000-444999)
- RETAIL-GASOLINE STATIONS (447000-447999)

Further analysis of the "Retail Market Potential" would be the next logical step in evaluating the "Retail Gaps" that may or may not exist within the Farmington/Market Station Market Area.

FARMINGTON 5, 10 & 15 MINUTE DRIVE TIME MARKET AREAS:

The Red area is the 5-Minute Drive Time or the Convenience Shopping Area.

The Green area is the 10-minute area for Community or Supermarket shopping.

The Blue defines the 15-minute area or the "Stock-up" shopping area.

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Farmington	TAXABLE RETAIL SALES 2016	% OF TOTAL SALES	CUMULATIVE TOTAL OF SALES	Kaysville	TAXABLE RETAIL SALES 2016	% OF TOTAL SALES	CUMULATIVE TOTAL OF SALES
RETAIL-CLOTHING & CLOTHING ACCESSORIES STORES (448000-448999)	$77,117,099	18.4%	18.4%				
ARTS, ENTERTAINMENT, AND RECREATION (710000-719999)	$69,536,867	16.6%	34.9%				
RETAIL-SPORTING GOODS, HOBBY, MUSIC, & BOOK STORES (451000-451999)	$54,686,310	13.0%	47.9%				
WHOLESALE TRADE-DURABLE GOODS (423000-423999)	$33,131,996	7.9%	55.8%	WHOLESALE TRADE-DURABLE GOODS (423000-423999)	$7,881,514	17.8%	17.8%
FOOD SERVICES & DRINKING PLACES (722000-722999)	$31,493,662	7.5%	63.3%	FOOD SERVICES & DRINKING PLACES (722000-722999)	$20,650,468	13.2%	31.0%
RETAIL-FOOD & BEVERAGE STORES (445000-445999)	$27,006,476	6.4%	69.8%	RETAIL-FOOD & BEVERAGE STORES (445000-445999)	$23,020,234	7.6%	38.6%
UTILITIES (220000-229999)	$18,000,000	4.3%	74.1%	UTILITIES (220000-229999)	$18,500,000	6.1%	44.7%
INFORMATION (510000-519999)	$17,058,462	4.1%	78.1%	INFORMATION (510000-519999)	$13,715,158	4.6%	49.3%
RETAIL-MOTOR VEHICLE & PARTS DEALERS (441000-441999)	$13,370,524	3.2%	81.3%	RETAIL-MOTOR VEHICLE & PARTS DEALERS (441000-441999)	$53,474,511	17.8%	67.1%
				RETAIL-GASOLINE STATIONS (447000-447999)	$39,750,000	13.2%	80.3%

Bonneville Research

	OTHER SERVICES-EXECPT PUBLIC ADMINISTRATION (810000-819999)	$12,097,387	3.0%	68.1%
	MANUFACTURING (310000-339999)	$20,650,876	5.2%	68.3%
	CONSTRUCTION (230000-239999)	$14,964,209	3.8%	72.1%
	RETAIL-GENERAL MERCHANDISE STORES (452000-452999)	$82,301,287	20.7%	92.8%

Farmington	TAXABLE RETAIL SALES 2016	% OF TOTAL SALES	CUMULATIVE TOTAL OF SALES	Springville	TAXABLE RETAIL SALES 2016	% OF TOTAL SALES	CUMULATIVE TOTAL OF SALES
RETAIL-CLOTHING & CLOTHING ACCESSORIES STORES (448000-448999)	$77,117,099	18.4%	18.4%	RETAIL-CLOTHING & CLOTHING ACCESSORIES STORES (448000-448999)	$2,775,969	0.2%	9.3%
ARTS, ENTERTAINMENT, AND RECREATION (710000-719999)	$69,536,867	16.6%	34.9%	ARTS, ENTERTAINMENT, AND RECREATION (710000-719999)	$814,352	0.7%	10.0%
RETAIL-SPORTING GOODS, HOBBY, MUSIC, & BOOK STORES (451000-451999)	$54,686,310	13.0%	47.9%	RETAIL-SPORTING GOODS, HOBBY, MUSIC, & BOOK STORES (451000-451999)	$2,715,409	5.6%	15.6%
WHOLESALE TRADE-DURABLE GOODS (423000-423999)	$33,131,996	7.9%	55.8%	WHOLESALE TRADE-DURABLE GOODS (423000-423999)	$22,195,670	9.3%	24.9%
FOOD SERVICES & DRINKING PLACES (722000-722999)	$31,493,662	7.5%	63.3%	FOOD SERVICES & DRINKING PLACES (722000-722999)	$36,954,764	9.3%	34.2%

RETAIL-FOOD & BEVERAGE STORES (445000-445999)	$27,006,476	6.4%	69.8%	RETAIL-FOOD & BEVERAGE STORES (445000-445999)	$30,497,511	7.7%	41.9%
UTILITIES (220000-229999)	$18,000,000	4.3%	74.1%	UTILITIES (220000-229999)	$8,750,000	2.2%	44.2%
INFORMATION (510000-519999)	$17,058,462	4.1%	78.1%	INFORMATION (510000-519999)	$18,073,447	4.5%	48.6%
RETAIL-MOTOR VEHICLE & PARTS DEALERS (441000-441999)	$13,370,524	3.2%	81.3%	RETAIL-MOTOR VEHICLE & PARTS DEALERS (441000-441999)	$28,978,984	7.3%	55.9%
				RETAIL-GASOLINE STATIONS (447000-447999)	$16,500,000	4.2%	60.1%
				OTHER SERVICES-EXECPT PUBLIC ADMINISTRATION (810000-819999)	$15,242,717	2.2%	62.3%
				MANUFACTURING (310000-339999)	$20,005,177	2.9%	65.2%
				CONSTRUCTION (230000-239999)	$15,583,513	2.3%	67.5%
				RETAIL-GENERAL MERCHANDISE STORES (452000-452999)	$82,301,287	12.1%	79.7%
				RETAIL-BUILD. MATERIAL, GARDEN EQUIP. & SUPPLIES DEALERS (444000-444999)	$66,231,156	9.8%	89.4%

Farmington	TAXABLE RETAIL SALES 2016	% OF TOTAL SALES	CUMULATIVE TOTAL OF SALES	Cedar City	TAXABLE RETAIL SALES 2016	% OF TOTAL SALES	CUMULATIVE TOTAL OF SALES
RETAIL-CLOTHING & CLOTHING ACCESSORIES STORES (448000-448999)	$77,117,089	18.4%	18.4%				
ARTS, ENTERTAINMENT, AND RECREATION (710000-719999)	$69,536,867	16.6%	34.9%				
RETAIL-SPORTING GOODS, HOBBY, MUSIC, & BOOK STORES (451000-451999)	$54,686,310	13.0%	47.9%				
WHOLESALE TRADE-DURABLE GOODS (423000-423999)	$33,131,996	7.9%	55.8%	WHOLESALE TRADE-DURABLE GOODS (423000-423999)	$27,285,371	4.0%	4.0%
FOOD SERVICES & DRINKING PLACES (722000-722999)	$31,493,662	7.5%	63.3%	FOOD SERVICES & DRINKING PLACES (722000-722999)	$63,336,849	9.3%	13.4%
RETAIL-FOOD & BEVERAGE STORES (445000-445999)	$27,006,476	6.4%	69.8%	RETAIL-FOOD & BEVERAGE STORES (445000-445999)	$53,104,260	7.8%	21.2%
UTILITIES (220000-229999)	$18,000,000	4.3%	74.1%	UTILITIES (220000-229999)	$24,250,000	3.6%	24.7%
INFORMATION (510000-519999)	$17,058,462	4.1%	78.1%	INFORMATION (510000-519999)	$21,783,794	3.2%	28.0%
RETAIL-MOTOR VEHICLE & PARTS DEALERS (441000-441999)	$13,370,524	3.2%	81.3%	RETAIL-MOTOR VEHICLE & PARTS DEALERS (441000-441999)	$66,936,999	9.9%	37.8%
				RETAIL-GASOLINE STATIONS (447000-447999)	$20,751,716	3.1%	40.9%
				OTHER SERVICES-EXECPT PUBLIC ADMINISTRATION (810000-819999)	$15,242,717	2.2%	43.1%
				RETAIL-GENERAL MERCHANDISE STORES (452000-452999)	$128,829,928	19.0%	62.1%
				RETAIL-MOTOR VEHICLE & PARTS DEALERS (441000-441999)	$66,936,999	9.9%	99.3%

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage Surplus Factor	Number of Businesses
Gasoline Stations	447,4471	$97,773,338	$40,805,896	$56,967,442	41.1	14
Food & Beverage Stores	445	$150,191,218	$126,153,404	$24,037,814	8.7	34
Grocery Stores	4451	$134,274,697	$110,678,210	$23,596,487	9.6	17
Food Services & Drinking Places	722	$100,679,086	$77,887,627	$22,791,459	12.8	111
Restaurants/Other Eating Places	7225	$95,705,428	$76,834,710	$18,870,718	10.9	108
Health & Personal Care Stores	446,4461	$41,415,296	$23,124,844	$18,290,452	28.3	20
Furniture & Home Furnishings Stores	442	$28,907,181	$16,644,939	$12,262,242	26.9	14
Motor Vehicle & Parts Dealers	441	$191,713,097	$179,979,435	$11,733,662	3.2	23
Furniture Stores	4421	$18,426,878	$7,886,161	$10,540,717	40.1	5
Bldg. Materials, Garden Equip. & Supply Stores	444	$61,482,732	$54,294,644	$7,188,088	6.2	29
Miscellaneous Store Retailers	453	$37,190,299	$31,213,835	$5,976,464	8.7	40
Jewelry, Luggage & Leather Goods Stores	4483	$9,030,024	$3,300,250	$5,729,774	46.5	2
Bldg. Material & Supplies Dealers	4441	$57,165,957	$51,518,387	$5,647,570	5.2	26
Other Miscellaneous Store Retailers	4539	$22,908,630	$17,468,520	$5,440,110	13.5	20
Automobile Dealers	4411	$157,967,110	$153,369,754	$4,597,356	1.5	8
Other Motor Vehicle Dealers	4412	$17,687,713	$13,454,831	$4,232,882	13.6	3
Auto Parts, Accessories & Tire Stores	4413	$16,058,274	$13,154,849	$2,903,425	9.9	11
Book, Periodical & Music Stores	4512	$4,311,646	$1,485,922	$2,825,724	48.7	5
Drinking Places - Alcoholic Beverages	7224	$3,059,694	$1,015,537	$2,044,157	50.2	2
Special Food Services	7223	$1,913,964	$0	$1,913,964	100.0	0
Electronics & Appliance Stores	443	$32,546,254	$30,683,034	$1,863,220	2.9	21
Home Furnishings Stores	4422	$10,480,304	$8,758,778	$1,721,526	8.9	9
Lawn & Garden Equip & Supply Stores	4442	$4,316,775	$2,776,257	$1,540,518	21.7	3
Florists	4531	$1,551,110	$533,998	$1,017,112	48.8	3
Direct Selling Establishments	4543	$1,510,124	$533,728	$976,396	47.8	3
Beer, Wine & Liquor Stores	4453	$5,973,837	$5,220,909	$752,928	6.7	2
Used Merchandise Stores	4533	$4,620,719	$3,920,147	$700,572	8.2	5
Vending Machine Operators	4542	$378,434	$382,410	-$3,976	-0.5	2
Specialty Food Stores	4452	$9,942,684	$10,254,285	-$311,601	-1.5	15
Office Supplies, Stationery & Gift Stores	4532	$8,109,840	$9,291,169	-$1,181,329	-6.8	12
Non-store Retailers	454	$16,455,841	$19,698,373	-$3,242,532	-9.0	8
Shoe Stores	4482	$5,118,963	$8,366,581	-$3,247,618	-24.1	8

Electronic Shopping & Mail-Order Houses	4541	$14,567,283	$18,782,236	-$4,214,953	-12 6	3
Sporting Goods, Hobby, Book & Music Stores	451	$38,684,645	$60,677,943	-$21,993,298	-22.1	30
Sporting Goods/Hobby/Musical Instr Stores	4511	$34,372,999	$59,192,020	-$24,819,021	-26.5	25
Clothing & Clothing Accessories Stores	448	$45,955,232	$77,214,316	-$31,259,084	-25.4	48
Clothing Stores	4481	$31,806,245	$65,547,485	-$33,741,240	-34.7	38
Department Stores Excluding Leased Depts.	4521	$101,289,726	$155,673,232	-$54,383,506	-21.2	8
Other General Merchandise Stores	4529	$68,758,218	$138,701,537	-$69,943,319	-33.7	8
General Merchandise Stores	452	$170,047,944	$294,374,769	-$124,326,825	-26.8	16