

**JOINT CITY COUNCIL/PLANNING COMMISSION WORK SESSION:** A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be a discussion regarding Moderate Income Housing and to answer any questions the City Council may have on agenda items. The public is welcome to attend.

## **FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA**

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, September 3, 2019, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

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

The agenda for the meeting shall be as follows:

### **CALL TO ORDER:**

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

### **PUBLIC HEARINGS:**

7:05 Resolution Amending the Consolidated Fee Schedule related to Jr Jazz Fees

7:10 Farmington Overlook Subdivision Schematic Plan – Symphony Homes  
(1650 N Compton Road)

7:20 Farmington Foothills Subdivision Schematic Plan – Todd Strong  
(1500 South 200 East)

### **NEW BUSINESS:**

7:30 Possible Public Improvement Waivers and/or Extension Agreements – Shirley Rae Drive

### **SUMMARY ACTION:**

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

7:45 Minute Motion Approving Summary Action List

1. Surplus Property for Fire

### **GOVERNING BODY REPORTS:**

7:50 City Manager Report

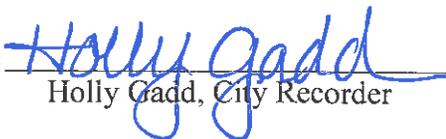
7:55 Mayor Talbot & City Council Reports

**ADJOURN**

**CLOSED SESSION**

Minute motion adjourning to closed session for property acquisition.  
DATED this 29th day of August, 2019.

**FARMINGTON CITY CORPORATION**

By:   
Holly Gadd, City Recorder

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

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

**Posted 08/29/2019**

# WORK SESSION

(Moderate Income Housing)

Annual Report and Update to the  
Moderate-Income Housing Element of  
Farmington City General Plan  
2019



## **Introduction**

In 1996, the Utah Legislature passed House Bill 295 requiring cities and counties to include an affordable housing element as part of their general plan. Housing is considered affordable when households of various incomes, spend no more than 30% of their gross monthly income on housing expenses. In this plan, housing needs are considered for moderate-income households within the following Area Median Income (AMI) brackets: 1) Low-income [50-80% AMI], 2) Very low-income [30-50% AMI], and 3) Extremely low-income [<30% AMI].

The State passed SB 34 in their 2019 legislative session which reaffirms that cities of certain classes (including cities such as Farmington) prepare a general plan which must include, among other things, a moderate income housing element. This housing element shall be done by December 1, 2019. Farmington adopted its last moderate income housing plan in 2012, but this plan is out of date because SB 34 contains annual reporting requirements which the City must do, and other requirements including, but not limited to, a recommendation to implement at least 3 (or 4) of the 23 strategies identified in the legislation to make possible more moderate income housing within our community.

## **Executive Summary**

The purpose of this document is to update and amend the 2012 City of Farmington Housing Plan to ensure Farmington City provides reasonable opportunities for a variety of housing options, including moderate income housing, to meet the needs of the population desiring to live and work in Farmington. The remainder of this report will discuss the current trends/variables that are involved in determining housing needs and how best to address the housing needs in Farmington City. Variables include existing community demographics, households size, age distribution, ethnic status, and employment

## **Demographics (Snapshot Farmington)**

Demographic characteristics greatly influence housing demands within a city. Population growth, age, income and other characteristics of a city's population determine what types of housing are desired and how many units need to be available. This section evaluates these factors in Farmington in order to inform the analysis of the demand for units and the type of those housing units.

Farmington has seen rapid growth from the 2000 census which showed a population count of 12,162 to 18,275 in 2010. More recent Census estimates from 2017 put the City's population over 24,000 residents. Davis County, at about 364,000, appears to be approaching buildout. Per Wasatch Front Regional Council, "According to Davis County studies, the buildout population is forecast at more than 400,000. Davis County has the smallest land area of any county in the state and will be the first in the state to have to deal with countywide buildout." Due to this geographic factor, WRFC estimates Farmington City's 2040 Population to be 30,409." Since then WFRC has modified that number to 31,279.

WFRC data indicates the following population projections:

### **City Area: Farmington**

2020 Population: 23,649

2025 Population: 25,137

2030 Population: 26,821

2035 Population: 29,102

2040 Population: 31,279

2045 Population: 33,252

2050 Population: 34,794

## **Race and Ethnicity in Farmington**

According to the 2010 US Census, 5% of the population of Farmington reported a race other than “white”. Based on the 2017 ACS, 8.8 % of the City’s population were non-white residents indicating a low level of change in diversity.

<b>Race</b>	<b>Percentage</b>
White Alone	91.4%
Black or African American	1.0%
American Indian and Alaskan Native	0.5%
Asian	1.3%
Native Hawaiian and Other Pacific Islander	0.0%
Two or More Races	2.1%
Persons of Hispanic Origin	3.9%

## **Age and Household Size:**

Farmington has a median age of 30 years’ old which is similar to Davis County and adjacent Salt Lake County. However according to studies the average household age of a new father is 30.9 and mothers 30.3 indicating that family’s formation is starting at a later age. The average household size is 3.43. Approximately 51.8% have children at home.

## **Special Needs Population:**

It is important for Farmington City to address affordable housing for those with special needs. People with special needs may include vulnerable populations such as senior citizens, the homeless, or those otherwise in need of specialized or supportive housing.

## **Homeless**

On January 24, 2018, each of Utah’s Continua of Care carried out the HUD-mandated Point-in Time Count (PIT). The PIT is a massive effort to count everyone who meets the HUD definition of literal homelessness in a community on a specific night. As a result, the PIT captures people who spent the night in an emergency shelter, transitional housing, or in a place not meant for human habitation. While many factors, from the weather to the way the count is organized and performed, influence the results of any given PIT count, the PIT is a useful tool.

Per the State of Utah Annual Report on Homelessness 2018 Point in Time Summary a total of 68 individuals were homeless in Davis County in which less than 10 individuals were unsheltered. The 2018 Housing Inventory shows that Davis County holds 166 beds, 54 Rapid Re-Housing, 44 Permanent Supportive Housing, 36 Transitional Housing and 32 at an Emergency Shelter. These providers include Davis Community Housing Authority, Open Doors and Safe Harbor. Overall, Farmington homelessness can be addressed by current programs.

## **Veterans**

According to the 2013-2017 American Community Survey, approximately 4% of Farmington’s population is a veteran or 920 people. 85% of veterans were male and 15% female. 53% of Farmington’s veteran population, or 484 veterans were age 65 and older. The unemployment rate for working age veterans is 2.7% therefore of 436 working age veterans approximately 11 are unemployed. As of Mar 16, 2019, the average annual pay for a Veteran in Utah is \$45,688 a year, or \$3,807 monthly.

## **Senior/Elderly:**

In 2010, there were an estimated 1,309 people that are 65 and over living in Farmington City, which constituted 7.1% of the total population at that time. Per the 2017 ACS, the percentage has risen slightly to 8.6%. Many of the elderly that own their homes are living on fixed incomes and their housing affordability is affected by property values, maintenance and utility costs. For seniors who do not own their homes, obtaining affordable housing can be even more difficult. Many elderly citizens can no longer remain in their own homes for a variety of reasons. As these citizens move out of their homes, demand for senior rental housing opportunities will increase. Several projects in Farmington City have been

established to address this issue including Rose Cove Apartments, Park Lane Village Apartments, Legacy House of Park Lane and the Brookside Senior Living Facility. These types of housing are critical. Further, the available housing options should be evaluated for seniors to remain in Farmington City near family and friends. This in turn increases senior's quality of life.

## **Disabled**

People with disabilities comprise about 6.4% of Farmington City's total population or 1,410 individuals. An estimated 26% of the persons 65 and older reported a disability in Farmington. It is estimated that about 19% of Americans reported some form a disability according to the 2010 Census. Being part of a community and living as independently as possible are among the most important values and goals shared by people with disabilities, their families, and advocates. A home of one's own – either rented or owned – is the cornerstone of independence for people with disabilities. However, across the U.S. people with disabilities, including people with intellectual and developmental disabilities (I/DD), face a severe housing crisis. Issues include affordability, accessibility, aging caregivers, housing discrimination and availability.

Per the 2013-2017 ACS estimate the median income of \$38,750 per year for an individual with a disability in Farmington, which is only 51% of Davis County's Median Household Income and only 40% of Farmington's median household income. At this rate, people with disabilities earned a gross income of \$3,229 per month or 18.63 an hour. The median gross rent in the city is \$1,048 per month, according the 2017 ACS estimates. This means a single income householder with a disability would be slightly cost burdened because they would have to pay 2% more than the 30% standard set by the U.S Department of Housing and Urban Development. Housing affordability is a concern for people with disabilities as other costs can be higher including healthcare and other services to meet their needs.

More concerning, is the current rental vacancy available from ACS which indicates the rental vacancy rate in Farmington at 0% vacancy down from 2% last year. So although housing affordability is a concern, availability is a larger concern for Farmington City. There is a significant portion of seniors and people with disabilities there is currently a deficiency of housing and a need for housing specifically designated for this segment of the population. As the city grows the need for specialized housing will likely follow and the city should assure that there are minimal regulatory barriers to constructing this type of housing in order to meet this need.

## **Davis County Housing Authority Statement**

*"For over three years, Davis Community Housing Authority (DCHA) has actively searched for land in Farmington on which to build affordable housing, due to an extreme shortage of affordable housing in Farmington and other municipalities in Davis County. They are only aware of one housing program that meets the definition of "affordable" within the HUD Fair Market Rents for Davis County - DCHA's Credit to Own housing (5 townhomes) at Farmington Crossing. To our knowledge, Rose Cove Apartments, located at 847 Shepard Lane, is the only designated housing for elderly and/or disabled persons, however, that property is becoming increasingly unaffordable due to continual rent increases by the owner. It seems as though the housing developments in Farmington are either high end subdivisions and/or apartment complexes. None of which usually satisfy the affordable housing requirements of a Consolidated Plan. DCHA is interested in working with Farmington City to locate and develop housing that meets the HUD Fair Market Rents and targets affordable housing for special groups.*

*Davis Community Housing Authority is allocated 1036 vouchers by the Department of Housing and Urban Development (HUD). We are required to operate on an Annual Contributions Contract budgeted for the amount of money HUD will allow us to spent in a one-year period. Due to rising rental costs and our allocated budget, we are only able to assist 900 - 920 families.*

- *Sixty (60) of our total eight hundred ninety (890) current voucher holders reside in Farmington:*
- *Two (2) households reside in DCHA's owned units at Farmington Crossing townhomes,*
- *Two (2) households reside in older homes being rented privately and,*
- *Fifty-Six (56) households reside at Rose Cove Apartments. Rose Cove is raising rents at an alarming rate. There have been an increase of clients residing at Rose Cove requesting to move to another area. "*

**Income:**

Farmington has a very high median income of \$97,168 compared to Davis County’s median income of \$75,961. According to the Utah State Tax Commission approximately 59% of households in Farmington reported an income over \$100,000 a year. 27% or 1,734 households reported incomes between 30,000 to 75,000 and 15% or 933 households reported making under 30,000 a year.

**Housing Affordability (Housing Needs Analysis)**

The affordability of the housing stock is determined based upon the Area Median Income AMI and the amount that a household at each income level can afford. According the current State and Federal definitions, housing is considered affordable when a household spends no more than 30% of their annual income on housing expenses, including mortgage or rent and utilities. Those that spend more than 30% of the monthly income on housing expenses are considered “cost-burdened” and are referred to as such throughout the document. The table attached summaries the costs for various income levels in Farmington City.

**Housing Demand**

In 2017, Farmington had an estimated total population of 24,066 residents according to the U.S Census Bureau. American Community Survey estimates a net increase of 5,791 residents between 2010 and 2017. Growth rate projections based on 2010 to 2017 ACS data, the city’s population is estimated to be 27,485 residents by 2020. This growth in population would amount to an additional 379 households by 2020, based on the city’s current household size (3.43). Farmington added 1,241 housing units between 2013 and 2018 based on data from Kem G Gardner Institute. Based on those estimates, the city’s housing supply grew 19.3% or approximately 4.3% per year adding an average of approximately 248 units a year to the city. This was also confirmed by data from our IWORQS, our internal building permit software estimated higher about 349 units a year. According to the annual growth rate projection of 272 units a year, Farmington is currently building at the rate of projected growth.

**Housing Supply/Housing Stock:**

According the 2017 ACS Survey, Farmington is growing at approximately 272 housing units a year with a housing stock of approximately 6,689 housing units with a 96 percent occupancy rate. According to more recent observations there is little or no vacancy currently in Farmington. Interesting, however is the diverse types of homes being rented. Of the 1,259 renter occupied structures only 30% are single family homes leading staff to believe there is an interest in diverse housing types in the city. The real estate industry refers to single-family homes that sit on their own lot without sharing any walls with another home or building as detached residences. Attached housing, on the other hand, shared walls on both sides with another home. The city may also increase the rental opportunities by diversifying housing types.

Table B25001 Table B25032	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
<b>TOTAL HOUSING UNITS (ACS Table B25001)</b>	<b>4,456</b>	<b>6,689</b>	<b>272</b>	<b>8,660</b>	<b>1,971</b>
<b>Total occupied units (ACS Table B25032)</b>	<b>4,345</b>	<b>6,433</b>	<b>250</b>	<b>8,294</b>	<b>1,861</b>
<b>Owner-occupied structures (ACS Table B25032)</b>	<b>3,691</b>	<b>5,174</b>	<b>194</b>	<b>6,722</b>	<b>1,548</b>
1 unit, detached	3,515	4,678	138	5,619	941
1 unit, attached	171	395	39	854	459
2 units	0	39	9	125	86
3 or 4 units	5	26	2	31	5
5 to 9 units	0	36	5	70	34
10 to 19 units	0	0	1	22	22
20 to 49 units	0	0	0	0	0
50 or more units	0	0	0	0	0
Mobile homes	0	0	0	0	0
Boat, RV, van, etc.	0	0	0	0	0
<b>Renter-occupied structures (ACS Table B25032)</b>	<b>654</b>	<b>1,259</b>	<b>57</b>	<b>1,573</b>	<b>314</b>
1 unit, detached	265	380	10	440	60
1 unit, attached	36	85	3	105	20
2 units	18	116	9	195	79
3 or 4 units	169	134	-9	88	-46
5 to 9 units	63	101	7	149	48
10 to 19 units	24	21	0	10	-11
20 to 49 units	18	131	14	231	100
50 or more units	61	291	23	354	63
Mobile homes	0	0	0	0	0

## **Location Affordability**

Transportation Costs are the second largest budget item and the location of a house has a direct impact on these costs. For example, living close to work and other common destinations can significantly lower the amount of mileage a household drives and reduces the need for additional vehicles.

The Location Affordability Index developed by HUD and the Department of Transportation estimates the housing and transportation costs for communities across the US. Housing and transportation costs consume about half of the average household budget, but it can be difficult for people to fully factor transportation costs into decisions about where to live and work. According to this measure, the average household in Davis County spends about 24 percent of its median income a year on transportation which is \$23,320 a year or \$1,943 a month. For a family with two vehicles, this would mean each vehicle is costing about \$971 a month.

## **Fair Housing**

In accordance with state and federal laws, Farmington City exercises the authority to plan, zone, and regulate land-use in promoting the community's health, safety, and welfare. The moderate-income housing element of this plan acknowledges and upholds the Utah Fair Housing Act by promoting the equal protection and equitable treatment of all people who lawfully seek to rent, lease, purchase, or develop real property within its jurisdiction. Its housing policies and plans strictly prohibit discrimination on the basis of color, disability, ethnicity, familial status, gender identity, national origin, race, religion, sex, sexual orientation, source of income, or any other suspect classification. It is the policy of [City/County] to report housing discrimination to the Utah Antidiscrimination Labor Division immediately. It is the goal of Farmington City is to prevent, eliminate, and/or mitigate any unfair housing practices that may result from its plans, policies, regulations, and ordinances. It is also the goal Farmington City to affirmatively further fair and affordable housing by reviewing the housing needs of its moderate-income households and its vulnerable populations biennially, and by proactively planning to meet their needs.

**Summary of SB 34 Affordable Housing Modifications (4th Substitute)**

**Sen. Jake Anderegg / Rep. Val Potter**

**Summary:** SB34 encourages local communities to plan for housing for residents of all income levels, and coordinate that housing with transportation. Communities are required to develop a moderate income housing (MIH) plan as part of their general plan. Communities that are required to annually report on their MIH plan implementation must satisfy these requirements to remain eligible for state transportation investments.

**Revisions to required elements of municipal and county general plans:**

Land Use element must now consider location of land for housing for residents of various income levels in addition to the other categories of public and private uses of land (line 481 for municipalities; 1172 for counties).

Transportation and Traffic Circulation element:

- “Provide the general location and extent” of active transportation facilities in addition to freeways, arterial and collector streets, public transit, and other modes of transportation (491; 1182).
- Plan residential and commercial development around “major transit investment corridors” to improve connections between housing, employment, education, recreation, and commerce (494; 1185).
  - Defines “major transit investment corridor” as public transit service that uses or occupies: (a) public transit rail right-of-way; (b) dedicated road right-of-way for the use of public transit, such as bus rapid transit; or (c) fixed-route bus corridors subject to an interlocal agreement or contract between a municipality or county and (i) a public transit district as defined in Section 17B-2a-802, or (ii) an eligible political subdivision as defined in Section 59-12-2219 (246; 858).
  - Municipalities without a major transit investment corridor must plan for residential and commercial development in areas that maintain and improve these connections (498).
- Correlate the transportation plan with population and employment projections, and the proposed land use element (502, 1188).
- Consider the regional transportation plan developed by the region’s metropolitan planning organization (MPO); if outside an MPO, consider the long-range transportation plan developed by UDOT (575; 1258).

Moderate Income Housing (MIH) element:

- **Municipalities/counties covered:** Utah Code has long required municipalities and counties to plan for moderate income housing growth. SB34 requires, by December 1, 2019, the following municipalities and counties to update and adopt the moderate income housing element of their general plan (444; 1074), and annually report on implementation (614; 1296):
  - all municipalities of the 1st, 2nd, 3rd, and 4th class;
  - cities of the 5th class with a population of 5,000 or more that are located in counties of the 1st, 2nd, and 3rd class;
  - metro townships with a population of 5,000 or more; and
  - all counties must plan and adopt a MIH element including strategies from the ‘menu’ (see below) but only counties of the 1st, 2nd, and 3rd class with an unincorporated population of 5,000 or more must annually report on implementation.
- Facilitate a reasonable opportunity for a variety of housing including MIH and shall now 1) meet the needs of people of various income levels living, working, or desiring to live or work in the community (509; 1198); 2) “allow people with various incomes to benefit from and participate in all aspects of neighborhood and community life” (511; 1200); 3) towns may and cities shall analyze how they will provide a realistic opportunity for the development of MIH within 5 years for cities (513) and within the planning horizon for counties (1203).

- **Menu:** Shall include a recommendation to implement 3 or more of the following strategies, aka the ‘menu’ (518; 1205):
  - (A) rezone for densities necessary to assure the production of MIH
  - (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH
  - (C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH
  - (D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city
  - (E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones
  - (F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
  - (G) encourage higher density or moderate income residential development near major transit investment corridors
  - (H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities
  - (I) allow for single room occupancy developments
  - (J) implement zoning incentives for low to moderate income units in new developments
  - (K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis
  - (L) preserve existing MIH
  - (M) reduce impact fees, as defined in Section 11-36a-102, related to low and MIH
  - (N) participate in a community land trust program for low or MIH
  - (O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality
  - (P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH
  - (Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity
  - (R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services
  - (S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]
  - (T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH
  - (U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
  - (V) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency
  - (W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income
  
- In addition to the recommendations required above, municipalities that have a “fixed guideway public transit station” shall include a recommendation to implement either “G” or “H” (568) [not required for counties].

- **Annual reporting and review of the moderate income housing plan:** The municipal/county legislative body shall annually review their MIH plan and implementation of that plan; prepare and post a report of their findings on their website; and send the report to Dept. of Workforce Services, AOG, and MPO if applicable (612; 1294).
  - The report shall include: a) revised estimate of the need for MIH in the next 5 years; b) description of progress made to provide MIH by analyzing and publishing data on the # of housing units that are at or below 80%, 50%, and 30% adjusted median family income; c) description of efforts to utilize a MIH set-aside from community reinvestment agency, redevelopment agency, or community development and renewal agency; d) description of the implementation of the MIH recommendations aka 'menu'.
  - Requires the DWS Division of Housing and Community Development to (i) assist in the creation of the MIH reports, and (ii) evaluate the reports for purposes of determining eligibility for state transportation funds. Gives DWS rulemaking authority to develop the evaluation process (1414).

**Revisions to Olene Walker Housing Loan Fund (1325):** SB34 did not provide any additional funding for housing. Revises Olene Walker Housing Loan Fund board to add 1 member w/expertise in transit-oriented development and 1 member who represents rural interests. The board must hold two public input meetings each year, once in a rural area. Allows fund money to be used to purchase land for low-income housing (1388).

**Revisions to state transportation funding:**

- Adds access to educational facilities and MIH to the prioritization process for new transportation capacity projects administered by the Utah Transportation Commission (1749).
- State Transportation Investment Fund (TIF) or Transit Transportation Investment Fund (TTIF) funds may not be used in a municipality or unincorporated county that has failed to adopt a MIH plan or has failed to report on implementation of their MIH plan as determined by DWS. TIF funds can still be used for a limited-access facility, but not for construction, reconstruction, or renovation of an interchange. TTIF funds can still be used for a multi-community fixed-guideway public transportation project, but not for the construction, reconstruction, or renovation of a station (1808).

CITY COUNCIL AGENDA

For Council Meeting  
September 3, 2019

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

It is request that City Councilmember Rebecca Wayment give the invocation to the meeting and it is requested that City Councilmember Brett Anderson lead the audience in the Pledge of Allegiance.

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

## CITY COUNCIL AGENDA

For Council Meeting  
September 3, 2019

**PUBLIC HEARING: Resolution Amending the Consolidated Fee Schedule related to Jr. Jazz Fees**

### ACTION TO BE CONSIDERED:

1. Hold Public Hearing.
2. Approve the Resolution Amending the Consolidated Fee Schedule related to Jr. Jazz Fees.

### GENERAL INFORMATION:

See enclosed staff report prepared by Neil Miller, Parks and Recreation Director.

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  
ALEX LEEMAN  
CORY RITZ  
REBECCA WAYMENT  
CITY COUNCIL

SHANE PACE  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council  
From: Neil Miller, Parks and Recreation Director  
Date: August 19, 2019

**SUBJECT: Raise Jr. Jazz fees for 5<sup>th</sup> Grade -12 Grade Jr. Jazz and Jr. Jazz Team Registration**

### BACKGROUND

We would like to raise fees from \$55.00 per individual, per season to \$60.00 per individual, per season. 5<sup>th</sup> – 12<sup>th</sup> Grade Jr. Jazz we now have 2 qualified referees on the court and no youth referees. The cost of qualified referees is more expensive they are \$53.00 per game where Youth officials are \$16.00 per game. With the level of competitiveness going up at this age we feel that qualified referees are needed to referee these age groups.

We would like to raise Team Jr. Jazz registration from \$375.00 to \$400.00. We are now going to provide jerseys for the teams. Last year we had some teams that had some offensive verbiage on their jerseys. In order for this to not happen again in this league we will need to raise the fees \$25.00 to provide jerseys for all the players.

Respectfully Submitted

Neil Miller  
Parks and Recreation Director

Review and Concur

Shane Pace  
City Manager

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE FARMINGTON CITY COUNCIL AMENDING THE  
CONSOLIDATED FEE SCHEDULE RELATED TO JR JAZZ FEES**

**WHEREAS**, the City Council has reviewed the Consolidated Fee Schedule and has determined that the same should be amended as provided herein; and

**WHEREAS**, the City Council, upon recommendation from the City's Administrative staff, has determined that amendment of the consolidated fee schedule is necessary to increase some of the fees for Jr Jazz.

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

**Section 1. Amendment.** The Farmington City Consolidated Fee Schedule is hereby amended to include the adjustment of fees for Jr Jazz. See exhibit "A" attached.

**Section 2. Severability.** If any section, clause or provision of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

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

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,  
STATE OF UTAH, ON THIS 3RD DAY OF SEPTEMBER, 2019.**

FARMINGTON CITY

ATTEST:

\_\_\_\_\_  
Holly Gadd  
City Recorder

By: \_\_\_\_\_  
H. James Talbot  
Mayor

# Exhibit "A"

**\*Recreation Activities**

**Softball/Baseball Field Use (2-hour minimum)**

Deposit	\$ 50.00
Deposit for multiple days or tournaments	\$ 100.00
Rental Fee (first two hours) (\$10.00 for each additional 2 hours or part thereof thereafter)	\$ 25.00
Lighting Usage (first two hours) (\$10.00 per hour or part thereof thereafter)	\$ 25.00
Field Prep	\$ 25.00 hr.

field/time

	<u>Resident</u>	<u>Non-Res.</u>	
<b><u>Jr. Jazz</u></b>	\$ 50.00	\$ 60.00	
Kindergarten - 2nd Grade	\$ 50.00	\$ 60.00	
3rd - 4th Grade	\$ 55.00	\$ 70.00	<b>Late Fee</b>
5th - 12th Grade	\$ 60.00	\$ 70.00	
Team Registration	\$ 400.00	\$ 400.00	
Adaptive Jr. Jazz	\$ 25.00	\$ 30.00	
<b><u>Little Tykes</u></b>	\$ 40.00	\$ 55.00	
<b><u>Summer Fun</u></b>	\$ 50.00	\$ 60.00	
<b><u>Football</u></b>	\$ 175.00	\$ 210.00	
(Football requires a \$50.00 deposit for equipment)			
<b><u>Soccer</u></b>			
Fall only	\$ 40.00	\$ 50.00	
Spring only	\$ 40.00	\$ 50.00	

	<u>Resident</u>	<u>Non-Res.</u>	
<b><u>Baseball</u></b>			
<b><u>T-Ball</u></b>			
(4 -5 yrs.) 6-8 games	\$ 40.00	\$ 55.00	
<b><u>Coach Pitch</u></b>			<b>Late Fee</b>
(5 yrs.) 6-8 games	\$ 40.00	\$ 55.00	
<b><u>Kindergarten</u></b>			
6-8 games	\$ 40.00	\$ 55.00	
<b><u>1st</u></b>			
6-8 games Single elimination Tournament	\$ 45.00	\$ 60.00	
<b><u>2nd</u></b>			
6-8 games Single elimination Tournament	\$ 45.00	\$ 60.00	
<b><u>3rd</u></b>			
8-10 games Single elimination Tournament	\$ 60.00	\$ 75.00	
<b><u>4th</u></b>			
8-10 games Single elimination Tournament	\$ 60.00	\$ 75.00	
<b><u>5th-6th</u></b>			
10-12 games Single elimination Tournament	\$ 75.00	\$ 90.00	

CITY COUNCIL AGENDA

For Council Meeting:  
September 3, 2019

**PUBLIC HEARING: Farmington Overlook Subdivision Schematic Plan – Symphony Homes  
(1650 N Compton Road)**

**ACTION TO BE CONSIDERED:**

1. Hold Public Hearing.
2. See staff report for recommendation.

**GENERAL INFORMATION:**

See enclosed staff report prepared by Meagan Booth, City Planner.

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



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

H. JAMES TALBOT  
MAYOR  
BRETT ANDERSON  
DOUG ANDERSON  
ALEX LEEMAN  
CORY RITZ  
REBECCA WATMENT  
CITY COUNCIL  
SHANE PACE  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council  
From: Meagan Booth, City Planner  
Date: September 3, 2019  
SUBJECT: **FARMINGTON OVERLOOK SUBDIVISION SCHEMATIC PLAN**  
Applicant: **Symphony Homes**

### RECOMMENDATION

- A. Hold a Public Hearing, and;
- B. Move that the that the City Council approve the schematic plan for the Farmington Overlook Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:
1. The developer must follow all requirements of Chapter 30 Foothill Development Standards.
  2. The applicant must amend the plat for Brentwood Estates to include Lot 9 as part of the subdivision.
  3. Any outstanding issues raised by the DRC shall be addressed at Preliminary and Final Plat.
  4. Follow the recommendations of the City's Transportation Engineer regarding the new road and access to North Compton.
  5. Provide a soils report at Preliminary Plat.
  6. Weber Basin and/or the Bureau of Reclamation must vacate the easement, which traverses the property, prior to the recordation of the plat.

### Findings for Approval

1. Lot dimensions and configuration comply with the standards set forth in the Zoning and Subdivision ordinances.
2. The DRC has reviewed the schematic plan and all comments from the DRC have been addressed.
3. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.
4. The schematic plan is consistent with the City's General Plan.

### BACKGROUND

Symphony Homes would like to subdivide the subject property into 9 lots and create the Farmington Overlook Subdivision. The minimum lot size in the LR (Large Residential) Zone is 20,000 square feet. The applicant is following the minimum lot areas and widths for a conventional layout subdivision development in a single-family residential zone. The average lot size is 50,891 square feet or 1.168 acres.

At the Planning Commission meeting on August 22, concerns were expressed about storm water drainage, traffic and obtaining a soil report. A few questions were also raised regarding Parcel B of the Brentwood Estates Subdivision. According to staff's research and findings thus far, Parcel B was a remnant parcel of the Brentwood Subdivision and is not dedicated for open space. The parcel is currently owned by the Welling Family who would like to be included as part of the Farmington Foothills Subdivision. As of the 28<sup>th</sup> of August, the developer plans to meet with the neighbors regarding drainage (and other issues) prior to the City Council Meeting. Soils Reports are required as part of the Preliminary Plat application.

Supplemental Information

1. Vicinity Map
2. Farmington Overlook Subdivision Schematic Plan

Applicable Ordinances

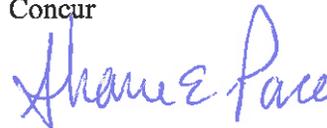
1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 11 – Residential Zones
4. Title 11, Chapter 30 – Foothill Overlay Zone

Respectfully Submitted



Meagan Booth  
Associate City Planner

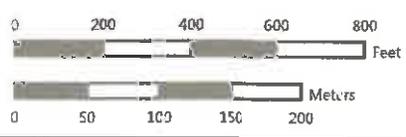
Concur



Shane Pace  
City Manager



**VICINITY MAP**  
Parcel 08-082-0010 and 08-553-0027



**Disclaimer:** This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.



## CITY COUNCIL AGENDA

For Council Meeting  
September 3, 2019

**PUBLIC HEARING: Farmington Foothills Subdivision Schematic Plan – Todd Strong  
(1500 South 200 East)**

### ACTION TO BE CONSIDERED:

1. Hold Public Hearing.
2. See staff report for recommendation.

### GENERAL INFORMATION:

See enclosed staff report prepared by Meagan Booth. City Planner.

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



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

H. JAMES TALBOT  
MAYOR  
BRETT ANDERSON  
DOUG ANDERSON  
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CORY RITZ  
REBECCA WAYMENT  
CITY COUNCIL  
SHANE PACE  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council  
From: Meagan Booth, City Planner  
Date: September 3, 2019  
SUBJECT: **FARMINGTON FOOTHILLS SUBDIVISION SCHEMATIC PLAN**  
Applicant: **Todd Strong**

### RECOMMENDATION

- A. Hold a Public Hearing, and;
- B. Move that the ~~that the~~ City Council approve the schematic plan (as recommended by the Planning Commission) for the Farmington Foothills Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:
  1. Final drawings for the private access to the Hunter property must be approved by the Fire Department and the City Engineer.
  2. The grade of the road must be approved by the City Council based on the City Engineer's recommendation.
  3. The road must be dedicated to the north property line.
  4. The developer must follow all requirements of Chapter 30 Foothill Development Standards.
  5. Any outstanding issues raised by the DRC shall be addressed by Final Plat.

### Findings

1. Lot dimensions and configuration comply with the standards set forth in the Zoning and Subdivision ordinances.
2. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.
3. The schematic plan is consistent with the City's General Plan
4. The proposed private street providing access to the Hunter property south of the project is necessary because:
  - a. It dramatically decreases the cut and fills on the applicant's property;
  - b. It is impossible for the Hunter family to develop a portion of the property otherwise due to the topography and steep slopes;
  - c. It provides better fire access to both properties;
  - d. The Private street only traverses a short distance for emergency access and the economies of scale exist to maintain this short street; and

- e. The private street is consistent with the rational set forth in 12-7-030 B of the Subdivision Ordinance.

## **BACKGROUND**

The Planning Commission tabled this item on July 18, 2019 to allow time for the applicant to work with the Hunter family to explore the possibility of providing access to their property, which is located south of the project. Soon after, a modified schematic plan was presented to the Planning Commission incorporating the results of their discussion including access. The Planning Commission recommended the City Council approve the Schematic Plan on August 22, 2019.

## **Supplemental Information**

1. Vicinity Map
2. Modified Farmington Foothills Subdivision Schematic Plan
3. Title 12 Chapter 7 Section 030 B Lots

## **Applicable Ordinances**

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 11 – Residential Zones
4. Title 11, Chapter 30 – Foothill Overlay Zone

Respectfully Submitted



Meagan Booth  
Associate City Planner

Concur



Shane Pace  
City Manager





12-7-030: LOTS:

B. Frontage; Private Streets: All lots or parcels created by the subdivision shall have frontage on a dedicated street, improved to standards hereinafter required, equal to at least fifty percent (50%) of its minimum required width, except for flag lots which shall have a minimum of twenty eight feet (28') of frontage. Private streets shall not be permitted unless the planning commission finds that the most logical development of the land requires that lots be created which are served by a private street or other means of access, and makes such findings in writing with the reasons stated therein. All private streets shall meet Farmington City development standards as it pertains to standard street intersections, typical cul-de-sac and standard roadway sections. This includes, but is not limited to, submittals, quality control, site preparation, grading, excavating, backfilling and compaction, base course, asphalt/concrete, curbs, gutters, drive aprons and walks, slurry sealing, restoration of existing improvements, storm drainage systems, boundary markers and survey monuments, geotextiles and concrete reinforcement. Land designated as public right of way shall be separate and distinct from lots adjoining such right of way and shall not be included in the area of such lots. (Ord. 2016-07, 2-16-2016)

CITY COUNCIL AGENDA

For Council Meeting:  
September 3, 2019

**S U B J E C T: Possible Public Improvement Waivers and/or Extension Agreements – Shirley Rae Drive**

**ACTION TO BE CONSIDERED:**

Move that the City Council not waive the construction of public improvements on Shirley Rae Drive, including sidewalk, but accept a cash bond in lieu thereof where recommended by the City Engineer to ensure the proper installation of improvements in the future -- and in no event enter into an extension agreement for such improvements.

**GENERAL INFORMATION:**

See enclosed staff report prepared by David Petersen, Community Development Director.

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  
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REBECCA WAYMENT  
CITY COUNCIL

SHANE PACE  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: September 3, 2019

SUBJECT: **POSSIBLE PUBLIC IMPROVEMENT WAIVERS AND/OR  
EXTENSION AGREEMENTS--SHIRLEY RAE DRIVE**

### RECOMMENDATION

Move that the City Council not waive the construction of public improvements on Shirley Rae Drive, including sidewalk, but accept a cash bond in lieu thereof where recommended by the City Engineer to ensure the proper installation of improvements in the future---and in no event enter into an extension agreement for such improvements.

### BACKGROUND

The County approved the Knighton Subdivision in 1977, which includes Shirley Rae Drive, and this project was annexed into the City several years later. No sidewalk, curb, or gutter exists, but now as development continues to occur, it is proposed that the City require curb, gutter, asphalt extension, and sidewalk immediately (the same as all such lots in Farmington, and as recommended by the Planning Commission on August 22, 2019) as building permits are issued (or as any further subdivisions occur). This will enable a safe pedestrian route to the nearby elementary school, especially as the West Davis Corridor is constructed. However, in the event it does not make sense to install some improvements right a way due to macro issues related to the area, it is recommended that the City accept a cash bond for such, and not enter into extension agreements.

Respectively Submitted

David Petersen  
Community Development Director

Review and Concur

Shane Pace  
City Manager

# ArcGIS Web Map

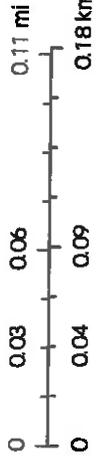


8/28/2019, 3:48:31 PM

 Farmington City Boundary

 West Davis Corridor

1:4,514



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus  
Farmington City  
USDA FSA |

CITY COUNCIL AGENDA

For Council Meeting:  
September 3, 2019

**SUBJECT: Minute Motion Approving Summary Action List**

1. Surplus Property for Fire

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



CITY COUNCIL AGENDA

For Council Meeting.  
September 3, 2019

**SUBJECT: City Manager Report**

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

CITY COUNCIL AGENDA

For Council Meeting:  
September 3, 2019

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

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