

Regular Meeting of the City Council, City of Farmington, New Mexico, held in the Council Chamber at City Hall at 6:00 p.m. on Tuesday, April 12, 2016. The open regular session was held in full conformity with the laws and ordinances and rules of the Municipality.

Upon roll call, the following were found to be present, constituting a quorum:

MAYOR	Tommy Roberts
COUNCILORS	Linda G. Rodgers Sean E. Sharer Gayla A. McCulloch Nate Duckett

constituting all the members of said Governing Body.

Also present were:

CITY MANAGER	Rob Mayes
ASSISTANT CITY MANAGER	Bob Campbell
ASSISTANT CITY MANAGER	Julie Baird
CITY ATTORNEY	Jennifer Breakell
CITY CLERK	Dianne Smylie

The meeting was convened by the Mayor. Thereupon the following proceedings were duly had and taken:

INVOCATION: The invocation was offered by Pastor David Florez of The Journey Church.

Mayor Roberts led the Pledge of Allegiance.

CONSENT AGENDA: The Mayor announced that those items on the agenda marked with an asterisk (*) have been placed on the Consent Agenda and will be voted on without discussion by one motion. He stated that if any item did not meet with approval of all Councilors or if a citizen so requested, that item would be removed from the Consent Agenda and heard under Business from the Floor.

*MINUTES: The minutes of the Regular Meeting of the City Council held March 22, 2016.

*DECLARATION OF SURPLUS PROPERTY: The Acting Procurement Officer requested that worn-out, unusable or obsolete vehicles and equipment (Administrative Services, Central Warehouse, General Services, Vehicle Maintenance, Police and Region II) be declared surplus to the needs of the City and not essential for municipal purposes, and that the City Manager or his designee be authorized to dispose of such surplus property pursuant to State Statutes.

*DECLARATION OF SURPLUS PROPERTY: The Acting Procurement Officer requested that worn-out, unusable or obsolete dirt bikes (Administrative Services, Central Warehouse, General Services, Vehicle Maintenance and Police) be declared surplus to the needs of the City and not essential for municipal purposes, and that the City Manager or his designee be authorized to dispose of such surplus property pursuant to State Statutes.

*BID: The Acting Procurement Officer requested that the bid for purchase of a relay panel for the San Juan Substation (Electric) be awarded to McKinley Sales, Co. on its low bid after application of five percent in-state preference of \$86,686. Bids opened March 15, 2016 with four bidders participating.

*GRANT AWARD NUMBER G16SN0010A between the City and the Office of National Drug Control Policy for funding in the amount of \$259,449 for the Region II High Intensity Drug Trafficking

Area (HIDTA) Narcotics Task Force from January 1, 2016 to December 31, 2017.

*WARRANTS PAYABLE for the time period of March 20, 2016 through April 9, 2016, for current and prior years, in the amount of \$12,177,544.95.

There being no requests to remove any items, a motion was made by Councilor Duckett, seconded by Councilor Rodgers to approve the Consent Agenda, as presented, and upon voice vote the motion carried unanimously.

FAIR HOUSING MONTH PROCLAMATION

The Mayor presented Community Development Director Mary Holton, Senior Planner Cindy Lopez and Associate Planner Terri Clashin with a Proclamation declaring April 2016 as "Fair Housing Month."

RECOMMENDATIONS FROM THE PLANNING AND ZONING COMMISSION:

CONSENT AGENDA: Community Development Director Mary Holton requested that the Planning and Zoning Commission recommendation marked with an asterisk () be placed on the Planning and Zoning Commission Consent Agenda and voted on without discussion by one motion. She asked that if the item proposed did not meet with approval of all Councilors or if a citizen so requested, the item would be removed from the Consent Agenda and heard in regular order.

- * (1) Adoption of the recommendation from the Planning and Zoning Commission as contained within the Community Development Petition Report to approve Petition No. PP 16-03 from Pat Messerli, represented by Cheney-Walters-Echols, Inc., requesting preliminary plan approval for a lot-split of 8.70 acres located at the intersection of Cannery Court and Nelson Avenue, subject to:
 - (a) Nelson Avenue being constructed and completed to City standards prior to any building permits being issued for any lots located within the replat; and
 - (b) the needed improvements to Broadway being completed based on the 2013 Traffic Impact Analysis.

There being no requests to remove the item, a motion was made by Councilor Duckett, seconded by Councilor Rodgers to approve the Planning and Zoning Commission Consent Agenda, as presented, and upon voice vote the motion carried unanimously.

The following recommendation from the Planning and Zoning Commission was also presented:

- (2) Adoption of the recommendation from the Planning and Zoning Commission as contained within the Community Development Petition Report to approve Petition No. ZC 16-02 from San Juan Regional Medical Center requesting a zone change from the OP, Office Professional, and the MU, Mixed-Use, Districts to the PD, Planned Development, District for 12.32 acres of property located at 804F South Drake Avenue and 710 South Lake Street, subject to:
 - (a) fencing being installed along West Murray Drive (similar to that of Navajo Preparatory School's fencing along Apache Street); and
 - (b) an agreement being finalized regarding the landscape screening with the neighboring businesses surrounding the property.

At the advice of City Attorney Jennifer Breakell, Mayor Roberts announced that tonight's consideration of Petition No. ZC 16-02 will be conducted as a quasi-judicial hearing that will require all parties and their witnesses offering testimony to first be sworn to tell the truth by the City Clerk. He stated that the order of the presentation of evidence will be 1) staff, 2) the proponents, 3) the opponents and 4) the proponent's rebuttal. At the request of Mayor Roberts, City Clerk Dianne Smylie asked for all parties wishing to give testimony in response to the subject petition to stand, raise their right hand and swear to tell the truth. The following individuals were administered an oath: Doug Frary, John Buffington, Keith Neil, Cindy Lopez and Mary Holton.

Councilor McCulloch announced for the record that she owns property adjacent to the subject property.

Thereupon, Mayor Roberts asked for testimony from staff.

Utilizing a Powerpoint presentation [Exhibit A], Associate Planner Keith Neil displayed an aerial photograph of the area under consideration and pointed out that ABC Concrete, Cascade Bottled Water, Century Link, Federal Express, Perry Supply Company, Mobile Home Services, Inc. and Drake Well Service are the adjoining property owners. He also noted that the surrounding zone designations are Industrial ("IND") and Mixed-Use ("MU"). He stated that representatives from San Juan Regional Medical Center ("SJRMC") initially requested a zone change to IND but the members of the Planning and Zoning Commission ("P&Z") recommended that the property be zoned Planned Development ("PD") with the underlying zone designations of MU and OP being retained. He noted that SJRMC is proposing to utilize 10 of the 12 acres for the construction of a 1.5 megawatt capacity major utility solar array. Furthermore, Mr. Neil explained that if the PD zone designation is considered, certain requirements must be met which include 1) the submission of a Master Plan (included on pages 7.82 and 7.83 of the agenda materials; 2) a narrative (included on page 7.81 of the agenda materials); 3) the property being developed with at least 10 percent of open space; 4) the setback requirements for underlying district density standards being met; 5) the proposed use of the property being in compliance with the Comprehensive Plan Land Use Map (which recommends commercial development); and 6) the installation of barbed wire on the north, east and west property lines.

Mayor Roberts asked if the Community Development Director still opposes the subject petition now that the Planning and Zoning Commission has recommended that the existing zone designations be retained. In response, Community Development Director Mary Holton agreed with staff that alternative energy sources should be seriously considered, but maintained her position that this is not an appropriate use of the property because of its close proximity to the Metropolitan Redevelopment Area ("MRA"). However, she stated that she is pleased that P&Z recommended the PD District since the property will retain the MU and OP zone designations and noted that the only reason that the subject property is not located within the MRA district is because it was annexed after the MRA boundaries were defined.

In response to inquiry from Councilor Duckett, Ms. Holton reported that it is her understanding that SJRMC owns another parcel of land that is comparable in size and located outside the city limits of Farmington that would be more appropriate for the construction of a solar array. She also stated that she would prefer for the solar array to be constructed on top of existing buildings or parking structures since that would be considered an accessory use of the property. Furthermore, she explained that she is concerned that if the property is zoned IND and the solar array is constructed there is no way to protect the MRA from future industrial activity on the property if the solar array is removed.

Responding to further questions from Councilor McCulloch, Ms. Holton reported that there are no zoning regulations for solar projects at this time, but assured her that staff is working on the matter and will be bringing forth a proposal in the near future.

Mayor Roberts asked staff to explain the reasons why their opinions differ from that of Ms. Holton. In response, Senior Planner Cindy Lopez reported that there is a differing opinion on how the impact of a solar array is being interpreted. She stated that through their research, they have concluded that solar arrays do not create much noise, increase pollution, generate heat or create glare and, as a result, staff believes that they will be a quiet "neighbor" to the adjoining property owners and will provide an educational platform for students. She also pointed out that the panels are only about six feet tall which will make it easy to screen with fencing. Lastly, Ms. Lopez noted that the panels can be easily removed and upgraded as new technologies develop and stated that it is her belief that SJRMC has the right to utilize their property. She also pointed out that the subject parcel of land has been vacant for many years and stated that she believes that development would be beneficial to the surrounding properties.

Mayor Roberts stated that one of the points that he believes is compelling to this petition is the fact that the solar array is an

ancillary use that will support the operations of SJRMC. He also pointed out that the hospital serves as an anchor player in the future development of the MRA district.

The Mayor asked for testimony from the petitioner.

Doug Frary, Vice President of Professional and Support Services for SJRMC, addressed the Council in support of the subject petition and he thanked staff from the Community Development Department for their assistance with this matter. In response to inquiry from Councilor Duckett, Mr. Frary reported that SJRMC has no other properties that would support a solar array of this size and he explained that this property has been the preferred site for the project since 2004 when the Master Facilities Plan was adopted. Responding to inquiry from Councilor Rodgers, Mr. Frary confirmed that there is a gas well on the property, but assured her that the setbacks will be retained so that the well can be serviced.

Announcing that she would prefer for the subject property to be developed MU, Councilor McCulloch suggested that SJRMC consider the property that is located outside the city limits as the more appropriate location for the solar array. Furthermore, she stated that it was her understanding that SJRMC was still in discussions with the City about the construction of a community solar project. In response, Mr. Frary stated that SJRMC was well into the process of developing the proposed solar array prior to the City expressing an interest in a community project. John Buffington, SJRMC Chief Operating Officer, contended that SJRMC has been a good neighbor in the MRA and assured the Council that they will still consider partnering with the City on future projects.

In response to inquiry from Mayor Roberts, Mr. Frary indicated that SJRMC is amenable to the two conditions that were recommended by P&Z. Mayor Roberts directed the City Clerk to include the Powerpoint presentation submitted by SJRMC into the record of tonight's meeting even though it was not visually presented. [Exhibit B]

Following further discussion concerning the type of landscaping that is being proposed, a motion was made by Mayor Roberts, seconded by Councilor Duckett to adopt the recommendation from the Planning and Zoning Commission to approve Petition No. ZC 16-02 from San Juan Regional Medical Center and grant a zone change from the OP and MU Districts to the PD District for 12.32 acres of property located at 804F South Drake Avenue and 710 South Lake Street, subject to conditions (a) and (b). The roll was called with the following result:

Those voting aye:	Nate Duckett
Those voting nay:	Linda G. Rodgers Sean E. Sharer Gayla A. McCulloch

The presiding officer thereupon declared that three Councilors having voted in the negative, the said motion failed.

Mayor Roberts asked each Councilor to explain the reasons for their vote.

Councilor Sharer stated that this was a difficult decision for him even though he has "done his homework" by meeting with representatives from SJRMC, reading the Planning and Zoning Commission Meeting Minutes and listening to Ms. Holton state the reasons why the proposed use is not compatible with the MRA. He stated that he believes that this is a great project for the hospital but feels that there is a more appropriate location for the development of such an industrial-looking project.

Councilor Rodgers announced that this was also a difficult decision for her because she supports the hospital and the solar concept. However, she stated that Ms. Holton's comments were more in alignment with her own thoughts and she stated that she would like to see the property developed in a less industrial manner. She acknowledged that SJRMC agreed to install fencing and landscaping to improve aesthetics, but stated that she believes that there is a more appropriate location for this type of project.

Councilor McCulloch stated that she also feels that this is a tough decision because she supports the project if it were constructed at a

different location. Referring to an article that was provided to her by David Fosdeck, she indicated that it made her realize that Farmington is lacking zoning codes that other communities have already imposed which has added to the difficulty in making this decision.

Councilor Duckett agreed that this issue required a lot of thought. He explained that he voted in favor of the motion because he believes that the historical use of that land along with the surrounding areas are industrial in use and will likely continue to be since it is costly for businesses to relocate. He agreed that it would be ideal for the area to be developed as a mixed-use residential and professional area, but stated that he does not foresee that happening within the near future. He announced that it is his opinion that the proposal is a viable use of the property and believes that it would have been developed in an aesthetically-pleasing manner.

Mayor Roberts announced that he would like to indicate his support for the proposed petition even though he would have only voted in the event of a tie. He stated that it is his opinion that the proposed use is reasonable since the solar array would have served as an ancillary use to the hospital by offering a more cost-effective method for providing services. He also stated that he believes that the decision-making body of the city should make every effort to assist a petitioner if the proposed use of the property is reasonable and tied to their existing operation.

FIRST TEE YOUTH GOLF PROGRAM

Tom Yost, Executive Director for First Tee of San Juan County, NM, stated that this project was first initiated in 2005 with 50 kids participating. Noting that there are more than 8,600 students now participating in the program in 13 elementary schools in Aztec, Bloomfield, Kirtland, Farmington and Cortez, Colorado, he proudly reported that the mission of the program is "to impact the lives of young people by providing educational programs that build character, instill life-enhancing values and promote healthy choices through the game of golf." He also announced that Luke Tanner, the Head Golf Professional at Piñon Hills Golf Course recently attended the Level 1 Training in Nashville, Tennessee and is now a First Tee Level 1 Coach. In closing, Mr. Yost reported that the 2nd Annual Clubs for Kids event will be held on Thursday, May 12, 2016 at the Piñon Hills Golf Course driving range and he invited the Mayor and Council to attend the event.

In response to inquiry from Councilor Duckett, Mr. Yost explained that equipment for the program is funded through a grant offered by Merrion Oil & Gas and stated that the curriculum is taught by the Physical Education teachers at each of the participating schools.

APPOINTMENT TO THE PARKS, RECREATION & CULTURAL AFFAIRS COMMISSION

The Mayor asked the Council's consideration of the appointment of Jeffrey (J.B.) Holcomb (term to September, 2018) as a member to the Parks, Recreation & Cultural Affairs Commission.

Thereupon, a motion was made by Councilor McCulloch, seconded by Councilor Duckett to confirm the appointment of Jeffrey (J.B.) Holcomb as a member to the Parks, Recreation & Cultural Affairs Commission, as recommended by the Mayor, and upon voice vote the motion carried unanimously.

APPOINTMENT TO THE CABLE & COMMUNICATIONS COMMISSION

The Mayor asked the Council's consideration of the appointment of Jarrette Bishop (term to July, 2016) as a member to the Cable & Communications Commission.

Thereupon, a motion was made by Councilor Rodgers, seconded by Councilor Duckett to confirm the appointment of Jarrette Bishop as a member to the Cable & Communications Commission, as recommended by the Mayor, and upon voice vote the motion carried unanimously.

COUNCIL BUSINESS

Permission to Draft an Ordinance Dealing with Off-Highway Vehicles

Councilor Duckett asked the Council for consensus to direct the City Attorney to draft an ordinance in response to Senate Bill 270 which authorizes municipalities to allow recreation off-highway and all-terrain vehicles to be operated on paved streets and highways. In response to inquiry from Mayor Roberts, Councilor Duckett explained that he convened a steering committee comprised of himself, City Attorney Jennifer Breakell, San Juan County Attorney Doug Echols, Darryl Dunlap (an ATV enthusiast), Butch Matthews (New Mexico State Transportation Commissioner for District 5) and Senator Steve Neville (sponsor of the subject bill) for the purpose of discussing how Farmington could implement this legislation to increase tourism.

In response to further inquiry from Mayor Roberts, Ms. Breakell explained that the City has adopted the Uniform Traffic Ordinance by reference which previously prohibited the use of off-highway vehicles on paved roadways. As a result, the use of such vehicles will be allowed beginning May 18, 2016 provided that the drivers adhere to certain safety measures (i.e. head and tail lights, brakes, mirrors, mufflers, etc.). She stated that if staff is directed to draft the proposed ordinance, regulations imposed by the surrounding States of Colorado, Utah and Arizona will be considered.

Following further discussion concerning the potential use of the vehicles and the reasons for allowing such use, it was the consensus of the Council to direct staff to draft an ordinance dealing with the use of off-highway vehicles on paved roads.

CITY MANAGER BUSINESS

Retirement of Assistant City Manager Bob Campbell

City Manager Rob Mayes announced that this is the last regular City Council meeting that Assistant City Manager Bob Campbell will be attending prior to his retirement on April 22, 2016. Mr. Mayes stated that he believes that Mr. Campbell has served the city of Farmington with distinction over the past eight years and stated that he has been an integral part of the organization. Mr. Mayes sincerely stated that he appreciates Mr. Campbell as a friend and a professional colleague and announced that he will miss him.

Mayor Roberts stated that he has observed Mr. Campbell's interactions with fellow colleagues over the past six years and believes that he brings the "right attitude to the locker room" with his sense of humor. He also acknowledged Mr. Campbell's accomplishments throughout his long-term career in the public sector and he wished him well in his new endeavors.

Councilor Duckett stated that he believes that Mr. Campbell is "one cool cat" and he thanked him for his hard work and dedication over the years. He contended that Mr. Campbell leaves a big role to fill.

Councilor McCulloch agreed that Mr. Campbell is leaving "big shoes to fill" and stated that she always appreciated his cheerful demeanor and willingness to help.

Councilor Rodgers thanked Mr. Campbell for being willing to teach her as a new City Councilor and for his can-do attitude when it comes to addressing complaints or responding to suggestions. She also commended him for being a Denver Broncos fan!

Councilor Sharer acknowledged that he has only been on the Council for about a month, but commended Mr. Campbell for his years of service and stated that he will be missed.

Addressing the Council, Mr. Campbell stated that he appreciates the comments and announced that he and his wife, Nancy, are looking forward to their new adventures in Tucson, Arizona after serving 39 years in the public sector. He stated that he believes that Mr. Mayes is an outstanding leader who has built a great leadership team and contended that the currently-seated governing body is one of the best because they make decision that are based on valid principles that are in the best interest of the community.

Introduction of Newly-Hired Assistant City Manager and General Services Director

City Manager Rob Mayes formally introduced new Assistant City Manager Julie Baird and new General Services Director Eddie Smylie.

Announcing that it is nice to see employees advance within the organization, Mayor Roberts congratulated Ms. Baird and Mr. Smylie and stated that he is assured in their abilities to fulfill their new roles because of Mr. Mayes' confidence in their past work performances.

Update on the Condition of Brookside Pool

City Manager Rob Mayes reminded the Council that at the March 22, 2016 regular City Council meeting the Council asked for additional analysis on the condition of the pipes, inlets, outlets, pool deck and liner at Brookside Pool. Noting that it was determined that the condition of the pool is so poor that additional testing cannot be completed, he announced that it is staff's recommendation that the pool be closed. However, he noted that staff will be scheduling a strategic planning session in conjunction with the upcoming Fiscal Year 2017 budget hearings where options for funding the construction of a new pool and/or water feature at Brookside Park will be presented for Council consideration.

Utilizing a Powerpoint presentation, Parks, Recreation & Cultural Affairs Director Cory Styron reported that American Leak Detection inspected Brookside pool on Tuesday, April 5, 2016 and determined that the drains, inlets and outlets are in such poor condition that they may not withstand the pressure test. He also pointed out that it was their recommendation that the pool liner be replaced prior to any leak detection tests be conducted. Mr. Styron showed the Council pictures of the corroded inlets, outlets and drains and also areas where the concrete pool deck is crumbling and exposing the rebar.

There was no response to the Mayor's question to the Council on whether they believe that there is a reason to open Brookside pool this season.

In closing, Mr. Mayes stated that he intends to bring this item back to the Council at a future date for formal action.

CITY ATTORNEY BUSINESS

City Attorney Jennifer Breakell presented for discussion a proposed ordinance dealing with house numbering/street addressing and the sale of used vehicles by individuals. The title of such proposed ordinance being:

AN ORDINANCE REVISING CERTAIN SECTIONS OF THE CITY CODE PROVIDING FOR CLARIFICATION AND ADDITIONS TO PROVISIONS IN CHAPTERS 24 AND 25 RELATING TO HOUSE NUMBERING AND STREET ADDRESSING AND INDIVIDUAL USED-VEHICLE SALES.

There being no discussion, Ms. Breakell announced that the proposed ordinance will be presented for final action at the April 26, 2016 regular City Council meeting.

Ms. Breakell also requested permission to publish an ordinance authorizing swimming in designated areas at Lake Farmington. The title of the proposed ordinance being:

AN ORDINANCE AMENDING CHAPTER 20 OF THE CITY CODE DEALING WITH LAKE FARMINGTON

Thereupon, a motion was made by Councilor Rodgers, seconded by Councilor Duckett to authorize staff to publish a notice of intent to consider an ordinance that would allow swimming in designated areas at Lake Farmington, and upon voice vote the motion carried unanimously.

BUSINESS FROM THE FLOOR

Proposed Improvements to the Downtown District

Addressing the Council as a business and property owner in the downtown area, Morey Havens voiced concern for the safety of pedestrians if the traffic signals located at the corners of Main Street and Locke Avenue, Main Street and Allen Avenue and Main Street and Court Avenue are removed prior to the roadway being narrowed as proposed by the Complete Streets project. He also questioned whether there would be increased liability to the City if the lights are removed and a pedestrian is injured. Furthermore, Mr. Havens suggested that construction of the Complete Streets project be conducted in small phases in order to protect the downtown businesses, noting that he lost 50 percent of his revenue over a period of two years for a business he owned in the City of Aztec during the reconstruction of their Main Street.

CLOSED MEETING

A motion was made by Councilor Rodgers, seconded by Councilor Duckett to close the meeting to discuss request for qualification-based proposals for professional engineering services for arc flash analysis and request for proposals for a cost of service and rate study, pursuant to Section 10-15-1H(6) NMSA 1978, and to receive advice from the City's legal counsel concerning a matter of pending litigation (Chavez vs. City of Farmington), pursuant to Section 10-15-1H(7) NMSA 1978. The roll was called with the following result:

Those voting aye:	Linda G. Rodgers Sean E. Sharer Gayla A. McCulloch Nate Duckett
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Those voting nay:	None
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The presiding officer thereupon declared that four Councilors having voted in favor thereof, the said motion carried.

The Mayor convened the closed meeting at 7:44 p.m. with all members of the Council being present.

Following the closed meeting, during which meeting the matters discussed were limited only to those specified in the motion for closure, a motion was made by Councilor Duckett, seconded by Councilor Rodgers to open the meeting for further business, and upon voice vote the motion carried unanimously.

The open meeting was reconvened by the Mayor at 8:17 p.m. with all members of the Council being present.

QUALIFICATION-BASED PROPOSAL/ENGINEERING SERVICES FOR ARC FLASH ANALYSIS

Acting Procurement Officer Kristi Benson reported that proposals for professional engineering services for arc flash analysis (Electric) opened on March 9, 2016 with fourteen offerors participating. She recommended that negotiations be commenced with ESC Engineering, Inc. as the top evaluated offeror after application of the five percent in-state and Veterans preferences.

Thereupon, a motion was made by Councilor Duckett, seconded by Councilor Rodgers to authorize staff to commence negotiations on the proposal for professional engineering services for arc flash analysis with ESC Engineering, Inc., as recommended by the Acting Procurement Officer, and upon voice vote the motion carried unanimously.

PROPOSAL/COST OF SERVICE AND RATE STUDY

Acting Procurement Officer Kristi Benson reported that proposals for a cost of service and rate study (Electric) opened on February 24, 2016 with twelve offerors participating. She recommended that the proposal be awarded to NewGen Strategies as the top evaluated offeror after application of the five percent in-state and Veterans preferences.

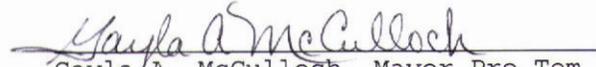
Thereupon, a motion was made by Councilor Duckett, seconded by Councilor Rodgers to award the proposal for a cost of service and rate study to NewGen Strategies, as recommended by the Acting Procurement Officer, and upon voice vote the motion carried unanimously.

There being no further business to come before the Council, the meeting was adjourned at 8:19 p.m.

The City Clerk certified that notice of the foregoing meeting was given by posting pursuant to Resolution No. 2013-1466, et seq.

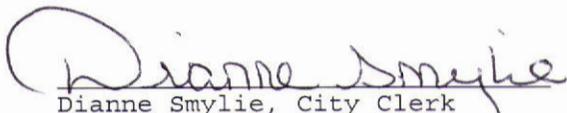
Approved this 26th day of April, 2016.

Entered in the permanent record book this 27th day of April, 2016.


Gayla A. McCulloch, Mayor Pro Tem

SEAL

ATTEST:


Dianne Smylie, City Clerk



ZC 16-02

- ▶ Zone change to PD Planned Development with underlying zoning of MU- Mixed Use & OP- Office Professional
- ▶ Approximately 12.33 acres using approximately 10 acres for proposed 1.5 Megawatt capacity Major Utility Solar Array

Planned Development

- ▶ Master Plan (Pg. 7.82, 7.83)
- ▶ Narrative (Pg. 7.81)
- ▶ 10% Open Space
- ▶ Meet required setbacks for underlying districts density standards
- ▶ Meet Comprehensive Plan Land Use Map
- ▶ Requesting barbed wire on north, east and west property lines

- ▶ The Planning and Zoning Commission recommends approval of ZC 16-02, a request from SJRMC for a Planned Development of approximately 12.33 acres.

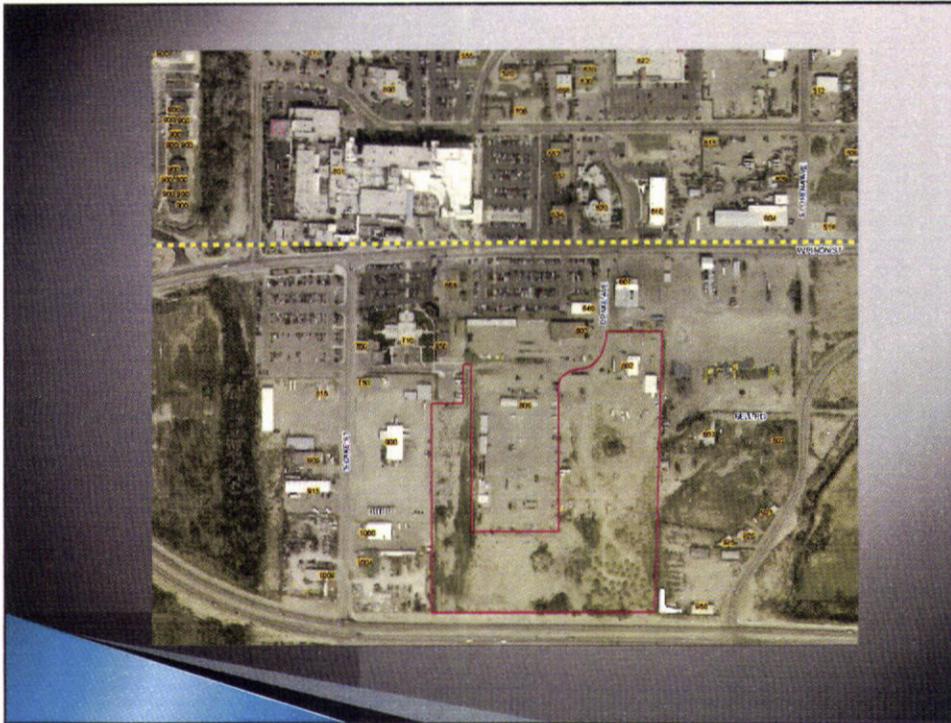


Exhibit A

4/14/2016

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- ▶ “There is a willingness on part of SJRMC to be a strategic partner in launching catalyst projects. This partnership greatly enhances the feasibility environment for suggested projects. “
- ▶ *Specific Development Projects:* “This area can host a variety of projects that will benefit from synergy with the Center and can represent some of the early signature projects for the MRA— setting the tone for quality, style design, and creativity. For example, this area could be a good location to showcase ‘Green Building’ or LEEDs certified construction which could establish a meaningful trend for the district.”

Farmington Downtown MRA Plan- Catalyst Projects

Pages 66-67



SAN JUAN REGIONAL
MEDICAL CENTER

Application by San Juan Regional Medical Center for a Zoning Map Amendment. From "Office Professional" and "Mixed Use" to "PD (Planning Development)", on Approximately 10 Acres.

Sacred Trust ♦ Thoughtful Anticipation ♦ Creative Vitality ♦ Personal Reverence ♦ Team Accountability



SAN JUAN REGIONAL
MEDICAL CENTER

Purpose of Application

- SJRMC intends to install at 1.5 megawatt solar tracking photovoltaic array considered a "large utility" by City, therefore must be rezoned from OP/MU to PD. The hospital owned site is unsuitable for office, clinical space or retail development but is well-suited for solar development.
- Meets objectives of SJRMC's Master Facility Planning guidelines

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Exhibit B
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SAN JUAN REGIONAL MEDICAL CENTER

SJRCM Master Facility Plan 2000-2025

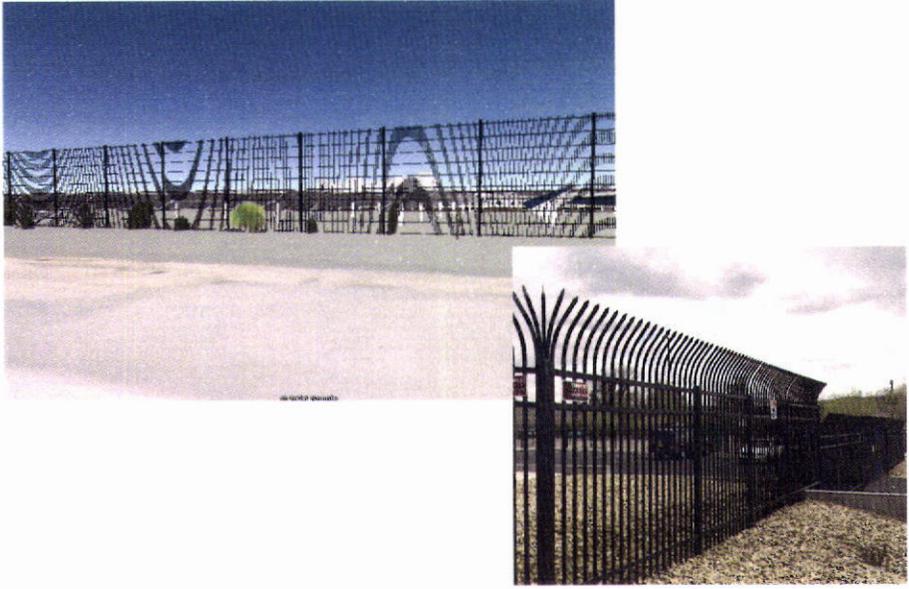
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SAN JUAN REGIONAL MEDICAL CENTER

Sacred Trust ♦ Thoughtful Anticipation ♦ Creative Vitality ♦ Personal Reverence ♦ Team Accountability

Exhibit B
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 SAN JUAN REGIONAL MEDICAL CENTER



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 SAN JUAN REGIONAL MEDICAL CENTER

QUESTIONS



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