

Farmington City Council Meeting
February 17, 2015

Present: Mayor Pro Tem Jim Young, Council Members Doug Anderson and Brigham Mellor, City Manager Dave Millheim, Community Development Director David Petersen, Associate Planner Eric Anderson, City Engineer Chad Boshell, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Mayor Jim Talbot and Council Member John Bilton were excused. Council Member Cory Ritz joined the regular session at 7:15 p.m.

WORK SESSION:

Mayor Pro Tem Young began the work session at 6:00 p.m. and the Council discussed several agenda items.

REGULAR SESSION:

CALL TO ORDER:

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

Brigham Mellor offered the invocation and local Boy Scout **Brayden Crockett** of Troop 58 led the Pledge of Allegiance.

PUBLIC HEARINGS:

Residences at Station Parkway – Rezone and Modification of Street Cross-Section

Eric Anderson said staff is recommending approval of both items.

Public Hearing:

The Public Hearing opened at 7:10 p.m. There were no comments and it closed.

Zone Change: Motion:

Brigham Mellor made a motion to approve the Ordinance rezoning the Residences at Station Parkway with two findings listed in the staff report. **Doug Anderson** seconded the motion which was approved by **Jim Young, Brigham Mellor** and **Doug Anderson**.

Street Cross-Section Modification: Motion:

Brigham Mellor made a motion to approve the street cross-section modification with one finding listed in the staff report. **Doug Anderson** seconded the motion which was approved by **Jim Young, Brigham Mellor** and **Doug Anderson**.

Zone text amendment to Chapter 18 of the Regulating Plan consistent with both the Cabela’s Site Plan and the Residences at Station Parkway Project

Eric Anderson said the proposed amendments to the Residences at Station Parkway Regulating Plan improve the block sizes, connectivity and the character of the road network in the area. The applicant has met the requirements set forth in Chapter 18 to make changes to the Regulating Plan through the PMP process.

Public Hearing:

The Public Hearing opened at 7:16 p.m.

Cory Morris, Cabela’s site development consultant, said they are concerned about the lack of specifics regarding the road.

The Public Hearing closed at 7:18 p.m.

Dave Millheim said the City received a request for a letter from Cabela’s regarding road details, which was provided to them earlier in the day, and he advised the Council to approve the amendment.

Motion:

Doug Anderson made a motion to approve the zone text amendment updating the Regulating Plan as set forth in Chapter 18 of the Zoning Ordinance and to attach the letter for Cabela’s with specifics regarding the right of way and with one finding listed in the staff report. **Cory Ritz** seconded the motion which was unanimously approved.

Chapter 18 Zone Text Changes – Standards related to rights-of-way, large footprint buildings, and other related standards

David Petersen said the Planning Commission recommended approval of these changes during the meeting on January 8, 2015.

Public Hearing:

The Public Hearing opened at 7:26 p.m. There were no comments and it closed.

Motion:

Brigham Mellor made a motion to approve the Ordinance amending Sections 11-18-104(3)a. and (4), 11-18-110(b)(C), and 11-18-107(2)(e)ii.17 of the Zoning Ordinance regarding standards related to rights-of-way, large footprint buildings and other related standards and with five findings listed in the staff report. **Cory Ritz** seconded the motion which was unanimously approved.

Amendments to Chapters 1, 2, 3 and 6 of the Subdivision Ordinance

Mayor Pro Tem Young said this subject was thoroughly reviewed by the Planning Commission and the City Council, and the Commission recommended approval.

Public Hearing:

The Public Hearing opened at 7:30 p.m. There were no comments and it closed.

Motion:

Cory Ritz made a motion to approve the Ordinance amending Chapters 1, 2, 3 and 6 of the Subdivision Ordinance regarding the approval process for major subdivisions and related chapters where necessary. **Brigham Mellor** seconded the motion which was unanimously approved.

Cal Fadel – State Farm Insurance Sign on 184 West State Street

David Petersen explained that **Cal Fadel** would like to replace a sign that has been in place since 1982. The area was zoned C2 (Commercial) in 1981, rezoned to BR (Business Residential) in 1994, and rezoned to R (Residential) in 2003 when both the office and sign became non-conforming uses (professional offices are not allowed in an R zone). Options for Mr. Fadel include amending Section 11-5-107(a) of the Zoning Ordinance, rezoning (to R-4) only the portion of his property which will include the sign, or amending Section 15-5-101 of the Sign Ordinance. The Planning Commission recommended amending the Sign Ordinance.

Public Hearing:

The Public Hearing opened at 7:35 p.m. There were no comments and it closed.

Mayor Pro Tem Young said they discussed this item during the work session and are leaning toward the text change. **Cory Ritz** agreed and said he is not a fan of spot zoning.

Motion:

Brigham Mellor made a motion to approve the Ordinance amending Section 15-5-101 of the Sign Ordinance with four findings listed in the staff report. The motion was seconded by **Doug Anderson** and unanimously approved.

Consideration of adopting a Resolution authorizing the issuance and sale of a \$6 million General Obligation Bond

Dave Millheim explained that the bonds were voted on and passed during the November 2014 election and will be used to pay for the gym and park along 650 West. Moody's gave the City an Aa2 bond rating which is two steps higher than the previous rating and will allow a lower interest rate on the bonds and lower property taxes. **Mayor Pro Tem Young** thanked **Johnathan Ward** of Zions Bank for his efforts.

Motion:

Cory Ritz made a motion to approve the Resolution authorizing the issuance and sale of \$6,000,000 in General Obligation Bonds, the result of the election held November 4, 2014. The motion was seconded by **Doug Anderson** and approved by **Doug Anderson, Brigham Mellor, Cory Ritz** and **Jim Young**.

2015 Municipal Elections

City Recorder **Holly Gadd** said the City is in the process of deciding if they will use voting machines or vote by mail. She asked **Brian McKenzie**, Davis County election manager, and **Curtis Koch**, Davis County clerk/auditor to share the County's perspective.

Brian McKenzie, 474 East 100 South, Kaysville, said they looked at other options in 2013 because of their aging voting equipment and decided to try voting by mail in 2014. There was a significant increase in voter turnout. Each voter received a ballot and a postage-paid envelope which could be mailed up to the day prior to the election or delivered in person that day. Based on the primary election, a 30% turnout for the general election was projected, but there was a 48% turnout which required voters to wait in long lines. In the future they plan to do everything they can to educate voters and make voting more convenient, and he encouraged the City to participate in voting by mail. **Brigham Mellor** asked if the City would be able to use the voting machines even if the County voted by mail, and **Mr. McKenzie** said the City is a contracted agent with the County. There are other contractors who could provide machines and paper ballots could also be used.

City Trails Discussion

Vertis Anderson, 254 E. Oak Lane, represented 100 residents who signed a petition to stop the construction of a trail near the dike above 200 East. The City decided 12-14 years ago not to have a trail in this location, and the residents would like the proposal to be removed from the master plan. They appreciate the Trails Committee, but believe the City is saturated with trails.

Dennis Gibbons, 223 Oak Lane, is concerned that the City has too many trails—many are not properly maintained. Up to 75% of the trees planted on certain trails died, and there is a great deal of trash on the trails as well as the Dyer's Woad weed. Signs do not seem to help.

Dave Millheim concurred with the comments and explained that the Legacy Trail was an outgrowth of a poorly managed highway project that forced several cities and Davis County to take on a maintenance job they did not anticipate. Most of the trees died and will not be replaced because there is no way to water them. **Doug Anderson** will attend the Trails Committee meeting on Thursday, Feb. 19th and will discuss the subject with them.

Police Chief – Report on law enforcement impacts related to new growth

The Council asked the Police Chief to present this report in two weeks when **Mayor Talbot** and **John Bilton** will be in attendance.

Storm Drain Agreement with Cabela's Wholesale, Inc.

Motion:

Cory Ritz made a motion to approve the Storm Drain Agreement with Cabela's Wholesale, Inc. **Doug Anderson** seconded the motion which was unanimously approved.

SUMMARY ACTION:

Summary Action List

1. Proposed City Ordinance for the "Building Occupancy Resumption Program" (BORP)
2. Amendment to ICMA 457 Plan to allow loans
3. Approval of Minutes from the City Council meeting held February 3, 2015
4. Approval of January Storm Water Bond Log

Motion:

Brigham Mellor made a motion to approve the four items on the Summary Action List. **Cory Ritz** seconded the motion which was unanimously approved.

GOVERNING BODY REPORTS:

City Manager

- He asked if the City should pursue a sponsorship for the ICSC conference in May, and the Council agreed it would be a good idea to attend.
- Centerville City is working on a development project west of I-15 (north of Parrish Lane) and plans to complete the road to the Farmington border. They asked Farmington to finish its portion of the road, but the City is not financially ready to do so and would like to know the outcome of the WDC prior to any improvements. **Cory Ritz** stated that traffic on Glover Lane and 650 West is a concern, and road improvements would require extra fill and significant expense to make it safe.
- The January Building, Police and Fire Monthly Activity Reports were in the staff report.
- UDOT's annual visit to Davis County and cities within the County will be held March 26, 2015 at the County Administration Building. He encouraged the Council to attend.
- He asked each Council Member to complete and submit the sign survey included in the packet by February 20th. The results will be shared at a future work session.
- The City is hiring Zions Bank Public Finance to complete an impact fee facilities plan for the parks, recreation and trails in Farmington. The Consulting Services Agreement with is included in the staff report, and the Council approved the plan.

City Council

Doug Anderson:

- He asked for a report on the water tank, the water supply and the splash pad. **Dave Millheim** said he received a lease agreement from **Mr. Armstrong** who wants the City to find water and then negotiate, but the City needs the easements prior to drilling. The snow pack is definitely challenged but there are no restrictions yet. Farmington supplies all of its own culinary water and is in first position with the Weber Basin for extra culinary water. He will follow up with **Neil Miller** on the splash pad.
- Several residents said there has been suspicious activity near the trail head on Clark Lane/Ranch Road which has no street lights. **Dave Millheim** said he will add it to the list, and contact Police Chief **Wayne Hansen** suspicious activity and possible costs.

Cory Ritz:

- He received an email regarding traffic on 650 West. **Dave Millheim** said they are preparing a list of the associated costs for various solutions. **Doug Anderson** spoke with the Police Chief about a speed table in the area, and he plans to attend a cottage meeting with residents to discuss the issue.
- He asked about the 3 homes that are being demolished for the new park, and **Mr. Millheim** said two of the homes were demolished, but the third homeowner wanted to stay until April. The City offered \$500 to the homeowner if he would move sooner, and that is likely to happen.

Jim Young:

- He also expressed concern regarding water—he lives on one acre and depends heavily on secondary water.

Brigham Mellor:

- Residents in the Ranches would like better internet service. The most dependable service is Century Link which is very slow. **Mr. Millheim** said Comcast was working on a major line in west Farmington, and he will obtain a progress report.

ADJOURNMENT

Motion:

Brigham Mellor made a motion to adjourn the meeting. **Cory Ritz** seconded the motion which was unanimously approved, and the meeting was adjourned at 9:05 p.m.



Holly Gadd, City Recorder
Farmington City Corporation

February 17, 2015

Dear Mayor Talbot, City Council, City Manager Mr. Millheim,

We as citizens of Farmington wish to express our thanks for your prompt action in responding to our request to stop the construction of a park and trail in the flood-control dike on 320 South between 200 East and 500 East. We are presenting our signed petition as Mayor Talbot requested at our meeting of Dec 17, 2014. This copy is for your permanent files and we will keep one also. We feel grateful for your public service and responsiveness.

The citizens who signed the petition also have one other request and one suggestion:

1. We would like to have the proposed trail and park removed from the Farmington Master Plan.
2. As the number of trails have become much more than adequate, we would like to see the "Trails Committee" become the "Trail Maintenance Committee".
This committee could organize a much needed yearly volunteer trail cleanup.

Thanks so much

Your fellow citizens who reside near the dike

VERTIS ANDERSEN
431-2915

JANUARY, 2015

CITIZEN'S PETITION

We the undersigned citizens of Farmington, Utah, present this petition in opposition to a proposed trail to be constructed in the Davis County flood-control dike on 320 South and extending Eastward from 200 East to the fire road. We also oppose the construction of a park to be built north of the cul-de-sac on 400 East in the dike. We intend to use every legal means to prevent these projects from happening.

<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1. <u>Bucky W. Jones</u>	<u>318 Oak Ln</u>	<u>1-16-15</u>
2. <u>Shedd Cassel Toone</u>	<u>289 Oak Lane</u>	<u>1-19-15</u>
3. <u>Bart Toone</u>	<u>289 Oak Lane</u>	<u>1-19-15</u>
4. <u>Jim Holmes</u>	<u>321 Oak Ln</u>	<u>1-20-15</u>
5. <u>[Signature]</u>	<u>321 Oak Ln</u>	<u>1-21-15</u>
6. <u>Whitney Holmes</u>	<u>321 oak lane</u>	<u>1-21-15</u>
7. <u>[Signature]</u>	<u>312 oak lane</u>	<u>1/21/15</u>
8. <u>Ann McMan</u>	<u>312 Oak Lane</u>	<u>1/21/15</u>
9. <u>[Signature] Brian [Signature]</u>	<u>267 E Oak Lane</u>	<u>1/21/15</u>
10. <u>[Signature] [Signature]</u>	<u>223 Oak Lane</u>	<u>1/21/15</u>
11. <u>[Signature] [Signature]</u>	<u>223 Oak Lane</u>	<u>1/21/15</u>
12. <u>[Signature]</u>	<u>255 Oak Lane</u>	<u>1/23/15</u>
13. <u>[Signature]</u>	<u>255 Oak Lane</u>	<u>1/23/15</u>
14. <u>Kip Willis</u>	<u>236 E Oak Lane</u>	<u>1/23/15</u>
15. <u>Staci Willis</u>	<u>236 E Oak Lane</u>	<u>1/23/15</u>
16. <u>Ted Davis</u>	<u>199 S. 1800 W.</u>	<u>1-23-15</u>
17. <u>Allan Ryther</u>	<u>235 OAK LANE</u>	<u>1-23-15</u>
18. <u>Haley Borman</u>	<u>235 Oak Lane</u>	<u>1-23-15</u>
19. <u>[Signature]</u>	<u>235 Oak Lane</u>	<u>1-23-15</u>

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<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1. Barbara Page	519 E. Woodland	1/13/15
2. Cricket Parry	380 E 500 S	1/13/15
3. Barbara Litchfield	1456 Walker Lane	1/13/15
4. Candace Muntz	207 E Oak Lane	1/13/15
5. Jolene Jensen	568 S. 350 East	1/13/15
6. Carolyn Maxwell	397 S. 10 West	1/13/15
7. Susan Beesley	504 S. Lakeview Way	1/13/15
8. Michelle Vance	572 E. Woodland DR	1/13/15
9. Lynn V. Bates	461 S. 275 E	1-14-15
10. De-Store	318 Oak Ln	1-13-15
11. Lonnie Fausett	228 Oak Ln	1-13-15
12. Pat Larson	445 Lakeview Way	1-13-15
13. Len Johnson	445 Lakeview Way	1-13-15
14. Vicki Carter	1131 Lakeview way	1-13-15
15. Betsy Linnell	425 S. 450 EAST	1-15-15
16. Christa Anderson	125 S. 450 E	1-15-15
17. Sandra Anderson	425 S. 450 E	1-17-15
18. MICHAEL WHITE	425 S. 450 E.	1.17.15
19. Janet Anderson	425 S. 450 E	1-17-15

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1. <u>Lisa White</u>	<u>425 So 450 E</u>	<u>1-17-15</u>
2. <u>Robin Van Wagenen</u>	<u>484 So. 450 E</u>	<u>1/17/15</u>
3. <u>Robert Van Wagenen</u>	<u>484 S 450 E</u>	<u>1/17/15</u>
4. <u>David Beasley</u>	<u>584 South 450 E</u>	<u>1/17/15</u>
5. <u>Michael Spjut</u>	<u>484 So. 500 E.</u>	<u>1/17/15</u>
6. <u>Kathy Spjut</u>	<u>483 S 500 E</u>	<u>1/17/15</u>
7. <u>Wendy Ashworth</u>	<u>447 S 500 E.</u>	<u>1/17/15</u>
8. <u>Crist Becker</u>	<u>427 S. 500 E</u>	<u>1/17/15</u>
9. <u>Robert Chamberlain</u>	<u>407 S. 500 E</u>	<u>1/17/15</u>
10. <u>Kevin Wadup</u>	<u>394 S. 500 E</u>	<u>1/17-15</u>
11. <u>Jim Wadup</u>	<u>394 S. 500 E</u>	<u>1-17-15</u>
12. <u>Matt Coburn</u>	<u>434 S 500 E</u>	<u>1-17-15</u>
13. <u>Jim Johnson</u>	<u>434 S. 500 E</u>	<u>1-17-15</u>
14. <u>SIMEON NING</u>	<u>496 S 500 E</u>	<u>1-17-15</u>
15. <u>Laura Ning</u>	<u>496 S. 500 E</u>	<u>1-17-15</u>
16. <u>Johene Wiser Ning</u>	<u>496 S 500 E</u>	<u>1-17-15</u>
17. <u>Audrey of Street</u>	<u>287 E. Park Ln.</u>	<u>1-19-15</u>
18. <u>Frances Gardner</u>	<u>427 S. 275 E.</u>	<u>1-19-15</u>
19. <u>Jerry Gardner</u>	<u>427 S. 275 E.</u>	<u>1-19-15</u>

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<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1. Glenda Gardner	407 S. 275 E	1-19-15
2. Robert Barrett	467 So. 500 E	1-19-15
3. Teron Muller	454 S 500 E	1-19-15
4. Soni Muller	454 S. 500 E	1-19-15
5. Jenni Spaley	476 S. 500 E.	1-19-15
6. Robert	476 S 500 EA.	19-Jan-2015
7. Ryan	476 S. 500 E.	Jan 19, 2015
8. Lily Howard	461 E. 500 S.	1/19/2015
9. Tom	" " " "	1/19/2015
10. Jannette	441 S 450 E	1/24/2015
11. RICHARD SHIPLEY	383 S. 500 E	1/27/2015
12. Joyce Shipley	383 S 500 E	1/27/2015
13. Danese Blackwell	801-431-27252 446 S Lakeren way	1/28/2015
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1. <u>Walker, Edwin MR</u>	<u>283 Co 466 Creek Head</u>	<u>Jan 28 2015</u>
2. <u>Carole Edwards</u>	<u>243 Cobblecreek Rd.</u>	<u>Jan 28, 2015</u>
3. <u>Steven A Davis</u>	<u>298 Cobblecreek Road</u>	<u>1/28/2015</u>
4. <u>Robert Margotta</u>	<u>500 E 200 S, Farmington</u>	<u>1/28/15</u>
5. <u>Linda Metzger</u>	<u>" " "</u>	<u>"</u>
6. <u>Malcolm J Miller</u>	<u>252 Cobblecreek Circle</u>	<u>1-29-15</u>
7. <u>Lynn Miller</u>	<u>252 Cobblecreek Circle</u>	<u>1-29-15</u>
8. <u>Geoff Cannon</u>	<u>235 So. 200 E.</u>	<u>2/2/15</u>
9. <u>Ken Cannon</u>	<u>" "</u>	<u>"</u>
10. <u>John J. Green</u>	<u>303 S. 200 E</u>	<u>2/2/15</u>
11. <u>Liz Green</u>	<u>" "</u>	<u>"</u>
12. <u>Christina Aston</u>	<u>492 E 200 S</u>	<u>2/16/15</u>
13. <u>Brent Hope</u>	<u>"</u>	<u>"</u>
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1. <i>Alan Erickson</i>	<i>411 So. 275 E.</i>	<i>1-28-15</i>
2. <i>Andra Anderson</i>	<i>254 Oak Lane</i>	<i>1-28-15</i>
3. <i>Verdis Andersen</i>	<i>254 OAK LANE</i>	<i>1-28-15</i>
4. <i>Cynthia Gifford</i>	<i>412 S. 275 East</i>	<i>1-30-2015</i>
5. <i>Naomi H. Gifford</i>	<i>412 S. 275 e.</i>	<i>1-30-2015</i>
6. <i>J. Culy</i>	<i>259 E. 500 S.</i>	<i>1-30-2015</i>
7. <i>Lora Stewart</i>	<i>323 E 500 So</i>	<i>1-30-2015</i>
8. <i>Miss Peter</i>	<i>373 OAK LANE</i>	<i>2/3/2015</i>
9. <i>Clyde R. Nichols</i>	<i>353 Oak Ln.</i>	<i>2/3/2015</i>
10. <i>Laris St. Nichols</i>	<i>353 Oak Ln.</i>	<i>3/3/2015</i>
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ADDRESS

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1. Liz Perkins (LIZ PERKINS) 337 S. 200E. FARMINGTON 1/21/15
2. David Perkins (DAVE PERKINS) 337 S. 200E. FARMINGTON 1/21/15
3. Cory DeYoung Cory DeYoung - 389 S 200E Farmington 1/21/15
4. ~~David Perkins~~ Syd DeYoung 389 S. 200 E. FARMINGTON 1/21/15
5. Delwyn R. Burkhead 212 OAK LN. FARMINGTON 1/21 2015
6. Wayne Hamer 372 EAST OAK LANE FARMINGTON, UTAH 1-24-15
7. Kristine Hansen 372 East Oak Lane Farmington VT 1/24/2015
8. Sh (L) 346 E. OAK LANE FARMINGTON, UT 1/30/15
9. Linda Anderson 346 E. Oak Farmington UT 1-30-15
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102 TOTAL