

FARMINGTON CITY COUNCIL MEETING

August 18, 2015

WORK SESSION

Present: Council Members Doug Anderson, Brigham Mellor, John Bilton, Cory Ritz and Jim Young, Community Development Director David Petersen, Associate City Planner Eric Anderson, Keith Johnson, Parks and Recreation Director Neil Miller, Pool Manager Sylvia Clark, and Recording Secretary Melanie Monson.

Jim Young served as Mayor pro-tem. Mayor Talbot was excused due to a family illness.

Keith Jonson said he would present the primary election results during the meeting.

Consolidated Fee Schedule:

Neil Miller said infrastructure and storm drains have begun for the gym and that construction is going well. The project for 1100 West/Glovers lane is going well; it will begin on Thursday. He said they are having to patch the surface of the pool on a regular basis. The pool has held up well for 15-16 years, but it is on its last legs. It needs to be re-plastered next year, which will cost between \$300-500k. He said that many factors including pressure, temperature changes, etc. impact the need for patching it. He said it may be worth considering spending the money to dig for a new pool to accommodate more people. He wants to hire the manager for the new gym as of December 1 instead of January 1 so they will be on board prior to the gym opening. **John Bilton** asked about the pool volume this year. **Sylvia** said they have had 22,000 swimmers this season just during open swim, not including private parties. **Neil** said pool rental currently costs \$300, they want to raise it to \$350 per night. He said it is rented out almost every night during the season through Labor Day. **Neil** said they want to raise the Miss Farmington fee by \$5 to cover increasing costs. They also want to raise the deposit for the Theater Arts program to \$75; if the parents volunteer they get it back.

Sylvia Clark said they are proposing to raise the pool admission fee by \$0.50 for next year in order to cover the cost of a new life guard for the slides. She said their data shows that over the last couple of years the majority of their rescues happen at the slides. She also commented that they do not think that raising the pool rental fee will discourage people from renting it, and that the extra money will help cover the cost of life guards. She said they need to raise fees to cover the costs of adult soccer, youth volleyball, and youth basketball. They have a contract form for the recreation classes offered through the City, and they want to be able to set the fee schedules with the instructors themselves so they do not have to come before the Council each month. Many of the sports and class fees have not been adjusted since 2007.

The City will offer recreational baseball to residents using current City fields until the new fields are built after the gym is completed. **Neil Miller** said they think now is a good time to have the City sponsor recreational baseball. **John Bilton** asked if the Council is approving baseball tonight. **Neil Miller** said, no, they can come back and talk about it again. They just wanted to bring the proposed fee schedule. They would like approval of the volleyball and basketball fee increases so they can begin registration. **John Bilton** said that FABL uses the City's fields a lot and will need some advanced warning if the City is starting its own baseball

program. **Jim Young** said the fees look reasonable. **Doug Anderson** also said the fees look reasonable, and with continued City growth the City needs more referees, more lifeguards, etc. He said the kids love the new football jerseys. **Keith Johnson** said Parks and Recreation will have to come back with a formal resolution and that for tonight they just need a thumbs up so they can begin registration for some sports. **Neil Miller** said they will come back in November with a fee schedule for the gym.

Zone Text Amendment for Open Space in PUDS and Other Subdivisions:

Dave Petersen said last October, they redid Chapter 12 of the Zoning Ordinance. In order for the Farmington Creek Estates phase III PUD to deviate from the standard, they had to provide 10% open space. As part of their 10% open space, the City acquired a 20 foot strip of trail property, which would make a trail connection from 500 South to Glovers Lane possible. The City no longer needs that property because UTA acquired the UP tracks and started their Rails to Trails program. In addition, the City acquired land for a pocket park along Country Lane, but a developer purchased 19 acres of nearby land and the City made plans for its regional park nearby. The City entered into a Memorandum of Understanding with Farmington Creek Estates to deed the 20 foot strip of land to the property owners. The HOA agreed to deed a portion of the neighborhood park property to an adjacent owner and the remainder to the City. However, without the proposed amendment, these transactions are a violation of the ordinance. This amendment will help in the long run with the City's PUD ordinance, by amending the statute to allow for a waiver from the 10% open space requirement. It is a legislative act and a new zone is created each time the Council approves a PUD. The amendment includes provisions for three open space alternatives: preservation of an onsite historic structure; a TDR lot; or a waiver. If an applicant is granted a waiver, they will not be eligible for a density bonus. The waiver must be for a single family home on property less than 1 acre. This ordinance will help Jared May in addition to the Farmington Creek Estates development.

Jim Young said he has heard some complaints from the neighborhood about the noise from various activities around the Farmington Creek pond. **Keith Johnson** said they can have the police increase their patrol of the area.

John Bilton said there was a complaint from a resident in Steed Creek who said the City plowed his cul de sac in the past but not last year. John said they have an HOA. The HOA may not have followed through.

Cory Ritz brought up the parking problems that resulted from the County Fair. The Fair caused parking problems into the neighborhoods. They charged \$6 or \$8 for parking, but entrance was free, so people ended up parking along the streets. It was suggested that they charge for entrance but have free parking.

REGULAR SESSION

Present: Council Members Doug Anderson, Brigham Mellor, John Bilton, Cory Ritz and Jim Young, Community Development Director David Petersen, Associate City Planner Eric Anderson, and Recording Secretary Melanie Monson.

CALL TO ORDER:

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

The invocation was offered by Councilmember **Brigham Mellor** and the Pledge of Allegiance was led by Boy Scout **Alex Brady**.

PUBLIC HEARINGS:

Zone Text Amendment for Open Space in PUDS and other Subdivisions

Dave Petersen said this ordinance deals with Chapter 27 of the City’s Zoning Ordinance. Every PUD must provide 10% open space as an incentive to deviate from the planned zone. The proposed amendment provides 3 alternatives to the 10% open space requirement: 1. Historic Preservation- the Council can consider the preservation of a historic home in lieu of the 10%, 2. A transfer of development right (TDR), which may replace all or some of the 10% requirement or 3. A waiver- which if granted will disqualify the developer from obtaining a density bonus.

Jim Young opened the public hearing at 7:08 p.m.

Jim Young closed the public hearing at 7:08 p.m.

Motion:

Cory Ritz made a motion that the City Council approve the enclosed ordinance as recommended by the Planning Commission amending Chapters 27 and 28 of the Zoning Ordinances as set forth therein.

Doug Anderson seconded the motion which was unanimously approved.

Findings for Approval:

1. One of the premises of a PUD, is that sometimes conventional lot size dimensions do not always make sense; hence, for this and other reasons, the ordinance allows deviations from the standards of the underlying zone, but even for small adjustments the same open space thresholds are required for all PUDs large or small. The proposed text change allows for more flexibility for small developments.
2. Deviations from the standards of the underlying zone may be appropriate for small infill parcels; however the resulting open space required for such is often too small without much utility.
3. Nor does it make sense to establish an HOA for these situations. The proposed waiver offers greater flexibility to the owner of a small property.
4. The waiver is limited to single family detached dwellings on properties one acre or less in size, and only at the sole discretion of the city as a legislative act.
5. From time to time a TDR may make sense for conventional subdivisions. The same is true for PUDs. This additional tool, at the sole discretion of the City as part of the legislative process, provides greater flexibility to the property owner and the City.
6. Boundary adjustments regarding lots within PUDs and open space outside the PUD are not uncommon. The waiver helps to facilitate these situations when they arise.

NEW BUSINESS:

Canvass of Primary Election Results

Keith Johnson said they received the election results from the County this morning. The following candidates will proceed to the General Election:

Doug Anderson received 1414 votes.

Cory Ritz received 1082 votes.

Jim Young received 1023 votes.

Brett Anderson received 926 votes.

Katherine Hawkes received 739 votes.

Desiree Porter received 671 votes.

David Stringfellow was eliminated receiving 656 votes. Holly said 24.8% of the votes came back; the mail in ballot doubled the number of votes received in previous primary elections.

Motion:

John Bilton made a motion that the City Council approve the Farmington Primary Election results and sign the Board of Canvassers letter.

Doug Anderson seconded the motion which was unanimously approved.

Amendment to Consolidated Fee Schedule Relating to Proposed Fees for Baseball/Softball Program

Jim Young suggested that the Council consider 1 and 2 and pull number 3 for further discussion/consideration. **John Bilton** said the fees are not changing significantly and it is not a money making effort; it is just to sustain and maintain the programs. One of the big changes is to take on baseball and softball, which has previously been run by a Farmington 501C3. As the City is developing its new park, it will provide more baseball fields. This has been discussed tonight, but will be considered for approval at a later date. **Cory Ritz** said he does not want to pull item 3 completely because he wants Parks and Rec to continue to explore it.

Motion:

John Bilton made a motion that the City Council follow the recommendation of the Parks and Recreation department:

1. Approve the adjustment of existing fees for suggested Parks & Rec activities and rentals
2. To approve recreation class fees to be determined on an individual basis, by the Parks & Rec Department
3. To approve the exploration of a city sponsored Baseball/Softball program, beginning spring 2016

Cory Ritz seconded the motion which was unanimously approved.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

1. Public Improvements Reimbursement Agreement with Davis School District for Portions of 1100 West
2. Miller Meadows Conservation Subdivision Phase VI Final Plat
3. Farmington Park Conservation Subdivision Phase II Final Plat
4. Ratification of Approval of the Storm Water Bond Log
5. Surplus Property
6. Approval of Minutes from City Council dated August 4, 2015

Motion:

Cory Ritz made a motion to approve the items on the Summary Action List 1-6. **Doug Anderson** seconded the motion which was unanimously approved.

GOVERNING BODY REPORTS:

Acting City Manager – Keith Johnson

- The Executive Summary for the Planning Commission meeting held on August 6, 2015, the Building Activity Report for July, and the Fire Monthly Activity Report for July are included in the staff report. **Keith Johnson** did not have anything additional to report.

Doug Anderson

- He said he was attacked by a dog while out jogging recently, and he wanted to address the need to have residents keep track of their dogs.

Cory Ritz

- He complimented Chief Smith for his efforts in obtaining the new fire engine.

John Bilton

- He said there was a nice crowd for the christening of the new fire engine. The City has the largest apparatus in the state. He complimented Chief Smith. He said the appreciation BBQ for the volunteers in the City was a beautiful evening. He expressed appreciation for all the volunteers in the City.

Mayor Jim Talbot

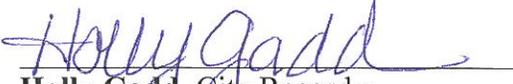
- Letter from Resident. Because Mayor Talbot was absent, this item will be discussed at a future point.

Council member **Brigham Mellor** did not have anything to report at this time.

ADJOURNMENT

Motion:

At 7:23 p.m., **John Bilton** made a motion to adjourn the meeting. **Doug Anderson** seconded the motion which was unanimously approved.


Holly Gadd, City Recorder
Farmington City Corporation