

FARMINGTON CITY COUNCIL MEETING

January 22, 2019

WORK SESSION:

Present: Mayor Jim Talbot; Councilmembers Rebecca Wayment, Alex Leeman, Brett Anderson, Doug Anderson, Cory Ritz; City Manager Shane Pace, Assistant City Manager Keith Johnson, City Economic Development Director Brigham Mellor, Community Development Director David Petersen, Deputy Recorder Heidi Bouck and Recording Secretary Brittney Whitecar

Central Davis Sewer District

Jill Jones, the General Manager of the sewer district detailed the annual statistics of waste processing at the plant. The plant services most of Farmington, Kaysville, and Fruit Heights. Jill explained the basic functions of the plant. The plant grows alfalfa and sells mulch seasonally.

Jill Jones alerted the City Council that because updates to the plant need to be made to meet the state mandated technology based affluency limit by 2020, a small monthly fee increase is in the near future for households that use the plant. This will implement a chemical addition to decrease the plant's outgoing phosphorus levels. According to a 2016 study, the cost for chemical addition will be just over \$500,000 per year.

Farmington City Parks and Recreation

The Farmington City Parks and Recreation Department talked about structure of the baseball program, and discussed basketball and football issues. Prices for baseball will decrease \$5 per child this year because the City is no longer partnering with outside athletic organizations that promote A/B status teams. Players will be separated by age group only and not by skill level.

The season will end one week earlier in 2019 than in the past due to low participation in June when people tend to be out of town.

The intention for the basketball leagues is to sign players up by age and have different age groups play each other as necessary. Over 90 seventh graders were signed up in the 2018 season, whereas only 24 ninth graders signed up, so grade age leagues may need to be combined.

The City's football helmets need to be re-painted to match the new team colors, but most of them will be 10 years old and unusable in two years, so a budget for new helmets has been prepared.

Creekside Manor Subdivision Schematic Plan

Jerry Preston and the councilmembers discussed the trail easement at the Creekside Manor Subdivision. Jerry said that the owners have agreed that the trail easement exist, but only should the city complete

the trail all the way to 500 S. Elite Craft Homes will complete the sidewalk along their property as the subdivision develops.

MISCELLANEOUS

Keith Johnson detailed the road issues brought up in the January 8th City Council Meeting. The slurry seal and stripe will be added to the newly paved section of Station Parkway in the spring. Public Works will be putting up chevron reflective signs northbound on the Frontage Road entering Farmington to warn drivers of the change in road width.

Cory Ritz said the yield sign is gone in the roundabout on the Fairgrounds side of the road at 1100 W. & Clark Lane. The City will look into replacing the sign.

Rebecca Wayment said there are construction vehicles accessing the Mountain View Subdivision through 250 South. There is currently no access to the subdivision off 650 West, but 250 S. is not a large enough road to accommodate construction traffic per some concerned residents. Suggestions have been made to barricade 250 South until the water lines come through. **Shane Pace** said part of the confusion is that this project switched from Brighton Homes to Rainey Homes, so Rainey Homes hasn't been made aware of the issue. In a recent meeting, Shane told the builder to make the City aware when they need to use the 250 South access so that the City can tell the residents about temporary construction traffic at the site.

REGULAR SESSION

Present: Mayor Pro Temp Brett Anderson, Councilmembers Rebecca Wayment, Alex Leeman, Doug Anderson, Cory Ritz; City Manager Shane Pace, Assistant City Manager Keith Johnson, City Economic Development Director Brigham Mellor, Community Development Director David Petersen, Deputy Recorder Heidi Bouck, and Recording Secretary Brittney Whitecar.

Mayor Talbot was excused.

CALL TO ORDER

Brett Anderson called the meeting to order at 7:00 p.m.

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

The invocation was offered by Alex Leeman. The flag was temporary removed from the chambers, so no Pledge of Allegiance was conducted.

NEW BUSINESS

A resolution proclaiming Monday, January 21, 2019 as Martin Luther King Jr. Day was read by **Mayor Pro Temp Brett Anderson**.

Alex Leeman made a motion to approve the resolution proclaiming Martin Luther King Jr. Day. **Doug Anderson** seconded the motion, which was unanimously approved.

Amendment to Chapter 8 Section 8.060 of the City Personnel Policies relating to Overtime for Full Time Fire Personnel Working 24 Hour Shifts

Keith Johnson explained that the amendment clearly defines what is overtime for full time fire personnel working 24 hours shifts.

Cory Ritz made a motion to approve the Resolution to amend Chapter 8 Section 8.060 of the Personnel Policies and Procedures relating to overtime for full time fire personnel working 24-hour shifts. **Alex Leeman** seconded the motion, which was unanimously approved

SUMMARY ACTION

1. Approval of Minutes from December 18, 2018
2. Approval of Minutes from January 9, 2019
3. Appointment of the City Council Members to Various Committees
4. Eastridge Estates Ph. 3 Subdivision Improvements Agreement
5. Ratification of Pedestrian and Bicycle Access Easement for Rock Mill Estates

Rebecca Wayment made a motion to approve summary action items 1 through 5 as contained in the staff report. **Doug Anderson** seconded the motion, which was unanimously approved.

OLD BUSINESS

Schematic Subdivision Creekside Manor

Dave Petersen reviewed the staff report and showed the modified schematic plan. Dave explained the plan for a creek trail to line the edges of the subdivision via an easement.

In order to get eight (8) lots on the property the developer must provide open space, provide a fee in lieu, or do a TDR – which is the current direction the developer is taking.

Shane Pace said either the City or the developer will obtain property on the West side of the subdivision for the trail. The goal is to connect the trail to 500 South.

Rebecca Wayment clarified that currently, the City Council is to approve the schematic plan, including some of the trail, assuming the rest will come in to place as the project progresses. There are many factors, like investors and geotech reports, which could change or stop this proposal.

Doug Anderson made a motion to approve the modified Schematic plan for the Creekside Manor Conservation Subdivision and a waiver (as set forth in Section 11-12-065 of the Zoning Ordinance) of the required conservation land dedication subject to all applicable Farmington City ordinances and development standards and including conditions 1-5 and findings 1-5. **Cory Ritz** seconded the motion, which was unanimously approved.

Conditions

1. The City must receive a trail easement along a portion of the northwest boundary of the subdivision on the east side of the creek, as shown on the schematic plan, and a fee in lieu of the conservation land dedication- both as necessary to obtain additional lots in excess of the number of lots set forth in a yield plan. The City must approve both the fee and yield plan pursuant to Sections 11-12-068 and 11-12-070 of the Zoning Ordinance. The City shall use this payment to purchase fee title property and/or trail easement(s) on the West side of the Creek, or the east side outside the boundaries of the subdivision if necessary, from owners who are open to receiving offers. The City shall continue to work on finishing the trail in coming months and years as the possibility of more land (or easements) are made by remaining owners in the future.
2. The City shall improve and/or cause the improvement of a wide sidewalk on 500 South including the dedication of an additional 8 feet of right-of-way as per the City's Master Transportation Plan, on the North side of the street as an alternative option until a trail can be built along the creek in the future. Most of this will be done by development and/or paid through transportation impact fees.
3. The developer shall meet and satisfy the requirements of the City's DRC (Development Review Committee) including, but not limited to, that the applicant must determine if the "downstream storm drain has capacity to discharge un-detained" – if not, detention shall be required.
4. Parts of lots 6, 7, and 8 encroach into the FEMA flood plain; the applicant must obtain CLOMR (Conditional Letter of Map Revision) and then a LOMR (Letter of Map Revision) from FEMA before the City can issue and building permits regarding these lots.
5. The developer shall obtain a Flood Control Permit from the Davis County Public Works department and implement the conditions related thereto.

Findings for Approval

1. The waiver, easement, and fee in lieu of conservation land dedication is warranted because it will result in a very critical connection of the Farmington Creek Trail consistent with the City's Trails Master Plan. The trail is perhaps the City's most significant east/west trail. It crosses (or goes under) major infrastructure impediments such as SR 106, I-15 and Legacy Parkway, and it links four north to south trails of regional significance including the Bonneville Shoreline Trail, the Legacy Parkway Trail, the D&RGW Trail, and the future WDC Trail, and at the same time the Farmington Creek Trail provides access to some of the major destinations in the community, including, among others, National Forest Service lands, Farmington Pond, Lagoon, Station Park, the City's Regional Park, Davis County Fairgrounds, and the Bird Refuge. There really is no other trail quite like the Farmington Creek Trail.

Moreover, the waiver regarding the fee in lieu meets standards set forth for such, including but not limited to:

- a. The Subdivision shall be located within a half mile of an existing public park located within the Farmington City limits. This distance shall be determined by the actual walking distance from the subdivision to the park. In the case the subdivision is less than 150 feet walking distance from the City Regional Park.
 - b. A waiver shall not result in lots or building setbacks smaller than the minimum lot size.
 - c. All subdivision standards regarding dead end street length, ingress and egress, and block dimensions shall be met.
 - d. No waiver shall result in the creation of additional lots or a flag lot.
 - e. With only 8 lots in the Subdivision, the economics of scale do not exist to create 1.5+ acres of usable open space as a private or public use.
2. The schematic plan, and recommended motion for approval, is consistent with the City's General Plan and the City's Trails Master Plan (an element of the General Plan), and the WFRC 2040 Regional Transportation Plan.
 3. The DRC recommends approval of the application, including the trail which is strongly supported by the City's Parks and Recreation and Public Works departments.
 4. A portion of the subdivision is located within the FEMA floodplain, and by law, the City must follow FEMA standards.
 5. The development abuts Farmington Creek as per inter-local agreement, the City must require that the developer obtain a flood control permit from Davis County. Furthermore, such permits increase safety and mitigate loss of property, especially during times of flooding, for the City's property owners and residents.

GOVERNING BODY REPORTS

City Manager Report

1. Building Activity Report for December 2018

Shane Pace spoke regarding the signatures received by citizens associated with broadcasting City Council Meetings. Shane said there is a small group that is very interested in having the City Council meetings available online. He said this could cost upwards of \$20,000 and proposed that is be discussed in the upcoming budget meeting.

Brett Anderson asked if we could obtain some bids for both visual and audio feed. **Shane Pace** said getting bids is possible and it can be discussed in the upcoming budget process.

Alex Leeman asked that we discuss live vs delayed and more accessible recordings of the meetings at the time the budget is discussed.

City Council Reports

Councilmember Rebecca Wayment

Brought up the 250 S. street access for the Mountain View Subdivision. The developer recently switched from Brighton to Rainey Homes. Construction vehicles are accessing the development off 250 South, which cannot handle heavy traffic. Staff and the developer had a discussion in which the city will work with the contractor to grant limited access until 650 west is available. Rainey Homes needs to get a SWPP permit before they can access 650 west.

Shane Pace said that access though 250 S. will be necessary when putting in water lines but the main access will be from 650 west when available.

Rebecca Wayment expressed concern that the Legacy trailhead damage is due to the construction vehicles and will need repair.

Councilmember Doug Anderson

No updates to report.

Councilmember Cory Ritz

No updates to report.

Councilmember Alex Leeman

Brought up the streaming/live audio issue. He suggested it is listed as an agenda item on the night it is discussed in City Council so the public is aware and may come to the meeting if interested.

ADJOURNMENT

Motion:

At 7:30 p.m., **Doug Anderson** made the motion to adjourn the meeting.

Heidi Bouck, Deputy Recorder

Posted 02/06/2018