

FARMINGTON CITY COUNCIL MEETING

January 16, 2018

WORK SESSION

Present: Mayor Pro Tempore Brett Anderson; Councilmembers Rebecca Wayment, Doug Anderson, Cory Ritz, Brigham Mellor; Assistant City Manager Keith Johnson, City Engineer Chad Boshell, City Development Director David Petersen, City Planner Eric Anderson, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden

Excused: Mayor Jim Talbot, City Manager Dave Millheim

Street Utility Fee

Assistant City Manager **Keith Johnson** shared that Staff has previously presented information to the City Council regarding the 10-year-forecast for road maintenance. The City has had insufficient funds related to road maintenance and with the growth of the City the deficit is expected to get worse. To address this issue, the staff studied and prepared a transportation utility fee recommendation.

City Engineer **Chad Boshell** said that other cities have implemented a transportation utility fee. He outlined the staff process in developing the recommendation. First, Staff determined the different property uses within the City. Second, Staff determined the Equivalent Residential Unit using standards developed by the Institute of Transportation Engineers in their Trip Generation Manual. Third, Staff calculated several fee options.

Chad Boshell reviewed the fee option proposals. Option 1 is based on every property paying the calculated ERU fee multiplied by the number of individual ERU's. Option 2 was to set the residential ERU fee and then determine the remaining needed revenue to create a commercial ERU fee.

Chad Boshell reviewed the pros and cons of each proposal. A single family home fee of \$4 per month would reduce the impact on commercial entities while generating the needed revenue. It keeps the commercial fee competitive with what other cities are charging commercial properties and keeps the residential rate low. Staff recommended collecting the needed revenue by assessing a \$4/month fee for single family homes.

Walt Hokanson said that the impact of Station Park caught the City off guard related to road maintenance. It created impacts to public works, police and fire that were not anticipated. As the City has continued to grow, Public Works has been playing catch up. Mayor Pro Tempore **Brett Anderson** asked if the \$669,000 figure was enough. **Chad Boshell** noted that it would be enough to get ahead of the game and employ preventative maintenance. The new roads will be better maintained and stretch out their lifecycle. He noted that user rates are more easily adjusted than other funding mechanisms.

Brett Anderson brought up the concerns for those on a fixed income. He noted the importance of messaging the fee to help the public understand why it needs to be collected and why it is set

at a certain rate. **Keith Johnson** noted that the alternative is for roads to fall apart or a property tax increase. The City Council reviewed the impact on a sample of various users. **Chad Boshell** noted that the City would be charged and would have to pay the fee from General Funds.

Councilmember **Brigham Mellor** noted that Option 1 was the most equitable evaluation, but would risk frustrating commercial tenants. **Chad Boshell** noted that the ITE manual was used to determine the trip generation for all types of properties. Councilmember **Cory Ritz** stated that those hit with a heavier assessment also benefit from City infrastructure disproportionately.

The next step for the Council is to determine which fee schedule to propose. The City's intent to create the fee would be advertised in local newspapers. The City would inform the residents of the City's intent in the February City newsletter. The City Council meeting on February 20, 2018 would be a public hearing on the matter. If approved at that meeting, the City Council would instruct staff on the date for fee implementation.

The Council discussed the option of noticing a \$4 fee and assessing input from those impacted. **Chad Boshell** noted that the notice could go out with one amount listed, and that the Council could determine another fee amount at the time of the public hearing. It was determined the **Keith Johnson** would proceed with the article in the newsletter and local newspapers listing the amount at \$3.00 per single family home.

Tree Pilot Program

Jake Young, a member of the Farmington Ranches HOA Board, shared the benefits of planting trees within the City. He noted that trees contribute to a sense of place, increase real estate values, diminish the urban heat island effect, provide a noise buffer, and increase safety as people tend to drive slower on tree lined streets.

Jake Young shared the result of a pilot project within the Farmington Ranches neighborhood. Neighbors, the HOA and volunteers worked together to plant 26 trees along Ironside Way. Jake Young asked that the City commit to fund an expansion of the tree planting program. The Farmington Ranches HOA Board committed to contribute \$7,500 and asked the City also provide \$7,500. Homeowners would be contributing approximately one-third of the cost.

Brigham Mellor shared that Syracuse City has committed to plant 100 trees per year and has set aside \$50,000 for the project. **Brigham Mellor** suggested that Farmington could look at a similar program. Neighborhoods and HOAs could organize to participate. **Cory Ritz** said that a committee within the City could help with orders and planning and all would benefit from economies of scale.

Keith Johnson said the City currently budgets \$10,000 - \$15,000 a year for tree trimming and replacement, but that could be increased in the upcoming budget. City Planner **Eric Anderson** said that there are many grant opportunities the City could pursue for additional funds.

The Council committed to continued discussion related to a tree program as the City looks at the 2019 Budget.

Mountain View Subdivision

David Petersen discussed the Mountain View Subdivision PUD item. He noted that it could be left as an AE zone and make the project work through a TDR process. If that option is pursued the item would need to be continued until February 6 and the public hearing held at that time.

Randy Rigby shared that he wants to make this a win/win and has worked to listen and respond to different groups. He is willing to look at the TDR process. This could alleviate the concerns of a rezone and setting a precedent for other AE zones in the City.

Cory Ritz said that the TDR process works through a negotiation between the developer and Dave Millheim and suggested that the Council should be part of the negotiations so that all parties feel good about the decision. **David Petersen** noted that TDRs are an administrative act.

Brett Anderson asked what happens to the current application. Councilmember **Rebecca Wayment** asked if the TDR process would be used to pay for bonus density to avoid a rezone of the area. **David Petersen** clarified that a new application for a TDR would be considered, the current application could be kept pending, the project would still be a request for 34 lots, and the TDR would be a negotiation to pay for bonus density.

The Council discussed the option to discuss the agenda item and hold the public hearing. If the TDR moves forward, Dave Petersen explained that the next act of the Council would be to drop the rezone recommendation from the Planning Commission and approve the Preliminary PUD and Schematic Plan as recommended by the Planning Commission.

REGULAR SESSION

Present: Mayor Pro Tempore Brett Anderson; Councilmembers Rebecca Wayment, Doug Anderson, Cory Ritz, Brigham Mellor; Assistant City Manager Keith Johnson, City Engineer Chad Boshell, City Development Director David Petersen, City Planner Eric Anderson, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden

Excused: Mayor Jim Talbot, City Manager Dave Millheim

Mayor Jim Talbot arrived at 7:38 p.m.

CALL TO ORDER:

Mayor Pro Tempore **Brett Anderson** called the meeting to order at 7:11 p.m.

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

The invocation was offered by Councilmember **Rebecca Wayment** and the Pledge of Allegiance was led by Boy Scout Michael Mun.

Motion:

Cory Ritz offered a motion to move the discussion related to the Mountain View PUD Subdivision Schematic Plan before the Zone Text Amendment item on the agenda. **Brigham Mellor** seconded the motion which was approved unanimously.

Mountain View PUD Subdivision Schematic Plan, Preliminary (PUD) Master Plan, and Rezone

Brett Anderson shared that City Council talked in the study session about a possible solution for the concerns of the citizens related to rezoning the property. The option for the developer to pursue a TDR (Transfer of Development Rights) was discussed and it was determined that the item should be continued to a date certain.

Motion:

Cory Ritz moved to continue the discussion of Mountain View PUD Subdivision Schematic Plan, Preliminary (PUD) Master Plan, and Rezone and the related public hearing until February 6, 2018. **Doug Anderson** seconded the motion which was approved unanimously.

Councilmember **Doug Anderson** noted that **David Petersen** is willing to review the Transfer of Development Rights process with any citizens interested. Councilmember **Cory Ritz** clarified that no decision was made and that the public hearing will now be held on February 6 with time for public comments at that time.

PUBLIC HEARINGS:

Zone Text Amendment to Chapter 27 Planned Unit Developments

David Petersen noted that Councilmember **Brett Anderson** had found inconsistencies in the City Code related to Planned Unit Development (PUD). He reviewed information from the staff report noting that the changes impact streets, approval authority, and submittal requirements for PUD applications. In practice, City Staff has ensured that private streets are built to Farmington City standards, but the ordinance was never updated. Related to approval authority, the language will be corrected to clarify the role of the Planning Commission as a recommendation body. Updates to submission requirements increase the number of copies required for submittal and includes the requirement of an electronic copy.

Mayor Pro Tempore Brett Anderson opened the public hearing at 7:24 p.m.

Paulette Hewitt, 541 West 250 South, Farmington, shared her appreciation for the City Council related to this item. She said that she was amazed at the number of issues the Council is required to consider and complimented the way in which Councilmembers have been receptive to the comments of Farmington residents.

Mayor Pro Tempore Brett Anderson closed the public hearing at 7:26 p.m.

Cory Ritz thanked the staff for cleaning up the ordinance language noting that ambiguity can cause problems.

Motion

Brigham Mellor moved that the City Council approve the ordinance enclosed in the staff report as recommended by the Planning Commission amending Chapter 27 of the Zoning Ordinance, including Findings 1-3 as contained in the staff report. **Rebecca Wayment** seconded the motion which was approved unanimously.

Findings for Approval:

1. The changes make clear that the PUD overlay is a legislative act, and the City Council is the approval authority, and not the Planning Commission.
2. Both references in the chapter regarding public and private streets now state the same thing (that is, private streets may be acceptable at the sole discretion of the City), and the amendments reinforce the policy that if the City approves private streets as part of the PUD process, such streets must be constructed to City standards.
3. Amended submittal standards reflect what is already required by staff.

NEW BUSINESS:

SUMMARY ACTION:

1. Approval of Minutes from January 2, 2018
2. Agreement for Municipal Advisory Service — Zions Bank
3. Station Park North Subdivision Improvements Agreement
4. Rock Mill Lane Improvements
5. Residences at Farmington Hills Improvements Agreement

Motion:

Brigham Mellor moved, with a second from **Cory Ritz**, to approve summary action item 1 through 5 as contained in the staff report. The motion was approved unanimously.

GOVERNING BODY REPORTS:

City Manager Report

No updates to report.

Mayor Talbot & City Council Reports

Councilmember Brett Anderson

No updates to report.

Councilmember Cory Ritz

Cory Ritz noted that for the TDR valuation discussion, even though the responsibility is delegated that to Dave Millheim, it would be prudent for Councilmembers and the Mayor to also be involved in the discussion. **Brett Anderson** and **Doug Anderson** expressed agreement. **Keith Johnson** committed to let Dave Millheim know of the Council's interest in the discussion. **Brett Anderson** noted that the option of the TDR only came up today so to allow time for it to fairly

be evaluated against proposed alternatives, the Mountain View rezone discussion needed to be continued.

Councilmember Doug Anderson

Doug Anderson complimented Farmington Parks and Recreation staff for their management of the gym. He has attended several youth basketball events and has been impressed with the staff and the programs offered. He also reviewed the action by the Planning Commission related to the roundabout design. He described the horse sculptures and water features which are part of the design. He stated that it will be a great gateway into the city with a nod to Farmington’s heritage and is something to look forward to.

Councilmember Brigham Mellor

Brigham Mellor reminded Councilmembers about the Utah League of Cities and Towns training which will happen in St. George in April. He also provided an update regarding the scenic byway designation for the West Davis Corridor. Three public hearings will be held; one event in Syracuse, one in Layton and an event scheduled at the Farmington City Hall for January 23 at 6:30pm. Following the public hearing, the Scenic Byway Committee will go before the State commission on February 5 to request the designation to extend for West Davis Corridor and across the Antelope Parkway. Public comments have been positive. Assuming the State commission approves of the extension, protections will be in place for the road; the item will then be taken to the Legislature by the City’s lobbyist to increase funding mechanism for betterment money. The next step would be to seek a text change which would not allow for cities to segment off parts of the byway to allow billboards.

Councilmember Rebecca Wayment

No updates to report.

Mayor Jim Talbot

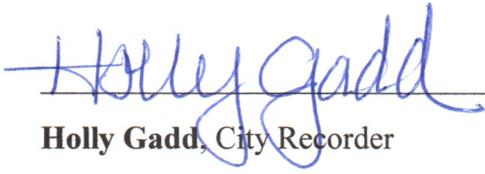
Mayor **Jim Talbot** provided an update about the School District meeting he had attended. He addressed the School Board about concerns he shared with Farmington residents related to the Farmington High School mascot. He presented them with the news article written for the Farmington newsletter. He encouraged them to review the decision before the school opens. He noted that Farmington has been a great partner with the School District.

Brigham Mellor stated that he respected the Mayor and his judgement about representing opposition to the mascot, even if not all members of the Council shared the same opinion.

ADJOURNMENT

Motion:

At 7:45 p.m., **Brigham Mellor** moved to adjourn the meeting.


Holly Gadd, City Recorder

Posted 02/16/2018

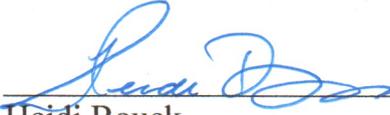
**FARMINGTON CITY
CERTIFICATE OF POSTING**

I, the duly appointed and acting Recorder for the City of Farmington, Utah, hereby certify that copies of the **Farmington City Council Minutes for January 16th, 2018** were posted on the Farmington City Website and the State Public Meeting Notices website this 16th day of February, 2018

DATED this 16th day of February, 2018.

FARMINGTON CITY

By: _____


Heidi Bouck

Deputy City Recorder