

FARMINGTON CITY COUNCIL MEETING

March 5, 2019

WORK SESSION

Present: Mayor Jim Talbot, Councilmembers Cory Ritz, Rebecca Wayment, Doug Anderson, Brett Anderson, Alex Leeman; City Manager Shane Pace, Assistant City Manager Keith Johnson, Community Development Director David Petersen; Planning Commissioners Amy Shumway, Connie Deianni, Greg Wall, Mike Plaizier, Roger Child, Rulon Homer, Russ Workman, Shawn Beus; Economic Development Director Brigham Mellor, City Building Official Eric Miller, Associate Planner Meagan Booth, City Recorder Holly Gadd, Recording Secretary Brittney Whitecar

Accessory Dwelling Units

Farmington City resident **Jake Young** (employed by the Salt Lake County Department of Regional Planning), presented regarding accessory dwelling units (ADU's). Accessory dwellings generally refer to a second building on a property in addition to the main dwelling which is used for the occupancy of a second family unit or is a dwelling unit within the main building, separated with the intent to be used by a second family.

Jake Young provided statistics regarding the recent increase in home prices in Utah as well as rapid population growth. Accessory dwellings are becoming a way for many families to afford their homes by gaining rental income on their property, and providing renters with affordable rental options when renting out the secondary unit.

Jake Young reviewed statistics regarding ADU's such as average rental costs, financial benefits to the property owner, and the number of legal ADU's in many Utah cities.

Eric Miller said that in Farmington City, building code for "for profit" rental units include the requirement for separate meters, electric, water heater, breaker access, and a 1-hour firewall. If a family has a finished basement that they would like to convert into a rental unit, they often must remodel to meet the building code requirements.

David Petersen presented maps showing in which sections of the city accessory dwelling units and secondary dwelling units are currently allowed, and where they are permitted with a conditional use permit.

REGULAR SESSION

Present: Mayor Jim Talbot, Councilmembers Cory Ritz, Rebecca Wayment, Doug Anderson, Brett Anderson, Alex Leeman; City Manager Shane Pace, Assistant City Manager Keith Johnson, Community Development Director David Petersen, Associate Planner Meagan Booth, Economic Development Director Brigham Mellor, City Recorder Holly Gadd, Recording Secretary Brittney Whitecar

CALL TO ORDER

Mayor Jim Talbot called the meeting to order at 7:04 p.m.

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

The Invocation was offered by **Brett Anderson** and the Pledge of Allegiance was led by Boy Scout **Easton Manning**.

PRESENTATIONS:

Recognition of Emily Pace for her dedicated service to the Youth City Council

Mayor Jim Talbot publically thanked Emily Pace for 5 years of service with the Youth City Council. He presented Emily with a plaque in recognition of her efforts

Emily Pace expressed her gratitude for the position and said the youth have taught her so much and hopes that she has provided a positive, educational experience for them in return.

Introduction of the new Youth City Council members and the administration of Oath of Office.

Emily Pace introduced the 2019 Farmington Youth City Council and invited them to the front.

Mayor Jim Talbot lead the new members in the Youth City Council oath and welcomed them to the Youth City Council.

Recognition of Shane Pace for obtaining his IMCA Credentials Manager

David Larsen, City Manager of South Weber City and **Corbin Lee** from West Jordan City recognized Shane Pace for obtaining his IMCA Manager Credential. The International City Management Association (ICMA) recognizes local managers and promotes excellent city

governance by promoting professional, proficient community management. Shane Pace is one of 15 individuals in the state to have earned this credential through experience and education.

NEW BUSINESS:

Planned Unit Development (PUD) Application for Farmington Greens

David Petersen introduced the item as the final 2.63 undeveloped acres of the Farmington Greens PUD, which began development in the year 2000. At the time this remaining parcel had been zoned Commercial because there was no commercial zone anywhere near the development and a small commercial area was thought to present a possible way for the community to get basic goods without having to travel to the grocery store, which was quite far away. The public hearing for the item was held March, 2018. The location is the Southeast corner of Clark Lane and 1525 West. The application is requesting to continue the PUD in order to get flexibility regarding setback standards and required parking spaces.

Wayne Petty 175 E. South Temple Salt Lake City, UT said he read over the meeting minutes from the Planning Commission meeting and public hearing. Wayne said they'd considered several options for the parcel including apartments and storage units for this location. Apartments were not well received by the community so they decided on storage as it arguably makes the least impact on the community.

Adam Nash 6076 S. 900 E. Salt Lake City, UT represents the landowners regarding this application. He said the previous discussion regarding this application centered around trying to find a compromise regarding the use of this land. At the time he brought forth ideas such as a car wash, condos, and business space. He is looking for suggestions from the City.

Adam Nash showed the site plan. The outer section of the parcel would be lined by a wall of one story storage units 10 feet from the road, with two entrances between the openings in the storage unit wall and retail space buildings. Inside the parcel would be a two story office space, accessible by the two openings between the storage units and retail space.

Alex Leeman excused himself from the discussion due to a conflict of interest. He stated that he had a professional relationship with Wayne Petty.

Doug Anderson asked the applicant if he had made drawings where the storage units meet regular setbacks before creating the existing application that requires a PUD. **Wayne Petty** said yes, but he couldn't make it work from a design standpoint.

Brett Anderson said that when reviewing the standards for PUD's in code section 11-27-020, the purpose of a PUD is to provide open space to a predominantly residential community, generally to incorporate natural features and enhance the community in some way. He isn't sure the application fits the purpose. **Brett Anderson** said he thinks, when reading the code, this application doesn't meet the standards for a PUD, however subjective they may be. The

code says that the PUD will provide no detriment to the surrounding property, which he believes that a windowless wall of storage units contradicts in the eyes of adjacent homeowners in the AE zone that makes up the rest of this PUD.

Doug Anderson said he agrees with many of the points made by Brett Anderson and feels that, though he is not opposed to storage units, the presented site plan does not meet the requirements set forth by the code regarding a PUD.

Rebecca Wayment agreed with Doug and Brett and said she would like to see a plan that meets regular setbacks for the area. She said this use does not meet the use of the adjacent residential property.

Cory Ritz showed the entire PUD for the Farmington Greens area and said that the area already pushes the allowed development density for a PUD in the zone. He said that there are many variances being asked of the City Council with this application. He said that he understands that this area is zoned commercial, but the current application deviates from too many standards to justify.

Motion:

Brett Anderson made a motion to deny the request to amend the Farmington Greens PUD and/or deny the requested deviations with findings to be presented at the next meeting. **Cory Ritz** seconded the motion, which was unanimously approved. **Alex Leeman** abstained from the vote due to his professional relationship to Wayne Petty.

Gemperline Plat Amendment Proposal for Somerset Farms

David Petersen showed an aerial view of the lots involved with the application. The neighbors appear to be in favor of the application.

Greg Wall 812 White Hall Ct, Farmington UT said that the application is straightforward. The two landowners involved in this request intend to adjust their property lines to create more equal lot sizes.

Doug Anderson made a motion to approve the proposed plat amendment to the Somerset Farms PUD as requested. **Rebecca seconded** the motion, which was unanimously approved.

Consideration for Adoption of a Resolution Authorizing the Issuance and Sale of not more than \$1,300,000 Aggregate Principal amount of Excise Tax Revenue Bonds, Series 2019; and Related Matters

Mayor Talbot said this is protocol to publically announce the principal amount not to be exceeded.

Alex Leeman made a motion to approve the bond for the completion of the 650 West Park according to the terms set forth with this item, not exceeding \$1,300,000 to be paid back over a seven-year period. **Cory Ritz** seconded the motion, which was unanimously approved.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

1. Approval of Minutes from February 19, 2019
2. Bill of Sale for the 650 West Tiger Grant Project Improvements
3. Parks Master Plan 2019 Addendum
4. TDR Agreement for Sydney's Corner Subdivision
5. Water Impact Fee Analysis Contract
6. Animal Control Contract with Davis County
7. Inter-local Agreement with Davis County for Election Services
8. Justice Court Revenue/Purchase of Equipment
9. New football helmets for recreation football league
10. Surplus property – 2003 Ford Explorer

Brett Anderson excused himself from item #4 because he has professional clients with interest in the project.

Rebecca Wayment made the motion to approve 1-10 – omitting #9 regarding football helmets for further discussion. **Alex Leeman** seconded the motion which was unanimously approved.

Rebecca Wayment said that there was a discussion on social media recently where citizens thought the City was eliminating the youth football program. She wanted to clarify that Farmington is not eliminating the program. The City is changing their mascot from the Farmington Eagles to the Farmington Phoenix to match the local high school, which is common practice and creates a sense of community.

Rebecca Wayment said some comments had been made that changing the mascot to match Farmington High School may inadvertently exclude players who live within the Viewmont and Davis High Boundaries. She said this is not the intent. Kids within other school boundaries are still welcome to play in the league.

Doug Anderson said he saw the post as well and the only changes intended to be made are the colors and mascot, but the program will continue. He feels that aligning the mascot with the local high school is good for the community and though he knows there will be some sensitivity,

the substance of the program will remain the same and many local communities match their program mascots to the local high school.

Rebecca Wayment made a motion to approve the change to the football helmets and colors and designate \$29,000 for the reconditioning and purchasing of new football helmets to match the newly designated colors. **Doug Anderson** seconded the motion, which was unanimously approved.

OLD BUSINESS

Lund Lane Interlocal Agreement with Centerville City

David Petersen said that Ivory Homes is developing the Stonebrook Farms subdivision along Lund Lane, which is the boundary between Farmington and Centerville Cities. Both cities are coming together to make necessary improvements to Lund Lane.

Doug Anderson made a motion to approve the interlocal agreement with Centerville City regarding the present and future improvements to Lund Lane and the ongoing operation and maintenance of this right-of-way. **Alex Leeman** seconded the motion, which was unanimously approved.

Burke Lane Road Design Change Order

Chad Boshell said this started in September 2015 on the portion of Burke Lane from Station Parkway, to Red Barn, and spanning down to 1525 West. At the time, the City would develop a small portion, find a problem, develop another portion, run into another problem and so forth. The biggest problem was storm drainage, because they could not see a solution for detaining water from the business park. They planned on a detention basin at the corner of Burke Lane and 1525 West, but they couldn't get enough water to route there. UDOT since acquired the land at Burke land and 1525 West which solved some of the problem but created a new project. The road needs to be re-designed to accommodate changes. The City has added concrete medians. Along with the purchase of the property of the new park, the City must do a Wetland delineation and geotechnical study. The requested \$58,425 includes those projects and other items that need to be finished including the detention basin at the new park. The money will come out of the City transportation impact fees and storm drain impact fees funds.

Alex Leeman made a motion to approve the change order in the amount of \$58,425 to include items such as Burke Lane. **Cory Ritz** seconded the item, which was unanimously approved.

GOVERNING BODY REPORTS

City Manager Report

1. Fire Monthly Activity Report for January
2. Building Activity Report for January

Rebecca Wayment

Rebecca Wayment provided an update on the Trails Committee. She said that trails is now operating under the Parks and Recreation department in cooperation with Neil Miller. on April 27th, they will host an Arbor Day cleanup. They're focusing on Woodland Park and asking for volunteers to come help them clean and beautify the park. The plant a tree program will also be ready this spring which will provide residents with complementary trees to plant in their yards.

Rebecca Wayment said that Trails meetings are not announced on the website like the other meetings within the city are. Trails would like to be added to the website so people know about their meetings. She also reported that they would like their activities and matters to be highlighted in the City newsletter more.

Doug Anderson

The Youth City Council kickoff will be Thursday March 7th. Doug Anderson will attend.

Brett Anderson

Met with the Development Review and Economic Development committees. Discussed the business park and the low income housing project proposed by Rich Haws adjacent to Red Barn.

Brett Anderson expressed concern that low income housing next door might deter companies from wanting to come into the business park. One or two negative incidences in the area might cause business tenants to leave.

Cory Ritz

Asked that Public works work on the 650 West street cut issue next to the Mountain View subdivision.

Alex Leeman

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Went to the Utah League of Cities and Towns meeting with Shane Pace. Alex was impressed with Shane at the meeting because he was so knowledgeable about and seems to have such a great handle on the government issues at hand.

ADJOURN

At 9:32 p.m., **Rebecca Wayment** made a motion to adjourn the meeting. **Doug Anderson** seconded the motion, which was unanimously approved.

Holly Gadd

Farmington City Recorder

Posted 04/19/2019