FARMINGTON CITY COUNCIL MEETING
Tuesday, March 17, 2015

WORK SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, Brigham Mellor and Jim Young, City Manager Dave Millheim, Assistant City Manager Keith Johnson, City Development Director David Petersen, Associate City Planner Eric Anderson, City Recorder Holly Gadd and Recording Secretary Lara Johnson. Council members John Bilton and Cory Ritz were excused.

Dave Millheim stated that, due to the number of council members absent, any action item must be unanimous otherwise the item with be automatically tabled. He also said the proposed site plan for the future park and gym will be presented to the Council. He is seeking approval on the recommended priority list, as shown in the staff report, so the City can move forward with obtaining bids. Up until this point, the City has not requested bids to finalize budgetary numbers as it has not been finalized what will be bid upon.

Dustin Wessell, from Design West Architects, presented the site plan for the park and gym. Some of the features for the park include walkable paths around the entire site, pedestrian walkways from the gym to the park, a south side drop-off to the gym to deter drop-offs on 650 W., a bowery that will include a stage element, basketball courts, restrooms, storage areas, soccer fields and baseball fields with a raised score keeper and dugouts. **Neil Miller**, Director of the Parks and Recreation department, also mentioned the Trails Committee would like to be on the advisory committee for the trail system that will connect the park to the current trails system to ensure the current habitat is supported.

Brent Tippetts, from VCBO Architects, presented the plans for the gym. Some of the features for the gym include basketball courts that may total up to 18 baskets to be utilized, drop down curtain dividers to allow a better multi-use ability, collapsible bleachers that could hold approximately 800 people, an upper level walking/jogging track, reception control, restrooms and an office area for staff. He also pointed out that the courts will also be lined for volleyball and pickle ball. He said there are open areas near the walking/jogging track where a limited amount of exercise equipment may also be placed in the future. He discussed the elevations of the building. **Brent Tippetts** also said they were charged with the task to ensure expansion is an option. Although it is not currently in the plans, opportunities to expand are possible with the layout. Some of the expansion that could take place may include racquetball courts, formal locker rooms, space for cardio, and more.

Neil Miller presented the recommended priority list for Phase I of the park, as shown in the staff report. **Dave Millheim** said the purpose of the priority list is to determine what the Council feels is most critical to be built out first, then obtain bids. Once bids are obtained, it will be easier to make adjustments based on the budget.

REGULAR SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, Brigham Mellor and Jim Young, City Manager Dave Millheim, Assistant City Manager Keith Johnson, City Development Director David Petersen, Associate City Planner Eric Anderson, City Recorder Holly Gadd and Recording Secretary Lara Johnson. Council members John Bilton and Cory Ritz were excused.

CALL TO ORDER:

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

The invocation was offered by City Council member **Doug Anderson** and the Pledge of Allegiance was led by a local Boy Scout **Dawson Thomas** from Troop 1114.

REPORTS OF COMMITTEE/MUNICIPAL OFFICERS

Festival Days Theme, Logo and Grand Marshal Recommendation

Kristen Harbertson, 28 E. 930 N., is the 2015 Farmington Festival Days Chair. She said the Committee will continue the previous theme of "Faith*Family*Freedom*Farmington" for the 2015 Festival Days. The Festival Days will be held July 6-11, 2015. She thanked the Mayor and City Council members for their support and participation in past activities. **Mayor Talbot** recognized Mrs. Harbertson for her hard work and success with the Festival Days in past years.

PUBLIC HEARINGS:

Plat Amendments for: A) Shepard Heights, B) Parkland Subdivision A C) Hidden Meadows Subdivision

Eric Anderson said the three applicants are seeking to combine lots. State law requires the City notices surrounding property owners that will be affect by the change. If there are no protests to the change within 10 days, a public hearing is not required. **Dave Millheim** asked if any protests have been presented. **Eric Anderson** said City is not aware of any protests at this time.

Mayor Jim Talbot opened the public hearing at 7:22 p.m.

No comments were received.

Mayor Jim Talbot closed the public hearing at 7:22p.m.

Mayor Talbot entertained a motion as there were not any protests to the change.

Motion:

Brigham Mellor made a motion that the City Council approve the proposed plat amendments as set forth therein. **Jim Talbot** seconded the motion which was unanimously approved.

OTR Garage Width Amendment

David Petersen provided a history for the OTR (Original Townsite Residential) zone. He said each decade is represented within the zone dating back to the year 1850. He said over half of the lots (or approximately 180 lots) are less than 85' in width, with many of the lots as 70'-75' in width. This provides challenges based on the Zoning Ordinance, specifically with regards to garages. **David Petersen** provided information on each garage type and the approximate percentage found within the OTR zone. Now that garages are standard for homes, the Planning Commission previously set a standard that a garage could not take up more than 33% of the front plane of the home; however, with a narrow lot and the side setbacks as set forth in the ordinance, it is nearly impossible for a homeowner to have a 2 car garage that is flush with the home. **David Petersen** explained the discussion the Planning Commission had and their desire for the Historic Preservation Commission's input as the Planning Commission did not want to compromise the look and feel of the City's downtown. The Historic Preservation Commission did not want to compromise the area as well, but proposed for each 1½' the garage is recessed (set back), the homeowner could increase the front plane of the home standard 1% point. The Planning Commission liked the concept; but decided 1% point increase per 1' set back seemed reasonable, up to 40% of the front plane of the home. **Dave Millheim** asked an approximate number of homes may apply this rule change based on the existing housing stock. **David Petersen** said he does not feel it will be a significant impact as there may only be 10 homes a decade.

Mayor Talbot feels this is an important issue to address as it is typically the standard for homes to now have 2 car garages for their personal use and for the resale value of the home.

Mayor Jim Talbot opened the public hearing at 7:38 p.m.

No comments were received.

Mayor Jim Talbot closed the public hearing at 7:38 p.m.

The Council had no further discussion on the item.

Motion:

Doug Anderson made a motion that the City Council approve the enclosed ordinance, as recommended by the Planning Commission on March 5, 2015, amending Sections 11-17-050-(b) and 11-17-040 (1) regarding attached garage percentage standards for narrower lots less than 85 feet in width from 33 percent to 40 percent so long as for every percentage point increase in garage width as a percentage of the whole over 33 percent, the owner causes the garage to be set back (or recessed) 1.0 foot from the front plane of the home, and change both side setbacks to 10 feet. **Brigham Mellor** seconded the motion which was unanimously approved.

Findings:

1. Farmington's original town site is characterized by an extremely diverse array of housing styles representative of each decade dating back to the 1850's. This adds to the fine architectural grain and unique sense of place indicative of this area.

2. Historically, and even today, very few attached front facing garages (which often dominate the front façade of a residential dwelling) exist in central Farmington as compared to other more recently developed areas of the community.
3. These and other urban design attributes create an inviting place for walking/pedestrian activities in the downtown core, including all the social, environmental, and public health benefits which accompany such activities.
4. In support of the foregoing, a previous Planning Commission recommended that attached garages eve/flush with the main part of the home (not encroaching into the front yard) shall not exceed 33% of the entire front plane of the dwelling (which includes the garage).
5. A large number of lots in the original town site are less than 85' wide, and the Zoning Ordinance allows for lots down to 70' in width.
6. A two-car garage is a typical size found in residential neighborhoods.
7. Lots less than 85 feet in width cannot accommodate an attached two-car garage even with the front plane of the home and meet the 33% standard.
8. Increasing the garage standard up to 40% as a percentage of the entire front for dwellings on narrower lots (under certain conditions set forth herein) will better accommodate two-car garages, but at the same time aide in preserving the ambiance of downtown. It represents an acceptable compromise for two competing issues: 1) the owner's desire for garage space, and 2) maintaining and preserving the characters of the built environment of the downtown area.

DISCUSSIONS:

Approval of Park Master Plan and Gym Design and the Priority List of Items to Build in the Park and the Budget Resources and use of Funds for the Park and Gym and other Related Projects.

Mayor Talbot said this subject was presented to the Council during the Work Session and the discussion is now being continued during this meeting. **Dave Millheim** suggested voting on Items 1 (Park Master Plan and Gym Design) and 2 (Priority List) as those points were thoroughly presented and discussed.

Mayor Talbot briefly reviewed the discussion that took place on Items 1 and 2. **Dave Millheim** said that the City will have to take the Master Plan through Planning Commission and City Council approval; however, before that can happen, it must first be determined what that plan will look like for the application. An open house will be held April 9, 2015 during the afternoon with a public hearing that night during the Planning Commission meeting to ensure the residents have an opportunity for input, but the City should not notice those meetings until a vote on the park and gym proposal first takes place.

Motion:

Jim Young made a motion that the City Council adopt the park master plan and gym design as thoroughly reviewed and recommended by the park review committee and our professional staff and adopt the priority list of what we want to see built based on budgetary restraints. **Doug Anderson** seconded which was unanimously approved.

Keith Johnson, the Assistant City Manager, continued the park and gym discussion. He said based on rough estimates provided by Hogan Construction, it would take a total of

$14-15 million to build the park and gym in its entirety. **Keith Johnson** presented what the City estimates it will have to put toward the park and gym's development and future uses of the budget as outlined in the staff report. He pointed out that based on just the priority list, as voted upon, the City can only spend approximately $10 million on the park and gym's development. **Mayor Talbot** also mentioned that bids have not yet been obtained so all numbers are estimations at this time.

Brigham Mellor expressed concern that things may not be included in the plans as something may cost more initially, but may end up saving more in the long run. **Dave Millheim** assured the Council that the architects and project managers are aware of the budget and are working to balance practical applications with long term maintenance. At this point, nothing is set in stone; he requested the priorities for the design be set so the design can be sent out to bid. Once the hard bids come back on the voted priority list, **Dave Millheim** said the discussion about how to stretch available dollars will take place.

Keith Johnson outlined the other related projects the City has going on, which include prep work for the park and gym, improvements along 1100 West, the 1100 West culvert and the 1100 West from the proposed school to Glover Lane. The Council discussed some of the possibilities for additional assistance from the School District with some of the upcoming projects, although nothing has been solidified.

Mayor Talbot recommended the budget be voted upon.

Motion:

Brigham Mellor made a motion that the City Council approve the budget sources and uses for the park and gym and related projects in reference to the staff report. **Doug Anderson** seconded the motion which was unanimously approved.

SUMMARY ACTION

Minute Motion Approving Summary Action List

1. One-Two Year Extension for the Lease with CRS Engineers
2. Parkwalk Downs Final Plat
3. Approval of Minutes from March 3, 2015
4. Ratification and Approval of the Storm Water Bond Log
5. Arbor Day Proclamation

Mayor Talbot said it was originally proposed that two-two year extension for the lease with CRS Engineers be voted upon; however, he feels one extension for now is appropriate. With proper notice, he said another may be added in the future.

Motion:

Jim Young made a motion to approve the items on the Summary Action List. **Doug Anderson** seconded the motion which was unanimously approved.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

- The Executive Summary for the Planning Commission meeting held on March 5, 2015 was in the staff report.
- The Building Activity Report for February was also in the staff report.
- He requested a special meeting be scheduled to approve the Final Plat for Cabela's site plan. Cabela's deadline is April 1st; however, the City Council will not meet again until after that deadline. **Mayor Talbot** requested that this is the only item of the meeting to limit the time the Council members are away for an additional evening. The meeting was scheduled on March 24, 2015 at 6 p.m.
- He discussed the Emergency Management Institute Training. It is sponsored by FEMA, takes place in rural Maryland and last for five days. FEMA has agreed to tailor an emergency exercise specific to Davis County to provide realistic training for city employees and elected officials. The dates will be June 21st-26th. He asked for the Council to let him know if they are interested in attending the training.

Council Member Jim Young

- He discussed the nomination for Frank and Barbara Frodsham as the 2015 Farmington Festival Days Parade Grand Marshal. The Council members agreed that the Frodsham's were deserving of the nomination as they have continually serve the less-fortunate in the community as well as much more.

Motion:

Jim Young made a motion that the City Council accept the nomination for Frank and Barbara Frodsham as the Parade Grand Marshal for the 2015 Farmington Festival Days. **Brigham Mellor** seconded the motion which was unanimously approved.

Council Member Cory Ritz

- Although he was unable to attend, he emailed his comments regarding the park and gym plans as presented. He expressed concern on the placement of the soccer fields (he prefers them to be located at the future Glover Ln. park), the placement of the gym location (he prefers it to be located closer to the charter school) and assuming a future expansion of the park as the neighboring property owner is not interested in selling.

Mayor Jim Talbot

- He followed-up on those that plan to attend the Utah League of Cities & Towns Conference on April 8-10, 2015. **Brigham Mellor** and **Jim Young** said they both plan to attend; **Doug Anderson** will get back on his final decision. **John Bilton** and **Cory Ritz** will not be in attendance.
- The **Mayor** read Cynthia DeCoursey's letter of resignation as the City Council Recording Secretary. He thanked her for her hard work and contributions she made as the recording secretary.
- He asked for the Council's input to seek out a token that may be presented to people as a gift from Farmington. The Council agreed it would be a nice gesture and felt comfortable exploring possible tokens.

Council members Doug Anderson, John Bilton, and Brigham Mellor did not have anything to report at this time.

CLOSED SESSION

Motion:

At 8:43 p.m., **Brigham Mellor** made a motion to go into a closed meeting for property acquisition. **Doug Anderson** seconded the motion which was unanimously approved.

Sworn Statement

I, **Jim Talbot**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was so convened in a closed meeting.

Jim Talbot, Mayor

Motion:

At 9:01 p.m., a motion to reconvene into an open meeting was made by **Brigham Mellor**. The motion was seconded by **Doug Anderson** which was unanimously approved.

ADJOURNMENT

Motion:

Brigham Mellor made a motion to adjourn the meeting. The motion was seconded by **Doug Anderson** which was unanimously approved; the meeting was adjourned at 9:26 p.m.

Holly Gadd, City Recorder
Farmington City Corporation

Park discussion

From : Cory Ritz <critz@farmington.utah.gov> Mon, Mar 16, 2015 11:44 PM

Subject : Park discussion

To : Jim Talbot <mayor@farmington.utah.gov>, Jim Young <jyoung@farmington.utah.gov>, John Bilton <jbilton@farmington.utah.gov>, Doug Anderson <danderson@farmington.utah.gov>, Brigham Mellor <bmellor@farmington.utah.gov>

Cc : Dave Millheim <dmillheim@farmington.utah.gov>, Holly Gadd <hgadd@farmington.utah.gov>

All,
I apologize that I will not be present for the discussion tomorrow night. I just wanted to share a few thoughts with you, and ask that my comments go into the record. While I am happy with the progress we are making, I have some concerns and take issue with the plan as it is presented.

1).I am disappointed that despite our discussions earlier the soccer fields are shown at the 650 W park. In my opinion, it makes much more sense for the soccer program to be run at the glover lane park, and have the football at 650 W. This , in my opinion, helps spread out the traffic and crowd impacts by putting the more intense and longer running program separate from the area of the baseball/softball impacts, and the gym. Spreading the usage and traffic. This issue is important to me, and I believe will have long term negative effects on the neighborhood as a whole, if we don't take soccer over to the other park on Glover lane.
2).I disagree with placing the gym where it is suggested. As discussions have occurred, the logical place, and desired palce for it by the neighborhood, is in close proximity to the charter school. This places the larger visual impacts in the spot that makes more sense(proximity to the school and county complex). It opens the possibility (however remote) that the school could utilize time at the gym. It could reduce the anount of parking we need to put in through shared parking with school. Even though the sewer may need to be pumped, if done it would serve to improve the sewer situation for the whole area (reference some of the issues we faced when the school came on line, Kelly Maxfield).
3) We need to be careful in assuming an expansion of the park into the Bangerter property. First, Alan Bangerter in my last conversation with him, was very straight forward that he is not interested in selling. His comment was essentially, "please keep the city off my back". Second,if we plan our current property assuming an expansion, we may not do the best job on the current plan(ie; assuming that we put the gym at

the south end of our current property so it is central when we aquire the other property). In so doing, it almost smacks of trying by default to bind future city council into being required to buy/aquire the Bangerter property. Some would take issue with the concept that the city needs to continue to expand the park to a 65 or 70 acre park. When is enough enough?

I probably have more to say on this, but in light of the time and my schedule tomorrow, will save it for another day. Honestly, at this point with the current plan as presented, my support for the project is wavering. Thanks for taking the time to listen.

Cory

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 March 17th, 2015** were posted on the Farmington City Website and the State Public Meeting Notices website this 4th day of March, 2015

DATED this 16th day of April, 2015.

FARMINGTON CITY

By: Holly Gadd

Holly Gadd
City Recorder