

FARMINGTON CITY COUNCIL MEETING

May 26, 2015

WORK SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, Cory Ritz, John Bilton, and Jim Young, City Manager Dave Millheim, City Development Director David Petersen, Associate City Engineer Chad Boshell, Phillip Holland, Michael Dunlap, Patrick Julian, James Hatch, Joe Richardson, City Recorder Holly Gadd and Recording Secretary Melanie Monson.

Council member **Jim Young** offered the prayer.

Brigham Mellor was excused as his wife just had a baby.

Mayor Talbot stated that there was an unfortunate incident over the weekend where a group of four youth consumed an unknown substance and one of them died as a result. He said that our thoughts and prayers are with their families. He welcomed Dave Millheim back from Argentina. He asked if anyone had questions about the issues at hand and said he wanted to start off by discussing the Clarke and Park Lanes connections. He stated that the City just spent millions getting this road in, and should give the road a chance to prove itself before considering reconnecting Park and Clarke Lanes. The City maintains the right of way, and will have the opportunity to develop it further in the future. **Doug Anderson** said when it first opened there were lots of complaints, but there have been no complaints in the past 4 months. It doesn't take long to get over to the roundabout, and connecting the two roads could add considerable hazards.

Mayor Talbot also wanted to briefly discuss the Zoning Ordinance Amendment and Zone Map Amendment agenda items. He said two positive things about the proposal for the Mercedes-Benz dealership are that it would face Park Lane, and not Main Street, and that it would have commercial buildings in front of it. Due to the amount of ground being purchased, which was more than needed for the actual dealership, he said the City should grant the zone change only to the portion needed for the business and keep the rest zoned as agriculture. The dealership can make application to rezone the remainder if they decide to develop it. **Dave Millheim** asked if the zone map amendment reflected the change. **Dave Petersen** answered that it does not. He referred the Council to the last page of the staff report and said that Section One needs to be modified. He said if the zone change is approved, the Council will need to make a motion that staff modify the section to reflect those changes. He also stated that there have been a few calls from citizens who are concerned about additional dealerships stretching to the north. Precautions have been taken so that future City Councils are not obligated to allow additional dealerships or could curtail them. **Mayor Talbot** stated that the City is not interested in an auto row, and wants to ensure that citizens' concerns are addressed. **Dave Petersen** stated that the dealership will be nestled in strategic location. **Mayor Talbot** asked Phil Holland if they are purchasing all of the land, which he confirmed. **Dave Millheim** said that for clarity, the developer did want to pursue storage facilities on another property that is not part of this application. The applicant said they may pursue other

franchises. He recommended that this application be specific only to this property. **Mayor Talbot** agreed that the comments should be kept to this zoning application.

Mayor Talbot said he wanted to make sure to take the time to congratulate the police officers for their service. He also said the Summary action list was reviewed with the Planning Commission.

Dave Millheim had some comments on URMMA, a program in which cities have gone in together on municipal insurance. He said that URMMA doesn't operate like a typical insurance company, but is a true self insurance pool. They have a new president, and Dave said he asked how he would sustain this program over the long haul. The new president wants to change the culture of the organization while maintaining local control. He is going around to each City Council, making sure other cities are ok with expanding the charter. The City supports it. **Mayor Talbot** said one reason the City considered a class A business park was to help sustain the City in the future. **Jim Young** said it expands the pool as well as the risk. **Dave Millheim** said Bluffdale was thrown out a number of years ago due to not following the charter agreement; as long as URMMA is selective with the cities they let in, each city still pays its own "freight". Each city is responsible for aggressive claims management to be competitive in the marketplace.

Mayor Talbot asked for introductions from the guests at the work session. Those present were: Patrick Julan from CBRE, James Hatch, a Farmington resident, Joe Richardson, a land surveyor, Phil Holland with Wright Development, and Michael Dunlap from Schomp Automotive.

Regarding the Compton Road public hearing item, **Dave Petersen** said there is a home on edge of Compton Road that shares a common boundary with the City's right of way, which was never vacated. The homeowner stretched his landscaping over onto that portion and has installed fencing. Because the area is City owned, the City is not obligated to vacate it to anyone. Mr. Miller will be here for the City Council meeting, and has stated that his preference is option 2b. He wants to sit down with Mr. Hatch and work it out. The property owners are ready to talk to each other. **Dave Millheim** stated that this has created a public hearing situation because Mr. Miller sent in a letter and came in to follow up on it. **Dave Petersen** said the right of way in front of other homes is being affected. All 4 properties would need to agree to the vacation, and the City Council still needs to agree to it. The Council does not need to take action if they do not wish to.

REGULAR SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Cory Ritz and Jim Young, City Manager Dave Millheim, City Development Director David Petersen, Associate City Planner Eric Anderson, City Engineer Chad Boshell, City Recorder Holly Gadd and Recording Secretary Melanie Monson.

CALL TO ORDER:

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

The invocation was offered by Councilmember **Cory Ritz** and the Pledge of Allegiance was led by former POW and LT Colonel, Farmington resident **Jay Hess**.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:

Presentation of the Bountiful Davis Art Center

- **Emma Dugal**, Executive Director of the Bountiful Davis Art Center, presented information regarding their upcoming Summerfest event. They are located in a new building on Main Street in Bountiful. The programs they offer are extended to the entire County. They also have some remote classes at the Farmington community center. She asked the City to put an announcement on the website and/or in the newsletter in advance of Summerfest, asking for host families, volunteers, etc. She also asked that the Youth City Council be invited to volunteer at the event. **Alisa Revell**, who is in charge of Summerfest, indicated that performers from several countries will be attending Summerfest this year. The dates for Summerfest are August 6-8 at the Bountiful Davis Arts Center. There will be a kickoff event on August 5th, combined with Tour of Utah bike race. They are expecting 20,000 visitors. She asked for some money to be set aside in our budget to donate, and said that other cities typically donate between \$500-1500. **Mayor Talbot** asked her to call Holly Gadd or Emily Pace to get the Youth City Council involved and said she can contact Jill Swain regarding the newsletter.

Recognition of 10 Years of Service at the Police Department

- **Wayne Hansen**, Chief of Police, presented ten year service awards to Kellie Varela and Brandon Erikson. He said he appreciates the City allowing this program to honor those who serve the community. He appreciates and honors the quality officers serving in this City. **Mayor Talbot** said the City has a fantastic police department and that he feels tremendous pride for the officers serving our community. **Dave Millheim** mentioned that during his recent trip to Argentina he saw evidence of the corruption in their police force. He offered his thanks to the police force for their good work.

PUBLIC HEARINGS:

Zoning Ordinance Amendment to Chapters 19 and 28 regarding the Defining of Class “A” Auto Sales, and this being an Allowed Use in the CMU Zone

Dave Petersen said the public hearing agenda item following this gives the background for the current item. **Dave Millheim** asked him to explain the background for both agenda items, and to then proceed with the hearing for each item. **Dave Petersen** said the Master Plan is to connect Lagoon Drive with frontage road. There are two options for connecting the roads, and how they are connected will determine the zoning of the surrounding properties. Several months ago, a proposal was made to develop the property into higher density housing, which was denied. Now, a Mercedes-Benz dealership wants to develop the property. It is in the CMU area whether the road ends up going high or low. The

dealership proposes the road go high to avoid the Spring Creek wetland complex. They met with staff, and the location seems isolated enough to prevent other car dealerships from coming in along US 89. The developer plans to buffer the dealership with office buildings to the east and to the north. If the City Council is of a mind to rezone it, then the ordinance will only take effect upon approval of the site plan application. He also proposed a new section in Chapter 28 to detail all the standards for a class A dealership. The Planning Commission recommends approval of both items. There is no proposal for expansion of the westerly 2 acres, and the applicant agreed to have the rezone withheld on that portion. **Mayor Talbot** clarified that a public hearing would still be held for each item.

Phil Holland, Wright Development Group, 1178 Legacy Park Blvd. Centerville, Utah. One major challenge they encountered was the number of landowners and different parcels in this area. He stated that he is familiar with the transportation master plan. Their proposal for the road configuration is consistent with transportation plan, would prevent land lock for multiple property owners, and would prevent additional traffic from exiting on Main Street. He feels it is a tremendous opportunity to work with Schomp Automotive. He stated that Mercedes-Benz is highly selective in granting new franchises. He then introduced Mike Dunlap with Schomp Automotive.

Michael Dunlap, Schomp Automotive Group, 1190 Plum Valley Lane, Highlands Ranch, CO. He stated that they are excited about this opportunity. During the past 18 months, Mercedes-Benz has only awarded 4 franchises nationwide. They landed in Farmington because of the community, including the Station Park development and other coming developments. They see the City as a gateway between the north and south of the state. He said they get involved with the local communities and charities where they operate, and stated they will be a good business citizen and partner to the city of Farmington. He addressed concerns of citizens regarding lights, noise, and congestion and said he will stand by their commitment to be a good member of the community.

Mayor Jim Talbot opened the public hearing at 7:47p.m.

Annie MacDonald, 1029 N. Main Street in Farmington, Utah. She stated that she appreciates and respects the developer and what they are trying to do. However, she is concerned about the impact on her and her neighbors on Main Street. She was on the Planning Commission 10 years ago, and fears that commercial development will creep East and North. She said she would hate to see this part of Farmington be turned into a commercial area and negatively impact those who live there. She asked that the City Council keep the commercial area as far away from homeowners as possible, and to lessen the impact.

Brad MacDonald, 1029 N. Main Street in Farmington. He stated that their visitors comment on the small town feel and open green spaces of Farmington. His biggest concern is losing that hometown feeling and open green space. He doesn't want to see floodlights out his windows at night. He asked for regulations against lights being on too late, for trees to buffer the homeowners from the lights, and to keep the commercial area as far away from those who live on Main Street as possible.

Mayor Jim Talbot closed the public hearing at 7:51 p.m.

Mayor Talbot turned the discussion back to the City Council to voice their thoughts on the Zone Text change for Class A Auto Sales. He stated that the City Council has studied this issue, and that the City wants to be a unique location and to have unique brands coming in.

John Bilton said a definition of class A storage was created when they were considering storage facilities, and this item is reminiscent of that. The north end of the City has evolved, and the City Council recognizes that. The language of the zone text change is designed to help protect ownership along Main Street and the residential character of the area. The text helps the City maintain that integrity, along with the willing partnership the City has in Schomp Automotive. The City Council has a chance now to change the ordinance to be congruent with the standards of the community. He stated that he is comfortable that the language will ensure the quality we want in an auto dealership (singular). **Jim Young** stated that he is comfortable with the zone text change. **Cory Ritz** said anytime there is a zone text change, he wonders why certain additional items are included in the zone; however he doesn't see that with this particular change and thinks class A auto fits. He wants to make sure as the City moves forward that the lighting used by commercial businesses doesn't bleed over into neighboring properties, and asked Dave Petersen if more language needs to be added regarding lights. **Dave Petersen** read the language of the zone text change and suggested adding "and rights of way" to the text to further contain the light from commercial businesses. He wondered if the word "minimize" is strong enough. **Cory Ritz** asked if the City should specify LED lights. **Dave Millheim** said that he wouldn't specify LED lights, as technology may accelerate and provide even better alternatives in the future. He said the text should just specify controlling the overbleed. **Mayor Talbot** said that lighting technology and standards have come a long way, and he agrees that we want to maintain the flexibility to use new technology. **Doug Anderson** said he agrees with the zone text change. **Dave Millheim** said that if the City Council wants to include Dave Petersen's recommendation to include "rights of way" in the zone text change that it needs to be included in the motion.

Motion:

Cory Ritz made a motion that the City Council approve the enclosed zone text amendment updating Chapters 19 and 28 Regarding Class "A" Auto Sales Being an Allowed Use in the CMU Zone effective only on approval of a site plan related to the subject property and with one change being made to the proposed Section 1 under Standards, item D, Lighting, the next to last sentence should read: "lighting shall be designed, located, and directed so as to eliminate glare and minimize reflection of light into neighboring properties **and rights of way.**"

Jim Young seconded the motion which was unanimously approved.

Findings for Approval:

1. An auto dealership is currently not a defined nor an allowed use (whether conditional or permitted) anywhere in the City. Making these two changes would allow for an auto dealership to come into Farmington as long as it meets the criteria for a class "A" auto dealership as set forth in Chapter 28.

2. Defining class “A” auto sales, and making that the only type of auto sales allowed in the City, in addition to setting design criteria for such a use, will give the City more discretion to ensure that a high standard is met for this type of use.

Zone Map Amendments for Property from LS to CMU

See previous agenda item for background information. No additional information was presented.

Mayor Jim Talbot opened the public hearing at 8:06 p.m.

Matthew Hess, 572 S. Woodland Hills Drive, Bountiful, Utah. The Hess family owns about 40 acres close to the proposed site. He was part of the committee that created the different zoning areas for the subject and surrounding properties. The committee agonized over approved uses to include in each zoning category, and did not purposefully exclude auto sales—they simply did not foresee it as a possibility 10 years ago. As a former member of that committee, and as an adjacent landowner, he supports the proposed action. He said that when land is rezoned, questions naturally arise about what will come in next door. Within the next 18 months to 2 years, the Hess family wants to bring forth an Area Master Plan for their property to give people a chance to weigh in on the development. The committee he was on 10 years ago also agonized over the issue of road alignment and came to the same conclusion as what is reflected in the Master Plan. He stated that in addition to their significant acreage, the Hess family owns 2 homes on Main Street, and understands the potential impacts of land development. They support the proposed action.

Harv Jeppsen 727 Leonard Lane, Farmington, Utah. He sat on that committee as well, and is in favor of the upper option for the road, because it will help protect Main Street from additional traffic. He supports the proposed action, the Mercedes-Benz dealership, and the plan for the upper road. He looks forward to working with the City Council on future land developments.

Teresa Wood, 823 North Main Street, Farmington, Utah. She owns a small nearby residential lot, but is not excited about the proposed car dealership. She has lived at her current residence for 30 years and has seen many proposals come and go. She believes an Assisted Living facility would be a better buffer. Property owners along Main Street already have lights from the freeway and Station Park to deal with, and she is concerned about additional lights from the dealership.

Mayor Jim Talbot closed the public hearing at 8:14 p.m.

Cory Ritz said he has witnessed numerous changes throughout his time as a resident of Farmington. He said these changes are inevitable, particularly when you are among the first in an area. Buffering has always been important to the Planning Commission and the City

Council. The City has a prime opportunity for buffering, particularly if the high road is approved. He has no desire to see commercial development on Main Street. He likes the proposal as it is. He referenced the comments of Teresa Wood, saying there is an Assisted Living facility next to his home and thinks they are good neighbors. However, since there are many acres of land, there will be a mix of uses. He believes that the Mercedes dealership is a good start to this mixed use area. **John Bilton** said he doesn't want to change the zoning map as a whole, just for this property. He is not sure of the dealership's long term plans, but wants them to succeed and be an asset to the community. If an auto row or zoning creep issue arises, then the Council can examine that separately. **Dave Millheim** said it is important to point out that the developer had to work with several property owners to reconfigure their properties. The property lines will have to be dealt with. The developer can't design a quality project with all those lines, and will need to parcel it out. He said the City Council can encourage controlled growth, by just rezoning one parcel at a time. **Cory Ritz** said he appreciates Mr. Hess's leadership in planning out the development of the remainder of that land. **Doug Anderson** said his concerns have been addressed. **Jim Young** said the proposal for the Mercedes dealership was a surprise to the City Council. He said while it is easy to be jaded by the brand of Mercedes-Benz, he believes each member of the Council took the time to think the proposal through. He likes the idea of limiting the zone to the specific footprint of the dealership itself. Overall, he believes it will have an enormously positive impact on the community with respect to economic development.

Phil Holland said that a site plan has not been created yet, but that the dealership will not come close to the proposed road. While they are fine with leaving off the undeveloped portion of their property from the rezone, they will need access to the road. **Dave Millheim** said that if the rezone is only for the footprint of the building, they will not have access to any roads, and so the CMU zone needs to be brought up to where the proposed road will be.

Motion:

Jim Young made a motion that the City Council rezone the property from LS to CMU effective only on approval of a site plan to ensure that the alignment of the minor collector (or the north extension of Lagoon Drive) is consistent with the goals and objectives of the General Plan, that the rezone be applicable only to that area being modified by the Mercedes-Benz site to the limits of the road on the upper alignment, and that the enabling legislation be modified to reflect the motion prior to the Mayor signing it.

Doug Anderson seconded the motion which was unanimously approved.

Jim Young said that Farmington is also a world class brand and wants the Schomp group to take that into account when naming their dealership.

Findings for Approval:

1. The zone designation of CMU may be consistent with the General Plan if the minor collector street follows a more northerly alignment.
2. Whether the related ZT change is approved or not, this property should be rezoned to match the general plan as per the "effective" language set forth in the motion above.

3. If the earlier, related ZT amendment is not approved, then this rezone will not take effect as the applicant will not be able to move forward with site plan approval, and the rezone does not take effect until the site plan is approved.

Miscellaneous Zone and Subdivision Text Amendments

Mayor Talbot said many items on this list are cleanups. **Dave Millheim** recommended that Dave Petersen ask if there are questions to help streamline the meeting. **Dave Petersen** asked if there were any questions, which there were none.

Mayor Jim Talbot opened the public hearing at 8:31 p.m.

Mayor Jim Talbot closed the public hearing at 8:32 p.m.

Motion:

Cory Ritz made a motion that the City Council approve the proposed amendments to the Zoning and Subdivision Ordinances as set forth in the May 26, 2015 staff report inclusive of items A-L.

Jim Young seconded the motion which was unanimously approved.

John Bilton said even though the items on this list are all cleanups, some are significant. **Mayor Talbot** clarified that he had discussed the list with Dave Petersen earlier that day.

Findings for Approval:

- a. The existing Section 11-10-040(8)(2) places too high of a requirement on accessory buildings for agricultural uses in zones designated for agriculture; this amendment provides a much more reasonable distance from public streets while still maintaining a buffer from agricultural uses
- b. Adding the definition for “residential facilities for the elderly” will give staff more clarity and codifies the limit at 16 beds, and formally defers to state code instead of arbitrarily relying on “staff interpretation.”
- c. Currently only allowing metes and bounds subdivisions in the residential and agricultural zones is far too limiting; this amendment allows a metes and bounds subdivision anywhere in the city where they make sense.
- d. Any property that currently has a gas pipeline traversing it is required to provide proof from the affected gas company in a letter, however, memorializing the pipeline company’s approval on the plat is far more beneficial than keeping such approval in the file as a letter.

- e. When staff amended Chapters 10, 11, and 12 of the Zoning Ordinance, we did consider than an alternative yield plan would be required for an alternative subdivision; this amendment addresses and corrects that oversight. And where lots may be reduced to 12,000 s.f. in size, the setbacks and lot width standards for larger lots are difficult to meet. The change makes siting of a home on such lots easier to do.
- f. This is a housekeeping item: the table wasn't updated to reflect the change of the M1 zone to the LM&B zone; this amendment makes this necessary change.
- g. While the Fire Department reviews all applications as part of the DRC process and as part of the Building Permit process in some instances, conditional use permits don't receive DRC approval and daycares don't require fire department review, just that they comply with state regulations. This amendment ensures that al CUP's and home occupations of this type receive fire department review.
- h. Currently, every sales office must receive Planning Commission approval as a temporary use; staff feels that this is unnecessary and should be handled administratively to lessen the amount of minor items on the PC agenda.
- i. This amendment clarifies the language in the definition chapter and makes the term far less ambiguous.
- j. Currently, the 600' requirement is being violated with every new subdivision that has a straight local road connecting to other straight local roads. As staff, we prefer connectivity and good circulation networks, making any straight road over 600' non-conforming or illegal doesn't make sense.
- k. This amendment is a housekeeping item: when Title 4 was amended to be Title 6, the zoning ordinance wasn't updated; this amendment corrects that staff oversight.
- l. Changing the setback requirement in the BP zone allows for more flexibility and for "bringing buildings to the street".

Compton Road (300 West) Street Remnant Vacation Request

Dave Petersen said the City may have vacated a portion of the 300 West right of way to accommodate the construction of the home now owned by the Millers. It appears that a remnant portion of this right of way was never vacated. The previous owners extended and maintained landscaping in this area. The Millers are requesting the City vacate the area to them. Another adjoining property owner, Mr. Hatch, began to install some fencing, and is requesting the City vacate the area to him. These two options are on the table. A third option would be to divide it 50/50, but the City would have to consult with its attorney first. The fourth option would be to table it. If the City decides to vacate the area, an accurate, up to date survey would need to be obtained.

Mayor Jim Talbot *opened the public hearing at 8:38 p.m.*

Joe Richardson, 3448 South 100 West, Bountiful, Utah. He stated that he represents Mr. Hatch and is a land surveyor. He said that they agree with the staff report on both options A and B. They would like to take time to work things out.

David Miller, 901 North Compton Road, Farmington, Utah. He believes they need to work things out, but haven't really tried that yet. He met with several surveyors, who said if he

doesn't like a particular survey, he can obtain another one. He said he wants something concrete. He thinks it will be best to talk it out.

Mayor Jim Talbot closed the public hearing at 8:41 p.m.

Doug Anderson said he supports the two owners talking things out.

Motion:

Cory Ritz made a motion that the City Council table this to allow the property owners time to work things out between them based on their combined request, to allow staff time to obtain the information needed to make a better decision, and that there be no further construction on the fence until the matter is worked out.

John Bilton seconded the motion which was unanimously approved.

NEW BUSINESS:

Discussion regarding Adding Non-City Entities to URMMA

Paul Johnson, 502 E. 770 N. Orem, Utah. He represents URMMA- Utah Risk Management Mutual Association. He received a request from a special services district in Southern Utah to have URMMA insure them. The founding documents only allow municipalities, not special service districts. He is visiting all City Councils to gauge each City's interest in allowing this special services district to join URMMA. In order to amend the interlocal agreement, all cities must agree to it. He is unsure if the special service district (surrounding the city of Enterprise, which is a member) can afford it. The pros are that as long as they agree to the contract, it is good to expand with relatively low risk. Special services districts generally provide one service, and are generally good at what they do. The Board of Directors would be able to select any new applicant and would thoroughly vet them and their loss history and culture in order to see if they would be a risk management oriented entity. One potential for financial impact on Farmington would be that if a loss will increase one member's premium by 25% or more, then all cities share the cost. One con is that reserves could potentially be impacted, but the chances of that are not great. URMMA wouldn't let any entity in that doesn't buy into the URMMA philosophy. He asked if there were any strong objections.

Mayor Talbot said the Council discussed the matter during the work session. The City is not opposed to them growing their business, as long as they are being careful and confident and understanding risk. He asked if anyone on the Council opposes and what their reasons are. He also asked if Farmington was one of the first or the last cities. **Paul Johnson** added that Farmington is the last City he is visiting, and that there has been no opposition. **Dave Millheim** said there has been internal discussion about keeping URMMA vibrant and strong in relation to the competition. He asked if 19 cities really need to sign off on changes, giving

one city veto power. There are 2-4 cities who carry the weight, and the ripple effects of losing one of those cities would be great. If the charter is getting in the way, it needs to be reconsidered. **Paul Johnson** said that Dave Millheim will have the opportunity to voice his concerns as a respected board member.

Clark and Park Lanes Connection

- **Chad Boshell** was asked to look at the feasibility of reopening the intersection of Park and Clark Lanes. He said that staff does not recommend it. He stated that the cost estimates included in the packet are close estimates, not bid items. The City owns the majority of the right of way, but would have to purchase additional right of way for the westbound lane. **Dave Petersen** said if the City waits until the land is developed, it could be considered a project cost and rolled into the project plan. **Mayor Talbot** said that since the City has maintained the right of way, it is still an option in the future. **Chad Boshell** said the City can't ever give up right of way due to the number of utility lines going through Clark Lane. He also said the City will put in the paved trail that was discussed early on later this summer. **Doug Anderson** asked who will be developing that parcel of land, and what they are building. **Dave Millheim** said the City will be talking part in discussions with the developer on Thursday. **Cory Ritz** said that a significant number of residents have asked him about reopening the road. He would vote against permanently closing the connection. He said that he thinks the roundabout has flaws that will become more evident as the surrounding land is developed. **Chad Boshell** said it will be a 2 lane roundabout once the 4 surrounding property owners all develop their property. **Cory Ritz** said he is concerned that it has a fairly small radius, and feels there will be ongoing issues with it. **Mayor Talbot** said he agrees with Cory, and likes that we can pursue the connection in the future. **Chad Boshell** said he has noticed a few potential improvements on the County side, and will reach out to them. **Cory Ritz** said that would resolve many of his concerns. **Mayor Talbot** asked if a motion was needed for this item. **Dave Millheim** said that the record needs to show that the item was brought back to the Council, and that it will be held in abeyance for the time being, with the option to reconnect still available in the future.

SUMMARY ACTION

Minute Motion Approving Summary Action List

1. Farmington Creek Estates III Memo of Understanding
2. Taylor Minor Subdivision Final Plat
3. Approval of City Council Minutes from May 5, 2015
4. Football Fees
5. Ratification of Approval of Storm Water Bond Log
6. 350 East Storm Drain Consultant

7. Park Impact Fee Analysis

Motion:

Jim Young made a motion to approve the items on the Summary Action List 1-7.

Cory Ritz seconded the motion which was unanimously approved.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

1. The Executive Summary for the Planning Commission meeting held on May 7, 2015
2. Fire and Police Monthly Activity Report for April
3. Building Activity Report for March

Dave Millheim reminded the City Council that the meeting schedule has been changed. There will be no City Council meeting on June 2. Council meetings will be held on June 16, June 30, and July 14. The Council will be back to the normal meeting schedule on the first Tuesday in August. **Doug Anderson** asked Holly to make sure to update the website with those dates, because he received a call from a Scout Troop that had tried to attend a meeting based on what was on the website, which was not updated. **Mayor Talbot** stated that he will be gone for the July 14th meeting.

Mayor Jim Talbot:

- **Mayor Talbot** reminded the Council that the City's Festival Days are approaching the week following the 4th of July. He encouraged the Council to lend their help and participation and support. He also stated that the Miss Farmington pageant will be held on Saturday May 30th, at 7 pm at Davis High.

City Council Reports:

- **Jim Young** said the one issue he had is being resolved with a park. A light has been out on a trail for some time, and it is being repaired.
- **John Bilton** had a question from a citizen regarding fire sprinklers, wondering if there is a distance element. **Dave Millheim** said it is 1000 feet, but there is a flexible set of rules. The City has been acting under its rules, but because of how the State's original fire sprinkler enabling legislation was crafted, the City can't repeal it at local level. He said it is not good policy for the state to create rules for local control issues. If the citizen needs specifics, they can talk to the fire chief.

- **Cory Ritz** said he had several items. 1: He received an irate phone call regarding the charter school watering during a rainstorm. He thinks it would be good for the City to exercise authority to encourage the school district to be more careful and water wise. 2: He observed that the Avenues at Station Park triangle development put out construction fencing, and a few days later he noticed that the Cabela's site had fencing as well, and thinks it is a good idea He thinks the City should continue requiring it from a safety and liability standpoint. 3: Concern has been raised over the number of apartments going in, and he wants to look at the City's impact fee structure as it relates to multi-family housing/high impact properties. **Dave Millheim** specified that the concern is regarding the fees being properly structured based on relative cost for use of City services. **Cory Ritz** said the City is being impacted over and above what it is being compensated for with the fees. 4: He said the last several DRC minutes have noted Symphony Homes and the drainage issues in the Chestnut Farms development. He expressed specific concern over potential damage to drains the City has just installed, as well as damage to adjoining properties from overflowing detention basins, etc. If Symphony is not being a good steward, he wondered if the City needs to shut them down. **Dave Millheim** said he would follow up on it.
- **Doug Anderson** said that Farmington Junior High recently got a new basketball coach. He wants to host a basketball camp to raise money for the program, and wondered if they can advertise for it in newsletter. **Dave Millheim** said the policy would have to change for the newsletter. The City receives 3-4 requests from schools to advertise in the newsletter per year. He said that schools have their own ability to communicate. The City newsletter will advertise for non-profit events that specifically relate to City functional business. **Mayor Talbot** asked about advertising on the website. **Dave Millheim** said it is the same policy. The City tries to keep the newsletter and website sacred for City business. 2: Coach Downs, who was the first coach at Farmington Junior High when they originally opened, is retiring in January. He thinks it would be nice to do a presentation to thank him for his service. **Mayor Talbot** said the City could do a special interest article on him in the newsletter. 3: He received an email from a citizen in the Ranches expressing concern over 3 recent diagnoses of cancer in the neighborhood, as well as several other deaths/previous diagnoses. The citizen was wondering if the City can look at the water, mosquito abatement, etc. **Jim Young** said the County Health Department can look at epidemiology, etc. **Dave Millheim** said he will get the contact information for the County for Doug to pass along.

ADJOURNMENT

Motion:

At 9:31 p.m., **Mayor Talbot** made a motion to adjourn the meeting. **Doug Anderson** seconded the motion which was unanimously approved.

Holly Gadd, City Recorder
Farmington City Corporation