

FARMINGTON CITY COUNCIL MEETING

June 19, 2018

WORK SESSION

Present: Mayor Jim Talbot; Councilmembers Rebecca Wayment, Brigham Mellor, Doug Anderson, Cory Ritz, Brett Anderson; City Manager Dave Millheim, Assistant City Manager Keith Johnson, City Development Director David Petersen, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden

CALL TO ORDER:

Mayor **Jim Talbot** called the meeting to order at 6:12 p.m.

Budget Update

Keith Johnson, Assistant City Manager, reviewed the process for approving an amended City Budget for fiscal year ending June 30, 2018, adopting the budget for the next fiscal year, approving the certified tax rate and approving RDA US 89 and Station Park project area budgets. **Keith Johnson** noted that the City Council previously approved a bond for the Regional Park that will use the US 89 RDA for repayment. The Station Park RDA is almost paid off; it was a 20 year commitment that will be paid off 13 years ahead of schedule.

Keith Johnson said that the budget for fiscal year ending June 30, 2018 was updated with current figures but does not differ significantly from the draft budget previously reviewed. He said that City is conservative in estimating revenues and overestimates expenditures. He said that much of the expense of the last few years is to “catch up” to the growth in the City. The City now has additional fire engineers to ensure 24-hour coverage, additional police officers have been hired, streets have been improved/expanded, parks have been added and a City Engineer was hired. The City has been able to do this without a property tax increase. In the next fiscal year the City will hire an Economic Development Director, additional Parks Maintenance personnel, and a Recreation Coordinator. The new utility fee will be used for street projects and ongoing maintenance. **Keith Johnson** reviewed the certified tax rate which is based on real property values.

Legislative Update

Senator **Stuart Adams** thanked the Council and Mayor for their work in behalf of the City. He stressed the importance of smart transportation planning as growth along the Wasatch Front continues. He mentioned proposals for increased efficiencies and speed needed commuter rail. He shared that the capital side of UTA will now be managed by UDOT which should streamline services and planning efforts. Representative Tim Hawkes said that this was a good moment for Northern Utah with a deep legislative bench and momentum toward regional economic development.

Mayor **Jim Talbot** outlined the ways that the City has worked with UDOT to ensure that the EIS was done properly and the efforts taken to maintain a good working relationship. The City

continues to work with UDOT to find an alternative location for the park that will be relocated. Mayor **Jim Talbot** and the Councilmembers asked Senator Adams and Representative Hawkes for support as the City continues to advocate for a City park that works for residents, a pedestrian overpass, the Shephard Lane interchange and loss of conservation easements.

REGULAR SESSION

Present: Mayor Jim Talbot; Councilmembers Rebecca Wayment, Doug Anderson, Cory Ritz, Brigham Mellor, Brett Anderson; City Manager Dave Millheim, City Development Director David Petersen, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden

CALL TO ORDER:

Mayor **Jim Talbot** called the meeting to order at 7:08 p.m.

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

The invocation was offered by **Mayor Jim Talbot** and the Pledge of Allegiance was led by **Dave Millheim**.

Motion:

At 7:10 p.m., **Brigham Mellor** moved to adjourn to the Redevelopment Agency Meeting. **Doug Anderson** seconded the motion which was approved unanimously.

Motion:

At 7:19 p.m., **Rebecca Wayment** moved to reconvene to the City Council Meeting. **Brett Anderson** seconded the motion which was approved unanimously.

PUBLIC HEARINGS:

Resolution Amending the Annual Budget for Fiscal Year ending June 30, 2018; and Adopting the Annual Budget for Fiscal Year ending June 30, 2019

Assistant City Manager **Keith Johnson** presented the staff report. He noted that the fund balance will be \$2.2 million for the fiscal year ending June 30, 2018 and is projected to end at \$1.4 million next year. He said that sales taxes are likely to stabilize and flatten out so budgeting has been conservative. He reviewed the sales tax formula and said that the City receives 50% of the sales tax collected and the other half goes to the state pool which is then distributed by population. Farmington is now a “giver” in that formula rather than a “receiver.” He estimated that for every new dollar in sales tax that is brought to the City, the City will only retain 60%. The City should be selective about what projects it brings to the City.

Keith Johnson stated that it was a good fiscal management for a city to balance revenue from sales taxes and property taxes so that they are not overlay dependent on one or the other which can fluctuate based on market conditions. In the next fiscal year the City will hire an Economic Development Director, GIS intern, a Parks Maintenance employee and Recreation Coordinator. There will not be a benefits increase to employees. Police and Fire budgets have grown to accommodate City growth.

Mayor Jim Talbot opened the public hearing at 7:33 p.m.; with no one signed up to address the Council on the issue, he immediately closed the public hearing.

Motion:

Brigham Mellor moved for the City Council to adopt the resolution amending the Annual Budget for Fiscal Year ending June 30, 2018; adopt the Annual Budget for Fiscal Year ending June 30, 2019, Compensation Schedule and the Property Tax rate of .001765.

Cory Ritz seconded the motion which was approved unanimously.

Plat Amendment - Mountainside Subdivision Plat "F" (located at approximately 423 Greystone Drive)

David Petersen presented the staff report. He noted that the applicant would like to combine two lots in order to build an accessory building. They want to get rid of the property line so that the building does not violate building code. David Peterson noted that no protests were received.

Mayor Jim Talbot opened the public hearing at 7:43 p.m.; with no one signed up to address the Council on the issue, he immediately closed the public hearing.

Motion:

Brigham Mellor moved that the City Council approve the Mountainside Subdivision Plat " F" Amendment as set forth herein, subject to all Farmington City ordinances and development standards. Findings for approval 1-3. **Rebecca Wayment** seconded the motion which was approved unanimously.

Findings for Approval:

1. Combining lots 313 and 314 of the Mountainside Subdivision Plat " F" will reduce overall density of the subdivision by one lot.
2. The plat amendment is allowing the applicant the full use of the property within the subdivision in a manner that has little to no impact on the surrounding neighborhood.
3. The requested amendment is not bringing the Mountainside Subdivision Plat "F" into non-compliance.

Plat Amendment- Residences at Farmington Hills Phase 2 (located at approximately 400 North and Foothills Drive)

David Peterson said that the applicant would like 6' for lot 201 and 4' for lot 202, adding an additional 10' of buildable area to lot 203.

Mayor Jim Talbot opened the public hearing at 7:45 p.m.; with no one signed up to address the Council on the issue, he immediately closed the public hearing.

Motion:

Brigham Mellor moved that the City Council approve the Residences at Farmington Hills Phase 2 Subdivision Plat Amendment as set forth herein, subject to all Farmington City ordinances and development standards and Findings for Approval 1-5. **Doug Anderson** seconded the motion which was approved unanimously.

Findings for Approval:

1. Adjusting the lot widths in this manner will produce a better overall product for the totality of the subdivision.
2. The plat amendments are allowing the applicant the full use of the property within the subdivision in a manner that has little to no impact on the surrounding neighborhood.
3. Because the subdivision is under a PUD, and the overall lot count is not changing, there is flexibility for narrower lot widths and smaller side setbacks by ordinance.
4. The requested amendment is not bringing the Residences at Farmington Hills Phase 2 subdivision into non-compliance.
5. The net effect to the width of lots 201 and 202 (6' and 4' respectively) is minimal and will not adversely impact the overall layout of the subdivision significantly.

SUMMARY ACTION:

1. Approval of Minutes from June 5, 2018
2. PTIF Account Authorization
3. City Wide Drone Policy
4. Resolution Amending the Consolidated Fee Schedule regarding Fingerprinting

Rebecca Wayment moved, with a second from **Brett Anderson**, to approve summary action item 1 through 4 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 Rebecca Wayment

Rebecca Wayment expressed appreciation for the staff at the City Pool and the successful management of swimming lessons.

Rebecca Wayment said that she will be attending the open house for Café Torino on July 10. **Doug Anderson** will also attend.

Councilmember Brigham Mellor

Brigham Mellor said that it is anticipated that the State Scenic Byway Committee will meet on July 10 to approve the designation for the West Davis Corridor. He said that those working on this designation anticipate a unanimous affirmative vote.

Councilmember Brett Anderson

Brett Anderson discussed a trail connection within his HOA. **Dave Millheim** presented the history of the issue noting that the trail master plan was in its infancy at the time the subdivision was approved. Part of the approval of the conservation subdivision was for open space or a park to be maintained. Once homes were built the HOA did not want to build/maintain a park and sought a TDR to create a buildable lot. All property owners signed off on the adjustment which required a trail connection to be built. City policy is for access to a trail be within ¼ mile of every home. The property owner will be responsible for installing the trail connection.

Brett Anderson asked for a sidewalks update. **Dave Millheim** said that Federal dollars are slow moving, but the sidewalks will be started in the Glover's area soon with the High School as the top priority.

Councilmember Doug Anderson

Doug Anderson said that he had spoken to the owner of Loyal Cycle regarding the cancellation of the Festival Days Bike Race. **Jim Talbot** asked **Doug Anderson** to contact **Neil Miller** about his concerns.

Councilmember Cory Ritz

Cory Ritz provided an update related to mosquito abatement. So far, there have been no cases of West Nile Virus in Utah. The Mosquito Abatement District has testing stations around the County and have recently built their own lab. For now, night fogging is done in response to calls for service, but once West Nile Virus is detected a mitigation protocol is implemented. **Jim Talbot** asked if additional calls were being received about the new park. **Cory Ritz** suggested that the trails around the park could be sprayed to help with issues at the park.

Mayor Jim Talbot

Jim Talbot announced that Glen Leonard will be the Farmington Festival Days Parade Marshal. The previously nominated marshal was unavailable due to Church service.

Jim Talbot reviewed the Festival Days activities and asked for Council volunteers to attend events and ensure a Council presence at every event.

Jim Talbot noted that the City Council vacancy will be announced in the July newsletter. Applications will be due July 20 at 5pm. In the meeting scheduled for August 7, the candidates

will be interviewed and a new Councilmember selected. They will be sworn in at the August 21, 2018 meeting.

Jim Talbot shared that Councilmembers had been invited to attend the Klymit ribbon cutting on Friday, June 29.

Jim Talbot reminded Councilmembers of the meeting scheduled with UDOT for June 20, 2018 at 12:30 to discuss the relocation of the park. **Brett Anderson** will attend.

Holly Gadd asked if the Council would be available for a new City Council photo on August 21. Councilmembers will continue discussing availability.

ADJOURNMENT

Motion:

At 8:27 p.m., **Brigham Mellor** moved to adjourn the meeting.


Holly Gadd, City Recorder

Posted July 20, 2018