FARMINGTON CITY COUNCIL MEETING
July 15, 2014

REGULAR SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, Brigham Mellor, Cory Ritz and Jim Young, City Manager Dave Millheim, Finance Director Keith Johnson, Development Director David Petersen, Associate Planner Eric Anderson, Parks Superintendent Colby Thackeray, Recreation Coordinator Sylvia Clark, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Council Member John Bilton was excused.

CALL TO ORDER:

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

The invocation was offered by **Mayor Talbot**, and Boy Scout **Bryson Wood** of Troop 1355 led the Pledge of Allegiance.

PRESENTATION OF PETITIONS AND REQUESTS:

Preliminary PUD Master Plan for the Meadows at City Park

David Petersen said this PUD was formerly Nichols Nook; it was purchased by a new developer who changed the name to the Meadows at City Park. The Preliminary Plan was approved in 2008, and the Final Plan and Development Agreement were approved in 2011 (the Agreement is valid for 5 years). The majority of residents in the area are in favor of a PUD rather than higher-density options. The 5-foot setback would apply to any structure on this site. The applicant purchased an adjacent lot (39 South 200 West) which will service the utilities, and the existing home is not historic.

Developer **Pete Smith**, 47 East Crestwood Road, Kaysville, stated that the setback is 5'8" for a short length on the south side of the property next to the apartments; the remainder is 7'8", and the setback on the east side of the property will be 15 feet. Unit 4 is a split unit with stairs to a loft area on the west side of the home. The Police and Fire Departments plan to use the existing home for SWAT training purposes prior to demolition. **Brigham Mellor** is in favor of gradual housing transitions, and it appears this project will provide a good change in density.

Motion:

Jim Young made a motion to approve the Preliminary PUD Master Plan for the Meadows at City Park Planned Unit Development located at 50 South 100 West with the following conditions and findings:

1. The applicant shall comply with all requirements of the Planning Department, Engineering and all utilities regarding the Final PUD Master Plan.
2. The applicant must provide drawings for both the on-site and off-site improvements including a grading and drainage plan and SWPPP and obtain approval from the City

Engineer, Public Works, Fire Department, Planning Department, Storm Water Official, Central Davis Sewer District and Benchland Water District.

3. The applicant must obtain and record off-site easements in a manner acceptable to the City as shown on the plans prior to or in conjunction with the recordation of the Final Plat.
4. The applicant shall not demolish the existing house on the site until such time as the proposed development begins construction.
5. The applicant must post a bond in the amount agreed upon by the City and the applicant for all off-site improvements and any on-site improvements deemed necessary by the City prior to construction.
6. The Development Agreement shall be amended to reflect the new plan prior to Final Plat approval.
7. The applicant will be subject to all previous conditions and findings for preliminary and final approvals.

The motion was seconded by **Brigham Mellor** and unanimously approved.

Findings for Approval:

1. The Preliminary PUD Master Plan does not vary substantially from the Final PUD Master Plan and Development Agreement approved in 2009.
2. The Preliminary PUD Master Plan has met all of the requirements of the PUD Chapter (Chapter 27).
3. The Preliminary PUD Master Plan meets the objectives and purposes of the PUD Chapter (Chapter 27).

SUMMARY ACTION

Summary Action List

1. Approval of Minutes from July 1, 2014
2. Municipal Advisory Services Agreement with Zions Bank Public Finance
3. Amended Employment Agreement for City Manager

Motion:

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

Change in the order of agenda items

Motion:

Brigham Mellor made a motion to move the City Manager report prior to the discussion of the Park/Gym Funding. **Doug Anderson** seconded the motion which was unanimously approved.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

- He asked for the Council's opinion on UDOT's plan to demolish the Ally Rose Home. **David Petersen** said the City has a historic preservation corridor along Main Street, and in the past there was interest in saving this home. Several years ago UDOT was willing to sell the property to the City at a reasonable price, and the City planned to obtain a RFP bid to restore the home. Site plans were drawn and everything was in place but the City Council decided to wait. A home across the street from this one was also historic, and many residents were upset when UDOT demolished it. **Doug Anderson** said he will inform the Historic Preservation Commission, and **Dave Millheim** will search for details regarding the previous plan.

DISCUSSION ITEM:

Finalization of Park/Gym Funding

Dave Millheim said the two main factors driving the park/gym are the growth of the recreation programs and the new high school. He asked the Council to decide how the G.O. Bond and RAP Tax funds should be allocated. Both funding options have specific statutory requirements, and the City cannot use taxpayer money to advertise the election. Staff's recommendation has not changed—they want to build the gym first because it cannot be done in phases.

Keith Johnson distributed a G.O. Bond/RAP Tax Election calendar of events outlining each step of the process, including an Executive Committee meeting and an information packet and educational brochure which will be given to the media, community/county leaders, and recreation participants. An election committee will discuss strategy, make assignments and prepare campaign materials. He told the Council that the exact location of the gym could possibly be decided later.

Mayor Talbot proposed the allocation of $4.5 million to build the gym first leaving $1.5 million for the park. The RAP tax would add $1.6 million, recreation funds would add $500,000, and donations/impact fees may add more to the total of $3.6 million. A 4-plex could then be built followed by park improvements and soccer/football fields.

Doug Anderson agreed with the Mayor's proposal and asked Parks and Recreation employees what they would choose to do. **Sylvia Clark** said she would build the gym first. During Festival Days he heard numerous comments during from tennis players and residents who expressed excitement about the gym.

Cory Ritz disagreed with several comments made by the **Mayor** and asked how the City plans to pay for road improvements on 650 West and Glover Lane. The impacts to west Farmington have been slow and gradual, but with a high-density housing project, an elementary school, a high school and a charter school, the center section of west Farmington will become very different. He proposed moving the gym next to the charter school. Residents in the area

have given up a lot and think the 650 West location would lessen traffic and parking impacts. He questioned DSD's offer to assist with the maintenance of the gym and feels that it would be better to lose ball fields rather than a gym if the WDC route is not favorable to Farmington.

Brigham Mellor asked if the location of the gym had to be decided tonight, and **Mr. Millheim** cautioned against choosing a site and changing the plan at a later date and said it is never wise for a public official to make a major change to an existing plan approved by the voters. However, the West Davis Corridor would be a major, legitimate reason to change. Brigham pointed out that the park could be built in phases but the gym could not.

Jim Young supports building the gym first because people can relate to tangible things (bricks and mortar) more than intangible things (grass). He asked for Parks & Recreation Director **Neil Miller's** opinion on the location of the gym, and **Dave Millheim** said **Mr. Miller** feels that the 1100 West site is more flexible, has a better configuration, and parking/maintenance costs may be shared with the elementary school. The negative is that it may be affected by the WDC. The 650 West site is more centrally located but the layout of the fields would be constricted.

Motion:

Cory Ritz made a motion that the City move forward with the funding plan for a gym and a park. The gym and 4-plex would be built first on the 650 West site and the park would be built in phases, and the motion is subject to these findings: (1) the road impacts could be minimized up front; (2) the utility of the dollars will be maximized by having the gym and 4-plex in the same area; (3) the expenditure of dollars on the Glover Lane site will be postponed until a decision is made regarding the WDC is made; and (4) the park facilities will be completed in phases. The motion died for lack of a second.

Motion:

Brigham Mellor made a motion to apply the funds from the $6 million G.O. Bond to the construction of a gym (with a cap of $5 million and subject to accepted bids. The remaining G.O. funds, RAP tax proceeds and any other funds will be used to build a 4-plex, park amenities and soccer fields. The motion was seconded by **Doug Anderson** and approved by Council Members **Anderson**, **Mellor** and **Young**. **Cory Ritz** did not approve the motion because of heavy impacts to residents in these areas.

Motion:

Brigham Mellor made a motion to direct staff to conduct a survey to obtain public comments regarding the location of the proposed gym. **Doug Anderson** seconded the motion which was unanimously approved.

Mayor – Jim Talbot

- He and his wife are planning an "end of summer" party for the City Council.

- He thanked the Council for their participation during Festival Days. He was pleasantly surprised by the number of people who shared positive comments about the fact that the City Council attended numerous activities.

- He and **Cory Ritz** will attend the Town Hall Meeting on Sep. 17th from 8-9 p.m.

- He asked Council Members to turn off their cell phones during City meetings.

City Council

Doug Anderson:

- Festival Days was a blast.

- The temporary 4-way stop in west Farmington is working fine.

Brigham Mellor:

- Festival Days was a great experience.

Cory Ritz:

- He suggested having a City Council booth during Festival Days 2015.

- He referred to an email from **Jared Bryson**, and the City Manager's response to Mr. Bryson was that the City is not responsible for Weber water issues.

CLOSED SESSION

Motion:

At 9:50 p.m. **Cory Ritz** made a motion to go into a closed meeting to discuss pending litigation. **Brigham Mellor** 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.

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Jim Talbot, Mayor

Motion:

At 9:52 p.m. a motion to reconvene into an open meeting was made by **Cory Ritz**. The motion was seconded by **Doug Anderson** and unanimously approved.

ADJOURNMENT

Motion:

Brigham Mellor made a motion to adjourn the meeting. **Jim Young** seconded the motion which was unanimously approved, and the meeting was adjourned at 10:08 p.m.

Holly Gadd

Holly Gadd, City Recorder
Farmington City Corporation

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 July 15th, 2014** were posted on the Farmington City Website and the State Public Meeting Notices website this 7th day of August, 2014

DATED this 7th day of August, 2014.

FARMINGTON CITY

By: Holly Gadd
Holly Gadd
City Recorder