

## FARMINGTON CITY COUNCIL MEETING

July 17, 2018

### WORK SESSION

*Present: Mayor Jim Talbot; Councilmembers Brett Anderson, Rebecca Wayment, Brigham Mellor, Doug Anderson, Cory Ritz, City Manager Dave Millheim, Assistant City Manager Keith Johnson, City Development Director David Petersen, City Planner Eric Anderson, City Engineer Chad Boshell, Water Superintendent Larry Famuliner, Chief Guido Smith, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden*

### **CALL TO ORDER:**

Mayor **Jim Talbot** called the meeting to order at 6:11 p.m.

### **Salt Lake Chamber: Housing Affordability**

**Brynn Mortensen**, of the Salt Lake City Chamber, introduced herself and her organization noting that the Chamber is engaged in public policy throughout the state. She discussed the findings of a study by the Kem C. Gardner Institute which was commissioned by business leaders related to housing availability and affordability. **Brynn Mortensen** noted that Utah currently has more households than housing units and costs are 20% higher than comparable cities (Boise and Phoenix). If the trend continues, the median home value in Utah will be \$700K and 1/5 of Utahans will be spending 50% of income on housing. Spending 30% of income on housing is considered affordable. **Brynn Mortensen** highlighted compounding concerns as our unique topography, zoning trends and NIMBYism, and increased construction and labor costs. She said that much of the population growth is not people from out-of-state moving to Utah, but a steadily high birth rate.

The Salt Lake City Chamber has created the Housing Gap Coalition as an attempt to impact the housing affordability issue before it becomes a crisis. They are working on a public awareness campaign with the Utah League of Cities and Towns. The Salt Lake City Chamber will have a social media campaign. They are meeting with city leaders across the Wasatch Front to understand their concerns. They are encouraging communities to update their housing plans.

**Brigham Mellor** said that he was concerned about the referendums on housing and land use decisions. He stated that city leaders understand the housing issues and want to address it responsibly, but residents are upset about density and make accusations about city leaders siding with developers.

**Dave Millheim** noted that the housing crisis is not a Farmington problem, but that it is regional and statewide. He said that if careful planning is not done the economic engine will be killed since businesses will not be able to recruit or retain employees. As children grow up, they will not be able to live close to home as they will be unable to afford housing. He appreciated the efforts of the Chamber related to public education. **Brett Anderson** suggested an article in the newsletter about the housing shortage would be a good first step. **Jim Talbot** said that with land at a premium, developers are paying so much for property that they want to be able to build

multi-family housing. He recognized that residents have been upset about zoning and supports efforts to educate residents about the impacts of the housing shortage.

### **Firework Issue**

**Jim Talbot** asked **Todd Godfrey** to research the City's options for fireworks restrictions. He determined that an outright ban would have to have been instated prior to May 1 with notifications to the County and findings of historical danger. **Jim Talbot** said the case may be made for the hill side areas, but not for the rest of the City. He noted that the individual that caused the fire around July 4<sup>th</sup> disobeyed the law. He said that it was important not to have a knee-jerk reaction and urged the Council to be sensible and open-minded in discussions.

**Dave Millheim** noted that there are many concerned citizens about fireworks. He suggested that an outright ban may be illegal and next to impossible to enforce. In the staff report he tried to summarize citizen concerns with options and discussion points. He highlighted that the largest concern and risk is the hill side. He agreed that the restriction line is confusing.

### **Road Maintenance**

**Chad Boshell** noted that Staker Parsons provided the winning bid for upcoming road construction. He noted that the City can increase the amount of work being done because of funding available from the utility fee. The crews will begin the work a few weeks after the award.

**Dave Millheim** said that they are increasing the work done and hope that residents see the increased work and understand it is related to the utility fee. **Doug Anderson** asked if businesses were supportive of the utility fee. **Dave Millheim** noted that since the passage of the fee, he has had no further meetings or complaints with business owners. He said that it was hard to argue with the logic of the fee based on trip generation which makes it as equitable as possible.

### **Makin Minor Subdivision Schematic Plan - 641 W Glovers Lane**

**Eric Anderson** noted that approval of the Makin Subdivision item requires a vote of not less than four Councilmembers as it would include approval of a TDR. **Brett Anderson** noted that he would be recusing himself from the vote as his client owns the subject property.

### **Festival Days Parade**

Councilmembers briefly discussed citizen concerns related to saving spots for the parade. The Council will discuss possible solutions prior to next year's parade.

## **REGULAR SESSION**

*Present: Mayor Jim Talbot; Councilmembers Brett Anderson, Rebecca Wayment, Brigham Mellor, Doug Anderson, Cory Ritz, City Manager Dave Millheim, Assistant City Manager Keith Johnson, City Development Director David Petersen, City Planner Eric Anderson, City Engineer Chad Boshell, Water Superintendent Larry Famuliner, Chief Guido Smith, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden*

### **CALL TO ORDER:**

Mayor **Jim Talbot** called the meeting to order at 7:00 p.m.

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

The invocation was offered by **Doug Anderson** and the Pledge of Allegiance was led by **Rebecca Wayment**.

**Jim Talbot** noted that the July 17 meeting was **Brigham Mellor**'s last meeting as a City Councilmember.

### **PUBLIC HEARINGS:**

**Jim Talbot** reviewed the rules of the Public Hearing and asked those commenting to be respectful and concise.

### **Zone Text Amendment- Side Loaded Garages in Conservation Subdivision**

**Eric Anderson** presented the information from the staff report. He noted that a garage entrance positioned at the front of the house requires a 30 foot setback, and if the garage is flush or recessed, the setback is 20 feet. The intent of the ordinance is to keep garages from being the focal point of the home. On a side loaded garage, the portion of the garage that faces the street looks like part of the home. An applicant requested an update to the ordinance for conservation subdivision. **Eric Anderson** said that there are several alternative motions in the staff report, a straight denial and those with special exceptions. He noted that 2A was the recommendation of the Planning Commission.

*Mayor Jim Talbot opened the public hearing at 7:08 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 enabling ordinance enclosed in the staff report amending Section 11-12-090 of the Zoning Ordinance. **Cory Ritz** seconded the motion which was approved unanimously.

### **Makin Minor Subdivision Schematic Plan - 641 W Glovers Lane**

**Eric Anderson** shared that on March 6, the City Council approved a zone text amendment that allows for the use of the TDR process in cases of blight. He said that the City does not have to

define blight as the State has outlined definite standards for blight. He said that the intent of the amendment was to incentivize cleaning up blight. **Jerry Preston** is the applicant and is requesting a four-lot subdivision. The yield plan would only allow for one lot, but with 3 TDR lots he would be able to complete the project as presented.

**Eric Anderson** noted that the Planning Commission approved the schematic plan. Their first meeting discussed whether it was necessary to have a finding of blight at the schematic plan stage. Eric Miller, the City's building official, went through the subject property and contributed to the staff report a letter stating that the property would likely qualify for blight as defined by state code. The Planning Commission also discussed if a single home was the best use for the property and determined that four-single homes would be a good use of the property. **Eric Anderson** reiterated that approval requires the affirmative vote of four Councilmembers because of the TDR approval.

**Jerry Preston**, 177 North Main Street, Farmington, is the applicant and represents the property owners. He gave some history about the original home on the site that had to be torn down and was replaced with the current modular home that has since fallen into disrepair. He said that to make the project financially feasible he wants to be able to build four homes. This would cover the costs of demolition. If the project does not move forward, the owners have considered seeking a commercial zoning for the property. He said that the homes would be on smaller lots (approx. 9300 square feet) and noted that there is a house south of the property on a similar sized lot. He referenced the work session presentation by the Salt Lake City Chamber about affordable housing and said smaller lots are more affordable. He suggested these homes would be good for empty nesters looking to downsize with minimal lot maintenance. He said that the high school across the street has changed the area and that the property is now on an arterial road. He stated that larger lots would not be saleable.

*Mayor Jim Talbot opened the public hearing at 7:18 p.m.*

**Emma Darling Gardner**, 601 West Glovers Lane, said that she lives near this property and that all the surrounding properties are one-acre lots. She has lived there her whole life with the large lot sizes. She asked that if the project is approved a privacy fence be required for the benefit of existing residents. She is not happy about this project, but recognizes the property is currently a mess.

*Mayor Jim Talbot closed the public hearing at 7:19 p.m.*

**Brett Anderson** recused himself from discussion and voting on the matter as his client owns the subject property.

**Brigham Mellor** said he understands the history of the property. He acknowledged that the area is changing and that building new on an acre site may not be the right solution. He said that the lot sizes are similar to the development on Glovers that he supports the proposal to address blight conditions and build a better-looking product that will fit the neighborhood.

**Doug Anderson** said that the current property is an eyesore and that pursuing a commercial option would be the wrong fit. He was supportive of the proposal as a good solution to the current problem.

**Rebecca Wayment** referenced the original discussion of blight and said that they discussed if neglect qualifies as blight. She is concerned that allowing for a change from one lot to four lots may set a precedent or incentive property owners to be negligent, so they could request higher density zoning.

**Cory Ritz** said as he evaluated the options and findings of the conditions he considered whether it was enough for him to be supportive of the TDR to allow for four lots. He said that the property was in worse condition years ago and that it is disheartening to see things in the current state. He shared that a single-family home on the corner is not feasible and that he does not want to see commercial creep into the area. He determined that the City and the neighborhood would benefit from this proposal and suggested that a sixth condition be added to require a privacy fence out of fairness to existing property owners.

**Doug Anderson** said that he would be supportive of the requirement for a fence and supported the proposal to improve the property.

***Motion:***

**Cory Ritz** moved that the City Council approve the schematic plan for the Makin Minor Subdivision subject to all applicable Farmington City development standards and ordinances and the Findings for Approval 1-6. **Doug Anderson** seconded the motion. Councilmembers **Cory Ritz, Doug Anderson, Rebecca Wayment** and **Brigham Mellor** voted in the affirmative. Councilmember **Brett Anderson** abstained.

**Findings for Approval**

1. The applicant must obtain special exception approval for the additional TDR lot;
2. The applicant must perform a blight study, as defined and consistent with state code, and the City must establish a finding of blight prior to final minor subdivision consideration;
3. The applicant shall obtain approval of the 3-lot TDR by a vote of not less than four (4) City Councilors at final minor subdivision or after a finding of blight has been approved, whichever comes first;
4. The applicant shall amend the schematic plan to show the corrected 650 West right-of-way;
5. The applicant shall provide the sizes for sewer, storm drain, and water lines on final plat.
6. The applicant must construct a privacy fence along the east edge of the development (covering all four lots).

**Dave Millheim** clarified that the developer still must comply with all the requirements of the TDR and that this is just the first step in approval. **David Petersen** addressed concerns about “demolition by neglect” and that it is different from a finding of blight. Demolition by neglect

can be avoided through code enforcement. **Rebecca Wayment** said that she has had property owners approach her and suggest that their property is blighted. **Eric Anderson** said that the amended ordinance only allows for the property owner to ask for a TDR, but that the Council still retains discretion.

### **Adamson Rezone - 1234 Glovers Lane**

**Eric Anderson** presented information from the staff report about a request for a rezone at Glovers Lane and Shirley Rae Drive. It is currently zoned AA and is south of the WDC and development restriction line. The applicant desires a lot split for a yield of two lots, but this is not allowed under AA which requires minimum lot size of 10 acres. With an A zone, he could get two lots with a TDR. The rezone only increases density by one unit and does not significantly impact storm water. The applicant will be required to improve Glovers Lane and Shirley Rae Drive. The Planning Commission felt that the improvement of the street was worth the additional density. The DRC's concerns could be addressed apart from storm water. The staff report includes an alternative motion to deny as it does not comply with general plan and inconsistent with surrounding areas.

Applicant **Scott Adamson**, 940 Windsor Lane, Bountiful, said that Davis County has constructed sewer lines down Shirley Rae Drive. He intends to build two homes comparable to those on Shirley Rae Drive.

*Mayor Jim Talbot opened the public hearing at 7:40 p.m.; with no one signed up to address the Council on the issue, he immediately closed the public hearing.*

**Brigham Mellor** asked if the property was below the 4218 line. **Eric Anderson** said that it is below 4218 and the property is very low. He noted that the storm water will have to be addressed as the project moves forward. **Eric Anderson** referenced the Eagle Cove project and that the water table was high and there was no place for outflow, the applicant will have a similar challenge with storm water mitigation. **Chad Boshell** noted that the applicant will not be able to build until the sewer connection has been established. He would also have to comply with all requirements to obtain a building permit and would have to obtain a no-rise certification.

**Jim Talbot** asked if the action was premature and wondered if the action should be tabled until the utilities are established. **Eric Anderson** clarified that the rezone is a separate action from the lot split; the applicant would still have to submit a subdivision application and pursue a TDR for a lot split to be granted in the future.

### ***Motion:***

**Doug Anderson** moved that the City Council approve the enabling ordinance in the staff report amending the zoning map for 2.17 acres of property, as defined by parcel identification number 080820006, located at 1234 W. Glovers Lane, from an AA (Agricultural Very Low Density) zone to an A (Agriculture) zone, subject to all Farmington City ordinances and development standards. **Brett Anderson** seconded the motion which was approved unanimously.

### **Findings for Approval:**

1. While the requested rezone is inconsistent with the General Plan, the applicant is only requesting one additional unit of density beyond what the ordinance currently allows.
2. With the exception of the storm water, all of the issues raised by the DRC and Planning Commission during their review of the Owl' s Landing Subdivision can be mitigated; and the potential storm water issues are not likely to be significant because of the two-lot subdivision.
3. The improvement of Glovers Lane that will be part of any future subdivision applications will benefit the City because with the opening of the new high school, staff is anticipating that there will be an increase of traffic on 1525 West, 1100 West, 650 West, and Glovers Lane.
4. The requested rezone would allow for lot sizes that match other adjacent neighborhoods north and east of the area that have previously been subdivided.

### **Street Vacation Request-1875 N between 1075 W & US89**

**David Petersen** said that as required by public notice protocols this item was posted in the local newspaper and noticed as a public hearing. **David Petersen** noted that there is a power line under the right of way and so he recommended that, if approved, the City Council include language related to an easement for public utility use and city infrastructure within the right of way.

*Mayor Jim Talbot opened the public hearing at 7:50 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 ordinance enclosed in the staff report vacating 1875 North Street between 1525 West and US 89 subject to the terms of the sale of this land (previously agreed to by the City and the applicant) with the condition that a public utility use and City infrastructure easement be created within the R.O.W. and Findings for Approval 1 through 5.

**Rebecca Wayment** seconded the motion which was approved unanimously.

#### **Findings for Approval**

1. Although the right-of-way exists "on paper" no asphalt, curb & gutter, etc. exist on what was once used as a street.
2. Dr. Brian Call desires to construct an office building and establish his dentist practice south of the Russon Brothers Mortuary.
3. On February 7, 2017 the City re-zoned his property to N MU, and the zone change was subject to, among other things, that the applicant obtain approval to vacate the above referenced r.o.w. prior to or concurrent with conditional use and site plan approval for his proposed building.

4. The applicant is now preparing his conditional use/site plan application for consideration by the Planning Commission. Prior to this the Board of Adjustment approved a variance related to the placement of the southwest corner of the proposed structure.
5. The applicant worked with the City Manager and received approval from the City Council to acquire and incorporate the r.o.w. property as part of his site.

## **NEW BUSINESS:**

### **General Plan Amendment - Bridge Feasibility Study**

**Eric Anderson** said that the City was awarded a Transportation and Land Use Connection (TLC) grant through the Wasatch Front Regional Council (WFRC) to perform a bridge feasibility study for an east west connection in the Park Lane area. Fehr & Peers Engineers performed the study and produced several alternative options to be considered. The final record of decision and environmental impact statement for the West Davis Corridor indicated that UDOT has allocated funds for a portion of the pedestrian bridge over Park Lane. When UDOT is ready to move forward with the project, the City now has plans to show them with associated costs. This will help the City achieve the best outcome. **Eric Anderson** noted that the action to be taken is to adopt the feasibility study as part of the Master Transportation Plan as an addendum to the General Plan. The Planning Commission unanimously recommended approval.

**Jim Talbot** asked if UDOT was aware of the feasibility study. **Eric Anderson** said that UDOT was part of the steering committee that reviewed the study and have had had the opportunity to be involved and provide feedback; UTA and the County were also involved in the committee.

**David Petersen** reiterated that UDOT has only demonstrated half of the funding for the pedestrian bridge. He noted that having the study done will expedite securing additional funding as the alternatives have already been studied. **Dave Millheim** said that it was a good idea to adopt the study as part of the General Plan and will strengthen the City's position as the project moves forward.

**Amy Shumway**, 1178 Frontline Way, has been heavily involved in the process. She noted that when the pedestrian bridge was first discussed, the UDOT representatives quickly proposed three options and wrote them up. At the time of those initial discussions only 5.5 Million dollars had been allocated for the bridge (less than half). When the proposal to build the bridge on the South side of Park Lane was first considered, **Amy Shumway** contacted Senator **Stuart Adams** with a request for an additional 11 Million dollars for the project to be completed. **Amy Shumway** noted that Senator Adams said he was "on it" and would work with other leaders and UDOT to get the total project funding allocated.

### ***Motion:***

**Doug Anderson** moved that the City Council amend the General Plan adopting the Farmington Linkage Study as an appendix to the Farmington City Master Transportation which is an element

of the General Plan, subject to all applicable Farmington City ordinances with Findings for Approval 1 through 4.

**Rebecca Wayment** seconded the motion which was approved unanimously.

#### Findings for Approval

1. The proposed Bridge Feasibility Study will help guide the City in the future towards developing infrastructure for a safe means of moving pedestrians east to west in the Park Lane area.
2. The proposed Bridge Feasibility Study will better situate the city in locating and acquiring funding sources for bike and pedestrian paths, and related infrastructure.
3. The proposed Bridge Feasibility Study will guide and inform the City in future decisions regarding all modes of transportation.
4. By codifying the Bridge Feasibility Study and adopting it as part of the General Plan, the City is setting a standard, being proactive, and making a commitment to active transportation, which is growing in popularity and being demanded at ever increasing levels.

#### **OLD BUSINESS:**

#### Results of Fiber Survey

**Dave Millheim** noted that this item was initially discussed in a work session some months ago. **Roger Timmerman** from UTOPIA will be presenting the results of the survey conducted among Farmington residents. **Dave Millheim** said that the Council does not have to act immediately, but the success of the business park will be contingent on fiber connections.

**Roger Timmerman**, 5858 South 900 East, Murray, presented the results of the fiber survey. He introduced Kim Kinley, Marketing Officer. He said that the survey received 600 responses, which is a good sample size for the City. He discussed the history of UTOPIA acknowledging that the initial startup had significant financing issues but said that in 2009 UIA was created and has been financial strong since then. The survey results indicate that residents believe it is very important to have internet access, but they are only somewhat satisfied with their current providers. They are paying approximately \$51-\$80 a month with download speeds between 25-100. They believe they are currently signed up with the most reliable connection. Almost ninety percent of respondents said that City should get involved in supporting fiber connections. UTOPIA services would provide download speeds of 250 Mbps for \$65 per month. **Roger Timmerman** said that if the City were to offer UTOPIA services to residents that at least 60% of residents would sign-up. He noted that residents could pay monthly or buy the connection up front and only pay for service monthly, but that most customers finance the connection over time.

**Roger Timmerman** explained that if more than 30% of residents signed up for service, the City's portion of the debt would be repaid. He stated that he had no doubt that the project would exceed the needed take rate. **Brigham Mellor** suggested pre-signups to mitigate risk. **Cory Ritz** asked if there were examples of a city not meeting the necessary take rate, and **Roger**

**Timmerman** noted that it has not happened since 2009. **Roger Timmerman** said the users of the service are very happy, and the decision to pursue or not to pursue tends to be political rather than financial. **Brett Anderson** asked if the City would ever be free from risk. **Roger Timmerman** noted that it is a 25-year bond, which can be paid of early at a cost savings to the city, and cities have increased in property values, but there is always some risk. **Cory Ritz** asked about the timeline for implementation and was told that building the infrastructure would take approximately one year to 18 months.

**Dave Millheim** suggested that other providers may also be interested, and that the Council could direct staff to issue an RFP for fiber services to evaluate all opportunities for the City. The Council was supportive of this direction and **Dave Millheim** committed to bringing the RFP and additional information back to the Council at a future date.

## **NEW BUSINESS:**

### **Benchland Water Restrictions**

Water Superintendent **Larry Famuliner** said that the City passed an ordinance for an emergency water plan due to low snow pack. Benchland Water District started using the snowpack in May to cover water needs which is much earlier than the typical late June use.

On July 3, Benchland held an emergency meeting and instituted watering restrictions between Saturday at 8am and Monday at 8 am. They committed to provide an initial warning, but then start issuing fines to residents watering during restricted times.

**Dave Millheim** noted that the Council was not been asked to act, but he wanted them to be aware of the impacts. **Larry Famuliner** noted that the reduction of water use over the weekend was 17.5% but that is only half of the reduction that Benchland is looking for. **Doug Anderson** noted that because of the confusion about who was served by Benchland vs. Weber Basin, Weber Basin likely benefited from reduced usage as well. **Dave Millheim** noted that the City parks are on Weber water and the City needs to be a good example. He does not want people to assume that they are able to use culinary water for landscape needs because it will then be a challenge to meet culinary needs. He noted that Benchland did not do a very good job in communicating and that the follow-up and enforcement will continue to be a challenge through the coming months. **Larry Famuliner** said that buying additional water is not feasible and further restrictions may be needed. He said that turf is resilient, so water needs to be prioritized for bushes and trees.

**Brigham Mellor** noted that when Weber Basin installed meters he would get a statement about water usage and was able to adjust. **Larry Famuliner** suggested that the Council require new developments install a water meter to encourage conservation.

**Dave Millheim** said that the new water tank would be filled and functional in 4-5 weeks once it is cleaned, filled and tested and the operating permit is secured. There are current efforts at the Old Farm property to establish a new well.

## **FY2019 Road Maintenance Project- Staker and Parson Companies**

**Chad Boshell** noted that with the passage of the street utility fee, the City can double the amount of road maintenance typically done in the summer. The FY2019 Road Maintenance project received several favorable bids which were lower than anticipated and the staff recommend contracting with Staker & Parson Companies.

### ***Motion:***

**Cory Ritz** moved that the City Council approve the contract and bid from Staker & Parson Companies for the construction of road maintenance improvements in the amount of \$1,410,521.90 to be paid from the street maintenance fund.

**Doug Anderson** seconded the motion which was approved unanimously.

## **Recruitment Process for New City Manager**

**Jim Talbot** asked the City Council to be heavily involved in the plan to recruit a new City Manager. **Dave Millheim** said that he sent a message to the Utah City Manager's Association that a formal announcement would be forthcoming. **Dave Millheim** outlined the process and suggested that the Council should let him know how they want to be involved. He said that current City staff will be involved but that the Mayor and Council have the final say. **Jim Talbot** asked **Holly Gadd** to reach out to the Council about time commitments as the process should be started soon so that the final decision is made before the holidays.

## **Hillside Fire Report**

**Jim Talbot** noted that discussion about this item took place in the work session and that there is a time crunch to make a recommendation and get information out prior to the July 24<sup>th</sup> holiday.

**Brigham Mellor** said that the line should be clear and suggested Main Street to 200 East was a reasonable demarcation.

Chief **Guido Smith** said that new regulations are tough to enforce as people need time to acclimate and said that any planning done now is better for next season. He said that in 2005 the restriction zone was 200 East/Main Street and it was reassessed in 2012 based on eight specific criteria. He said his staff completes a door to door campaign to educate residents about the boundaries. He said they respond to 50-70 calls a year about fireworks and must increase dispatch and fire staffing to be able to address the calls.

**Dave Millheim** said that the consensus was to not make changes for this year and ask that **Guido Smith** bring a recommendation related to a revised restriction line early next year.

## **Discussion of Potential Ambulance Purchase**

**Guido Smith** said that the ambulance stays busy and an additional vehicle is needed. The funds are available through the ambulance enterprise funds, and although purchasing one this year is ahead of schedule, the City would save money by purchasing the demonstration model that has been recently evaluated. The truck costs \$153,521 by itself and with the gurney system (which helps prevent injuries) comes to a total of \$189,521.

***Motion:***

**Doug Anderson** moved to direct staff to purchase the demonstration ambulance and gurney system from the Ambulance Enterprise Fund in the amount of \$189,521.

**Rebecca Wayment** seconded the motion which was approved unanimously.

**SUMMARY ACTION:**

1. Approval of Minutes from June 19, 2018
2. Davis County Dispatch Agreement
3. Surplus Property- Trucks
4. Improvements Agreement with Lance and Lisa Drollinger

**Rebecca Wayment** moved, with a second from **Doug 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**

**Dave Millheim** asked that the Council review the staff reports for the Police and Fire Monthly Activity Reports for April and May and Building Activity Report for May.

**Dave Millheim** relayed a request to use the DRC and Economic Development Subcommittee to meet and come up with a proposal that will gain City Council approval from a developer whose project was denied. The subject property is located across from the Legacy Events Center and south of the Avenues at the Station development. **Dave Millheim** indicated that the process of meeting with the committee would be discussion only and would not be a binding agreement.

**Rebecca Wayment** asked if the developers were required to wait for one year to reapply, and **David Petersen** clarified that the limit only applies to rezone applications.

**Jim Talbot** said that he was not supportive of the subcommittee use in that way because it takes away from discussions that the staff are able to have with the developer and that the request was too open-ended with the expectation that the City design the project for the developer. **Brett Anderson** said that he felt like they were explicit in issuing the denial noting that the Council did not like the height of the project or the density. **Doug Anderson** said he felt the same way. **Dave Millheim** said that he had enough direction to move forward.

**Dave Millheim** asked for two volunteers to address some of the challenges that the City is having with the cost related to sidewalks near the high school funded through the TIGER grant. **Cory Ritz**, **Rebecca Wayment** and **Jim Talbot** agreed to support staff in getting the issues resolved.

## **Mayor Talbot & City Council Reports**

### **Councilmember Cory Ritz**

**Cory Ritz** said that mosquitos containing West Nile Virus have been identified so fogging will increase and residents are encouraged to wear long sleeves and bug spray. Twenty states have tested positive for the virus, but no deaths have been reported.

**Cory Ritz** asked that there be a study or evolution done to review how water supplies are being impacted by buildout of the City. He acknowledged that the region may be experiencing a long-term drought and wants to avoid being unable to supply culinary water to residents and businesses.

### **Councilmember Doug Anderson**

No updates to report.

### **Councilmember Brett Anderson**

No updates to report.

### **Councilmember Brigham Mellor**

No updates to report.

### **Councilmember Rebecca Wayment**

No updates to report.

### **Mayor Jim Talbot**

**Jim Talbot** asked that the City Council consider **Amy Shumway** for appointment to the Planning Commission.

### **CLOSED SESSION**

#### ***Motion:***

At 9:48 p.m., **Cory Ritz** made a motion to go into a closed meeting for purpose of **potential litigation, property acquisition, and character and competency of an employee**. **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 10:08 p.m., a motion to reconvene into an open meeting was made by **Brett Anderson**. The motion was seconded by **Doug Anderson** which was unanimously approved.

***Motion:***

**Brett Anderson** moved that the City Council approve the appointment of **Amy Shumway** to the Farmington City Planning Commission.

**Doug Anderson** seconded the motion which was approved unanimously.

**ADJOURNMENT**

***Motion:***

At 10:09 p.m., **Brett Anderson** moved to adjourn the meeting.

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**Holly Gadd, Recorder**

**Posted 08/14/2018**



## EDUCATION ON WATER CONSERVATION FOR LANDSCAPES

Utah State University Extension has graciously offered to provide free classes to Benchland Water District users to educate on maintaining your landscape during times of drought.

Classes are being offered the following dates and times:

- **July 16<sup>th</sup>** and **July 18<sup>th</sup>** at **6:30 pm**
- **July 19<sup>th</sup>** will be a Facebook Live Q&A session at 10 am at [facebook.com/usuextension](https://facebook.com/usuextension)
- All classes will be held at the USU Kaysville Education Center on the USU Botanical Center property located at 80 East Sego Lily Drive, Kaysville. The classes will be taught in Rooms 133 and 135.
- We are here to help! USU Extension offers a **twice per week free Diagnostic Clinic**, staffed by faculty and master gardeners. The days and times are **Tuesday and Thursday from 9 am to 12 noon**. Visit in person at the USU Extension/Kaysville Education building at 80 East Sego Lily Drive (80 East 725 South) in Kaysville or call 435-919-1336 during clinic hours.

### ***TIPS ON CONSERVING WATER AND STILL MAINTAINING A LANDSCAPE: STOP. THINK. CONSERVE!***

- Lawns only need  $\frac{1}{2}$ " of water per week during the summer months to survive. Grass WILL turn brown with high temperatures and low water, but will quickly recover with cool temperatures. Lawns are more resilient than you think.
- PLEASE tolerate browning in your lawns during the summer months.
- Do not water between 10 am and 6 pm. During this period, up to 50% of water emitted from sprinklers is lost to evaporation.
- Sign up for a free water check at [slowtheflow.org](http://slowtheflow.org) to find out how much water you are applying and how to increase your irrigation efficiency.
- Realize your trees, shrubs, and plants are a long term investment that should have a priority on water use. Lawns are easily replaced and resilient but a 30-100 year old mature tree is hard to replace.
- For more tips and information visit the Center for Water-Efficient Landscaping website at: [cwel.usu.edu](http://cwel.usu.edu)



## ATTENTION

### **ALL BENCHLAND IRRIGATION WATER DISTRICT USERS**

Benchland Water District is facing a **severe water shortage**. A number of factors have contributed to this unprecedented shortage including:

- Low snowpack in the mountains.
- Water allotments from stream flows in nearby canyons have diminished from a traditional 60% to only 20% this year.
- Water that usually is allotted for September and October has already been used.
- Rapid population growth.
- At the **current water usage rate**, all irrigation water will be used up by **September 1<sup>st</sup>**.
- Please know that once the irrigation water runs out culinary/house water overseen by Farmington City will not be allowed for outside use. To put this in perspective... Farmington City culinary water uses approximately 3 million gallons per day. Benchland irrigation water uses 30 million gallons of water per day. Imagine if all Farmington residents started using culinary water once irrigation water runs out. All available water in our city would be gone. Farmington city already has ordinances in place not allowing culinary water for outside use.

The Benchland Water Board has been forced to institute **water restrictions** to try and extend irrigation water use through as much of September as possible. The following restrictions are in place immediately and will run through the rest of the summer:

- **No irrigation/secondary water use on weekends.** This restriction begins Saturday mornings at 8 am and ends Monday mornings at 8 am.
- These restrictions will be **enforced by officials** employed by Benchland and **citations will be issued** to those residents using outside water on weekends. Citations will consist of \$50 for first offense, \$250 for second offense, complete secondary water shutoff at the residence for third offense.

**Benchland Water District**, Phone: 801-451-2105. 485 East Shepard Lane, Kaysville, Utah 84037

