

FARMINGTON CITY COUNCIL MEETING

August 5, 2014

WORK SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz and Jim Young, City Manager Dave Millheim, Finance Director Keith Johnson, City Engineer Chad Boshell, Development Director David Petersen, Associate Planner Eric Anderson, and City Recorder Holly Gadd

Discussion – Western Davis Corridor (WDC) and Pedestrian Overpass (Park Lane area)

Representative Roger Barrus has served in the legislature for 14 years and has represented parts of Farmington the entire time. He has been involved with energy, public lands, and highway issues. **Senator Jerry Stevenson** represents District 21 and said 80,000 people are predicted to move into Davis County during the next 20 years. **Senator Stuart Adams** has worked closely with **Representative Barrus** and **Senator Stevenson**, and stressed the importance of working together on tough issues. They discussed the transportation tax (which has changed from a gas tax to a sales tax) and other sources of funding. **Senator Stevenson** said UDOT has a very fair study and bidding process, and they are doing their very best to communicate with counties as they move forward with transportation needs. **Cory Ritz** said the City Council is not against the WDC but strongly desire the northern option which will preserve the conservation easements. **Mayor Talbot** expressed frustration that although UDOT asked for input from local cities, they seem to have disregarded Farmington's issues; however, he is grateful that UDOT plans to install overhead signs on Park Lane in the near future. **Dave Millheim** said the EIS study called for the promotion of economic development, but it does the exact opposite for Farmington because the current option provides no access. All of the recent development in Farmington has been done according to the master plan. **Senator Adams** stated the issues: preservation of the existing corridor, a new corridor with maximum capacity (within reason), an option with the least damage to Farmington, and economic impacts to all Davis County cities. He suggested a meeting with UDOT to continue working on these specific issues. The legislators pointed out that the best way to obtain a pedestrian overpass is to attach it to another project.

REGULAR SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz and Jim Young, City Manager Dave Millheim, Finance Director Keith Johnson, City Engineer Chad Boshell, Development Director David Petersen, Associate Planner Eric Anderson, and City Recorder Holly Gadd

CALL TO ORDER:

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

Mayor Talbot began the meeting at 7:30 p.m. and welcomed those in attendance. The invocation was offered by **Jim Young** and the Pledge of Allegiance was led by local Boy Scout **Garrett Gregory** of Troop 278.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:

Festival Days Follow-up Report

Mayor Talbot and the City Council thanked the Parks & Recreation staff for their efforts during Festival Days, and Special Events Coordinator **Stefanie Gallagher** reported the following:

- There was a new route for the bike parade which had 100 participants.
- The movie was a great event.
- The Little Miss program was coordinated by a new director.
- The 3-on-3 basketball tournament and tennis tournament were successful.
- The bike race was held at Station Park.
- There were 88 participants in the motorcycle ride; \$3,000 was raised for the Huntsman Cancer Foundation.
- There were 71 booths during Saturday's events, and the Parks Department plans to reorganize the layout in 2015 to allow for additional booths.
- Station Park donated funds for the concert and the fireworks presentation, and cash donations increased along with expenses.
- Footrace participation was down (694 in 2013; 602 in 2014), and eliminating the ½ marathon will be considered in the future.
- The entire Parks & Recreation staff and the community were appreciative of the support given by the Mayor and the City Council.

PUBLIC HEARINGS:

Boundary Adjustment with Kaysville City

David Petersen said Farmington City recently annexed property now owned by Ivory Development (previously owned by the Tanner family) and property now owned by Capital Reef Management (previously owned by Davis County). A small portion of these properties (0.75 acres) is located within the Kaysville City limits and Ordinances by the two cities will ensure that all of the property is located in Farmington City.

Public Hearing:

Mayor Talbot opened the Public Hearing at 7:45 p.m. There were no comments and it was closed.

Motion:

Jim Young made a motion to approve the Ordinance adjusting a portion of the existing common boundary line between Farmington City and Kaysville City in the vicinity of 1450 West

1800 North and zoning the property to LR (Large Residential). **Brigham Mellor** seconded the motion which was unanimously approved.

PRESENTATION OF PETITIONS AND REQUESTS:

Consider the adoption of a Resolution providing for a Special Bond Election to be held on November 4, 2014, for the purpose of submitted to the qualified electors of Farmington City, Utah, the following two separate Propositions:

- (I) **The issuance of not to exceed \$6,000,000 General Obligation Bonds to finance the construction of a Public Park and Recreational Facility and related improvements (the “Project”);**

AND

- (II) **The approval of a Local Sales and Use Tax of up to 0.1% to fund and support recreational, cultural, and other organizations and facilities as provided in Title 59, Chapter 12, Part 14 of the Utah Code Annotated 1953, as amended; providing for the Publication of a Notice of a Public Hearing; Approving the Form of and Directing the Publication of a Notice of Election and the Ballot Propositions; and Related Matters.**

Jonathan Ward, Public Finance for Zions Bank, said this has been an ongoing process, and this Resolution will authorize the Bank to trigger many steps between now and November 4, 2014 when Farmington residents will decide whether or not to approve a GO Bond and a RAP tax.

John Bilton asked if there was a way to make the language (regarding the estimated tax increase) on page 7 easier for residents to understand. **Jonathan** said the state legislature passed a statute in 2007 requiring cities to use the average home value, and he will ask the bond attorneys if the phrase “average home value in Farmington” can be used. **Brigham Mellor** emailed 1100 residents and received positive feedback along with requests to include a swimming pool. **Doug Anderson** was asked if there will be entrance fees for the gymnasium, and the **Mayor** said that will be analyzed in the future. **Jim Young** said most of his neighbors are in favor of the proposition.

Motion:

John Bilton made a motion to approve the Election Resolution for a \$6 million General Obligation Bond and a RAP Tax for a .10% increase in sales tax to be on the ballot on the ballot on November 4, 2014. **Cory Ritz** seconded the motion which was approved by Council Members **Bilton, Anderson, Ritz, Mellor** and **Jim Young**.

Sales Trailer Request – Henry Walker Homes (HWH)

David Petersen explained that the City’s Zoning Ordinance requires real estate sales offices to be located in a model home and not in a trailer; however, it is possible to use a trailer (until the model home is constructed) under the temporary use section of the Zoning Ordinance. He recommended changing “sales center” to “sales office” on item #12 in the Sales Trailer

Agreement. **Doug Anderson** asked if the model home would be finished by Dec. 14, 2014, and HWH representative **Leslie Mascaro** said the dates on the document were recently updated and the model home will be finished by March 15, 2015.

Motion:

John Bilton made a motion to approve the Sales Trailer Agreement between Farmington City and HWH for the Avenues at the Station with a new origination date of August 5, 2014 and for the model home to be finished by March 15, 2015, subject to the conditions set forth therein. **Brigham Mellor** seconded the motion. **David Petersen** requested that the phrase “HWH shall not establish the sales office until the final plat for the first phase of the project is recorded in the office of the Davis County Recorder” be added to the motion. **Doug Anderson** seconded the motion which was unanimously approved.

Meadow View Phase 2 – Request to Submit a Subdivision Application

Dave Millheim explained that Meadow View Phase 1 was the first time the City used its new TDR Ordinance (the developer paid \$106,000 for the TDR). Phase II was almost identical in size, layout, density, lot count and zoning, and the application was well underway when the LDS Church presented a plan for a new chapel and stake center in the area. The developer voluntarily placed the application on hold and began negotiations to accommodate the LDS Church. The Church decided not to pursue the idea, and the developer has requested a waiver of the 6-month pending legislation rule.

Micah Peters, CEO for Clearwater Homes, 732 East Northcrest Drive, Salt Lake City, thanked staff for working with them on this application. He invited the Mayor and City Council to visit Phase I and said they intend to build quality homes in Phase II.

Motion:

John Bilton made a motion to direct staff to prepare a letter to the developer of Meadow View Phase 2 and Farmington City enabling the developer to submit a subdivision application for review by the City (under the old rules as outlined in the staff report) within 180 days from August 5, 2014. **Cory Ritz** seconded the motion which was unanimously approved.

SUMMARY ACTION

Minute Motion approving Summary Action List

1. Approval of Minutes from July 15, 2014
2. Lease Purchase Agreement with Zions Bank for a new Street Sweeper Truck
3. Street Light Maintenance Contract with Black and McDonald
4. Ratification of Approval of Storm Water Bond Log

Motion:

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

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

1. An Active Transportation Committee Bike Tour of Farmington will be held on August 20, 2014 at 9:00 a.m.
2. Davis County seems supportive of the City’s opportunity for a RAP Tax, and the City will be required to obtain a Notice of Intent from Davis County which the County approved.
3. The Building Activity Report for June was included in the staff report.
4. The overlay of the Legacy Trail will be completed prior to the winter season.
5. He provided details regarding the future roundabout in west Farmington, and there was discussion regarding the possibilities for enhancing the center of the roundabout.

Mayor – Jim Talbot

- He expressed thanks to Lagoon and is amazed by the things that are happening at Station Park. He received a positive letter from a resident and encouraged Council Members to send complimentary notes on occasion. **Dave Millheim** said there was an 18% rise in UTA ridership in one year on the lagoon shuttle.
- He asked if public hearing signs are being posted on properties, and the City Manager said they are being posted.
- He asked for an update on Ivory Homes’ 1400 North development. The City Manager said the City Engineer is working with them to resolve several technical issues.
- He is frustrated with the lack of progress on the old church site on 1400 North Main Street. **Dave Millheim** said he will obtain a report on the progress.
- He asked for an update on a new sidewalk on 450 South, and **Dave Millheim** said he would ask the City Engineer.
- He received a packet from **Howard Dygert**, and the City Attorney advised him to inform **Mr. Dygert** that the City received his comments.
- 650 West will be paved as soon as possible. The City spent extra money for signal warning signs, and the radar sensors will be installed when they arrive.

City Council

Brigham Mellor:

- He asked about impact fee adjustments related to the G.O. Bond and RAP tax, and the City Manager said it will be discussed within 2-3 months.

John Bilton:

- He and **Jim Young** spoke with the owners of the Farmington Service & Towing (92 North Main) who plan to make some improvements to their property. He stressed the importance of enhancing and supporting the downtown businesses.
- UDOT verbally committed to the plan for the Alley Rose home, and the City plans to obtain a written agreement.
- When asked about the Fadel sign issue, **Dave Millheim** said the judge is being very patient with **Mr. Fadel** who is representing himself.
- He attended the grass roots committee meeting for the new gym/park and was impressed with the strong leadership and citizens who want to educate the public. He would like to see a good balance of east/west and young/old. **Dave Millheim** advised the Council to do all they could to educate residents regarding the Resolution.
- He is concerned about water issues and asked about the City's future water plans. The City Manager said they would have a work session in the near future.
- He stressed the importance of having a strategy/design for the office park, and said this is a critical time in the future of the City. There was a brief discussion of related issues, and **Dave Millheim** said it is about change, managing growth and making smart decisions.

Doug Anderson:

- He asked when the Park Lane/Clark Lane construction would be completed and **Dave Millheim** said completion is scheduled for mid September.

ADJOURNMENT

Motion:

Brigham Mellor made a motion to adjourn the meeting. **Doug Anderson** seconded the motion which was unanimously approved, and the meeting was adjourned at 9:30 p.m.

Holly Gadd, City Recorder
Farmington City Corporation