

**FARMINGTON CITY - CITY COUNCIL MINUTES  
SEPTEMBER 03, 2019**

**WORK SESSION**

*Present: Mayor Jim Talbot, City Manager Shane Pace, City Councilmembers Brett Anderson, Doug Anderson, Alex Leeman, Rebecca Wayment, City Recorder Holly Gadd, Economic Development Director Brigham Mellor, Community Development Director Dave Petersen, City Planner Meagan Booth, Recording Secretary Carly Rowe. Planning Commissioners Rulon Homer, Greg Wall, Amy Shumway, and Mike Plazier.*

*Excused: Planning Commission Chair Connie Deianni, Russ Workman, Roger Child and Shawn Beus and City Councilmember Cory Ritz.*

Tonight's work session contained information regarding Moderate Income Housing presented by **Meagan Booth and Dave Petersen**.

**REGULAR SESSION**

*Present: Mayor Jim Talbot, City Manager Shane Pace, City Councilmembers Brett Anderson, Alex Leeman, Rebecca Wayment, City Recorder Holly Gadd, Economic Development Director Brigham Mellor, Community Development Director Dave Petersen, and Recording Secretary Carly Rowe.*

*Excused: Doug Anderson and Cory Ritz.*

**Mayor Jim Talbot** opened the session at 7:05 PM. Invocation by **Rebecca Wayment**, Pledge of Allegiance lead by scout-member **Jamis Leishman**.

**PUBLIC HEARINGS**

**Resolution Amending the Consolidated Fee Schedule related to Jr. Jazz fees**

**Neil Miller**, Parks and Receptions director has requested to raise the fees for individual registration for 5<sup>th</sup> to 12<sup>th</sup> grade so the players can have certified referees on the court to officiate. Secondly, raising the fee on team registration so teams may include jerseys with the cost. **Mayor Jim Talbot** addressed his thoughts that we have a great gym and having certified referees is a great addition to our city. *Registration will begin in October for Jr. Jazz.*

**Mayor Jim Talbot** opened the public hearing and closed the public hearing at 7:13 PM.

*Councilmember Alex Leeman motioned to raise fees on both individual and team pricing. Councilmember Brett Anderson seconded this motion. All were in favor of this motion unanimously.*

**Farmington Overlook Subdivision Schematic Plan – Symphony Homes (1650 N Compton Rd)**

Community Development Director **Dave Petersen** reviewed the staff report regarding the planning commission's recommended approval along with the city council. There are nine lots for this proposed subdivision on North Compton Road. There has been some concern that it is too steep; however, the bureau's easement could take 5-6 months, and the developer is aware of this. There have been some

comments regarding the national forest service land is above the lot and there is also a natural drainage near the dirt road along the east end of the lot. **John Coyle** lives at the bottom of the drainage area and it could be devastating to his property if the water does run down. **Bruce Needham** provided an email that we will introduce to the record (attached). Overall, the biggest topic is storm drainage and storm water is taken seriously in the city. Conditions for recommendation for an approval are in the staff report however, there will be additional conditions added.

**Jared Schmidt** with Symphony homes (111 S Frontage Rd. Centerville) commented on the neighborhood meeting where he and nearby neighbors met up on the previous Thursday to discuss questions/issues and that they have completed the required soil report that will be submitted alongside the preliminary plat. He added that he is eager to meet the concerns of the neighbors and was glad they were able to meet up. **Jared Schmidt** also noted that there were four families who showed up and most questions pertained to the preliminary plat requirements.

**Mayor Jim Talbot** opened the public hearing at 7:27 PM.

**Bob Aamodt** (284 Grand View Ct) who backs the property on the northern end and mentioned how excited he is for new neighbors. He said he went up on the north east end of the property where Benchland comes off of the reservoir typically on a daily basis. It was also mentioned that this is a utilized road and that there is a wash up about 2 feet deep or erosion and it drains directly into the corner lot. The high point of the lot is in the northeast area of the proposed subdivision and it could drain into his home at any given moment. **Mayor Jim Talbot** suggested that we contact Benchland since they know the area really well and also speak with DRC regarding this. **Bob Aamodt** also mentioned that the subdivision could be valued more if there is access to the mountainside trails from the subdivision.

**Mayor Jim Talbot** closed the public hearing at 7:35 for council discussion.

**Alex Leeman** asked about the road on the east road side, that is outside of the subdivision and not sure how we could regulate drainage on that road if not ours. **Shane Pace** agreed and said that he believes it's forest land and is under assumption that it is maintained by Benchland. He also noted that someone had to have put the berm there and as far as the road, it's not our property. **Shane Pace** also added that it will need to be put in writing and needs to be sent to Benchland and US Forest Services. He is glad it was brought to our attention and it's a great opportunity to know the berm is there and that it needs to be maintained. **Shane Pace** notes to Symphony Homes that maybe they could look at the berm on the back lots knowing that this is here. **Brett Anderson** wanted to know that something will be done about this drainage question on a plat and wants to be satisfied at this point. **Mayor Jim Talbot** added that maybe DRC could look more into this as an added condition and this would put a little more pressure on them. **Rebecca Wayment** added that it's nice to see this area being developed even if it is more "hill-y" and if one wants a great development, then the developer will protect the future homeowners as well. She also wants to see what DRC can do to address this issue about drainage. **Dave Petersen** brought up the ongoing problem with the sidewalks and how it's hard to tell on a map but there is actually sidewalk on the "S" curve on Compton, and how there is some area with no sidewalk. The stipulation is that we need sidewalk for the small area and crossing area for children isn't a bad idea either. **Shane Pace** said he's not opposed to maybe having another public hearing regarding a major change because of sidewalks and the national forest run off. **Mayor Jim Talbot** notes how it's nice to see the gap of the

subdivisions coming together and Symphony Homes is smart and great to work with; they are listening to the public, the neighbors and addressing the issues.

**Brett Anderson** motioned for approval and to add another finding (#7) to provide a storm drainage plan. **Rebecca Wayment** seconded this motion. All were in favor of this motion unanimously.

**Farmington Foothills Subdivision Schematic Plan – Todd Strong (1500 S 200 E)**

Community Development Director **Dave Petersen** reviewed the staff report with the city council in regard to the proposed 7 lots in South Farmington, this is a steep area and Tuscan Cove subdivision is nearby. He mentioned that this land has been engineered quite a bit because of the slopes and said that it's not a buildable area on the south side due to a wetland therefore there are only 6 lots. The applicant came to planning commission and was worried about the Hunter family nearby. They wanted to put a road on 1420 South nearing the Hunter's lot and there are geographic constraints due to the 20% slope. Todd Strong had a mutual common interest in this development and to also work with the neighbors. He also mentioned that the fire department has already approved this new design and it's recommended that the schematic is approved.

The developer **Todd Strong** was invited to speak (2274 W 1025 Syracuse) and said this hard work is turning into a beautiful subdivision. To have the conversation with neighbors was very enlightening because the neighbors had questions/concerns that have been addressed due to blocking their properties. It turns out that all are now happy with the results in the end. **Guido Smith** (fire chief) has approved the road and a fire hydrant, and this would meet all public road requirements as well.

Public hearing is opened at 8:02 PM.

**Natalie Hunter** (63 S 200 E), neighbor of the property wanted to thank the city and **Todd Strong** for the consideration and making this possible, she said they have been here for 11 years and nothing has worked in the proposed area.

Public Hearing is closed at 8:03 PM for council discussion.

**Rebecca Wayment** clarified that the private drive will access two lots on the south end (Hunter and Strong families) and asks "who will maintain that," "is it a "public road" or "will it be homeowner or an HOA who maintains it?" Those questions are followed up with it will be a reciprocal access unit and will be recorded prior to the final plat. The road will need to be built to city standards and handle a fire truck. As noted above, that's already been approved. City standpoint suggested to have an agreement written up and wants it to be filed as well as recorded; stating that this is correct and the ARA agreement that this road is plowed and taken care of. **Todd Strong** mentioned that the driveway will be dedicated to the subdivision and the boundary line is around the subdivision.

**Brett Anderson** motioned that we approve the schematic plan, and to add condition 6 that we have a reciprocal access agreement be required and recorded between the development and the Hunter family, and condition 7 that the private access road be consistent with city standards with respect to the vertical construction, **Alex Leeman** seconded this. All in favor of this motion unanimously.

## **NEW BUSINESS**

### **Possible Public Improvement Waivers and/or Extension Agreements – Shirley Rae Drive**

**Dave Petersen** gave a report on Shirley Rae Drive and the future of the street when the West Davis Corridor goes in since it will then be a cul-de-sac. We anticipate when this develops on the north side, that there will be a sidewalk. At the moment, there is a home development going in on Shirley Rae Drive across from where the proposed Ace Athletics is who have inquired about waiving sidewalk. There is a process that is involved with this, it was recommended by planning commission to be reviewed by city council. The staff recommendation is sidewalk is important; when the land develops, there could potentially be some school children who need to get to school and it's preferred that they travel via sidewalk and not on Glover's Lane with traffic. This can occur if there are extension agreements in place or a cash bond. It was also recommended that we require sidewalk as well as taking a cash bond instead of an extension agreement. **Mayor Jim Talbot** asked if Ace Athletics is required to have sidewalk on their portion of the road which will essentially be on the west side of Shirley Rae Drive, right off of Glover's Lane. Our city engineer is hesitant to require sidewalk on Ace Athletics because when West Davis Corridor comes in, but it was mentioned that Ace Athletics is willing to pay cash for that sidewalk if need be. If it is built now, there is a chance it could be torn out due to the corridor.

*Rebecca Wayment motioned to table this improvement waiver to give **Chad Boshell** (City Engineer) an option to come and speak on this, Alex Leeman seconded this motion. All were in favor of this motion unanimously.*

## **SUMMARY ACTION**

### **Minute Motion Approving Summary Action List**

#### **1. Surplus Property for Fire**

*Rebecca Wayment made a motion for approval, Alex Leeman seconded this motion. All in favor.*

## **GOVERNING BODY REPORTS**

### **City Manager Report**

1. Public Works director **Ray White's** Father-In-Law, **Joe Wilcox** passed away. He was assistant fire chief in Farmington for 40+ years and his services will be Friday.
2. The city received a proposal from CW Management in regard to our Business park for residential and office space. They now have submitted a second proposal. The zone is OMU and residential is not allowed unless there is a petition and it's approved from council, along with at minimum 25 acres. The lot proposed right now is on 18 acres; they would need acreage to be a part of the proposal. We do not want to essentially hand out acreage due to the next developer claiming that the city is playing favorites. **Mayor Jim Talbot** questioned on the original development with 100 housing units and now the housing units have been upped to 150 due to a demand of housing. The city does want a business park prior to housing in this zoning. It's questioned if we do give him more acreage, would they be willing to do a 6 story office building. **Shane Pace** brought up the conversation which indicated that people are lined up for housing right now and they would take those proceeds to the first building of the office park if granted. **Brigham Mellor**, Economic Development Director, said that this property fits into CRA2; each taxing agency has concerns when new deals are proposed due to supporting their operation with tax dollars. Everyone is on board with the office component from tax entity standpoint. School

District (about 50% of the property tax) and Sewer District are the two largest tax entities. Sewer District has raised some concerns with sewer usage in a residential area versus a commercial/office setting. Davis School district does not want the housing leading out and they set caps on the certain amount of housing. It's vital for the school district, if it goes above 550 units then their contribution drops. The timing right now is a large factor in this scenario, the tax increment goes down if the housing goes in and the tradeoff would be housing versus tax increment dropping about 10%. The council is in agreement that office may be smart now and residential in the future, as this is going to be a quality and iconic project. The council also agrees that the city would be successful with the office park here in town. The largest concern of the council is losing the tax increment. **Shane Pace** notes that he would like both 6 and 3 story buildings, but the housing is problematic because of the city's general plan. **Dave Petersen** suggested to the council that it may be worthwhile to go somewhere like Austin, TX to see how they have their residential/office park buildings, the city needs a unique place and to catch a vision.

#### **MAYOR COMMENTS**

Utah League of cities and towns is next week and the councilmembers have been signed up already.

**Mayor Jim Talbot** updated the council about the ball fields, the fencing is completed and will be open for spring softball.

#### **COUNCIL COMMENTS**

**Rebecca Wayment** mentioned the traffic on Main Street near the northern end of Farmington, she suggested timing the lights at Park Lane to let more people through versus those coming off of Park Lane.

**Brett Anderson** has requested that they update the city council photos in binders and on the wall in City Hall. He also brings up the lighting for baseball at night, as there are no lights available.

**Alex Leeman** mentioned his appreciation for the new yellow lines down on Station Parkway and he also asked about a cross walk near 300 North on Main Street near Rock Church, which has been submitted to the state for approval.

*CLOSED SESSION motioned, all in favor. Motion to OPEN SESSION at 9:22 PM.*

*ADJOURN meeting motioned by **Brett Anderson** and seconded by **Rebecca Wayment** at 9:22 PM.*

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**Holly Gadd, City Recorder**



David Petersen &lt;dpetersen@farmington.utah.gov&gt;

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**Fwd: Comments on the proposed Farmington Overlook Subdivision**

1 message

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**Meagan Booth** <mbooth@farmington.utah.gov>  
To: David Petersen <dpetersen@farmington.utah.gov>

Tue, Sep 3, 2019 at 8:25 AM

----- Forwarded message -----

From: **Bruce Needham** <BruceRNeedham@hotmail.com>  
Date: Sun, Sep 1, 2019, 5:30 PM  
Subject: Comments on the proposed Farmington Overlook Subdivision  
To: mbooth@farmington.utah.gov <mbooth@farmington.utah.gov>  
Cc: Robert Aamodt <privateaamodt@gmail.com>, Alicia Mansfield <an\_mansfield@hotmail.com>, JUSTIN <jw\_mansfield@msn.com>, jill Lodder <jjlodder@msn.com>, Matt Bess <mattbess@gmail.com>

Dear Mayor and Farmington City Council,

I am not able to attend the City Council meeting on September 3, so I am writing to express my concerns with regard to the proposed Farmington Overlook Subdivision.

First, while my family is sad to see open space disappear, we understand that this is private land and construction is inevitable. With that said, we are happy that the proposed Farmington Overlook Subdivision [hereinafter "Subdivision"] has large lots, which will lessen the impact of traffic and neighbors just above us looking down into our home.

At the last City Council meeting and at the subsequent Planning Commission meeting, my neighbors and I expressed concerns about drainage from the mountainside above the proposed Subdivision. Currently based on the natural geography as well as changes made when the reservoir above our homes was built, water from the hillside drains toward the land of the proposed Subdivision and is diverted down the access road just above the proposed Subdivision. Prior to the road being built, it is apparent that water would flow down through the proposed Subdivision. This is apparent by the natural geography and the very soft and sandy soil that was found and commented upon by the crew digging the trenches for Symphony Homes. The access road to the reservoir interrupted the natural flow as there is a berm on the downhill side of the access road. Erosion patterns and comments from John Coyle reaffirm these facts. The berms of the access road are located west of the fence next to the access road, which appear to be in the proposed Subdivision.

While I am sure that Farmington City will require adequate drainage for rain and snow water on the proposed subdivision, if steps are not taken to deal with water from above the proposed Subdivision, those that buy the land can easily modify the current drainage and divert water flow around their property. Water diverted to the north side of lot 4 of the proposed Subdivision will direct water in a pathway that will end up coming toward my property and the property of Robert Aamodt. This is due to natural slopes and due to a berm built on the south side the Justin Mansfield property. While we have not had flooding problems in the past, additional water from around the reservoir and an area just south of the reservoir that is currently being directed down the access road could be directed down toward my home and the Aamodt home.

To avoid this potential flooding problem, we urge the Mayor and City Council to require Symphony Homes to address water drainage from the hillside above the proposed Farmington Overlook Subdivision. We believe that the water should be collected in a new storm drainage system positioned along the access road or through adequate berms, ditches and natural features so the water is diverted away from the Needham home, from the Aamodt home, from the Coyle home and other existing homes that may be affected.