

Farmington City Council Meeting

September 4, 2018

WORK SESSION

Present: Mayor Jim Talbot; Councilmembers Rebecca Wayment, Doug Anderson, Cory Ritz, Brett Anderson, Alex Leeman; City Manager Dave Millheim, Community Development Director David Petersen, City Planner Eric Anderson, City Recorder Holly Gadd

David Petersen gave a presentation on the growth (and dwelling units) within the City. He explained Farmington City as a community could be comprised of “two cities,” one in the mixed-use area and the other as everything else outside of the mixed-use area. He explained if the existing growth patterns continue at a greater percentage of the housing stock for the majority of Farmington, outside of the mixed-use area will become more single family in character, not less.

As discussed in the presentation, **David Petersen** provided a summary of all the actions the City has taken, while facing growth, to protect open space and improve the City’s character, ambiance, setting, and quality of life for its citizens. He said many of these items have not been done by other cities, are unique to Farmington, and have not been implemented in the same determined way by its residents, and past and present Mayors, City Councils, and Planning Commissions.

REGULAR SESSION

Present: Mayor Jim Talbot; Councilmembers Rebecca Wayment, Doug Anderson, Cory Ritz, Brett Anderson, Alex Leeman; City Manager Dave Millheim, Community Development Director David Petersen, City Planner Eric Anderson, City Recorder Holly Gadd

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 **Rebecca Wayment** and the Pledge of Allegiance was led by **Isaac Teeples**, a scout from the community.

PUBLIC HEARINGS:

Benson Rezone and Plat Amendment for Farmington Downs West (332 South 1100 West) and Chestnut Farms Phase II (1250 W. Atrium Court)

Eric Anderson said the applicant wants to sell a portion of their lot to another property. He said the properties are located in the Chestnut Farms Phase II, and the other in the Farmington Downs West subdivision. He said what is being proposed used to be able to be completed as plat amendments, but that as he and **David Petersen** reviewed the State Code, what is being proposed can actually be done as a boundary adjustment. **Eric Anderson** said a boundary adjustment is an administrative decision, and can be done over the counter through the Zoning Administrator. **Eric Anderson** said that a notice was sent out, and the staff report was updated so the item was no longer to be considered as a plat amendment.

Eric Anderson said that the reason the application is coming before the Council is for a rezone. He said the property is currently 2.34 acres; however, if the applicant does a boundary adjustment and sells a portion of their lot to Chestnut Farms, this lot would become nonconforming. He said the minimum lot size is 2 acres, so the lot needs to be rezoned to AE to make it a conforming lot. He said rezoning the property to AE would be consistent with the surrounding properties. He said staff is recommending approval for the rezone.

Maureen Benson, 332 S 1100 W., said that they are requesting a rezone for their property so they can finalize a boundary adjustment for the property.

Mayor Talbot opened the public hearing at 7:10 p.m.

Mayor Talbot closed the public hearing at 7:10 p.m.

There was no further discussion by the City Council members.

Motion:

Doug Anderson moved that the City Council approve the zoning map amendment of property located at 332. 1100 W., and further identified by parcel identification number 081640019 from A (Agriculture) to AE (Agriculture Estates), subject to all applicable Farmington City ordinances and development standards, and the following condition: the applicant shall obtain approval from the City for a boundary adjustment related to the transfer of property.

Cory Ritz seconded the motion, which was unanimously approved.

Brookside Hollow Schematic Plan and Preliminary

Eric Anderson showed the vicinity map for the location for the proposed project. He said one part of the property is zoned BP (Business Park) and the other is A (Agriculture). He said the applicant is proposing fifteen (15) single-family residential homes, and the 16th "lot" as an assisted living facility. He said all access for the project would come off of the Frontage Rd., with a cul-de-sac of smaller patio style homes, a few larger lots, and the assisted living facility. He said assisted living facilities are an allowed use in the BP zone (specifically called a residential facility for the elderly in the City Ordinance). He said single-family residential is not an allowed use, so the only way the developer is able to get single-family residential in this project is to request a PUD.

Eric Anderson said the applicant is requesting a PUD, which is why part of this item includes a preliminary PUD master plan. The preliminary PUD master plan as part of the PUD approval process, in addition to showing elevations of the proposed homes and a landscape plan for the PUD, among other things. He said these are all things to consider when deciding on the preliminary PUD master plan decision for tonight.

Eric Anderson said that based on permitted uses allowed in the BP zone, as per the City's Ordinance, staff's opinion is that single-family residential is a much lower intensity and impact as some of the other permitted uses. He said based on the applicant's yield plan, the applicant would be able to get approximately 1 or 2 lots from the property located in the A zone, and additional lots up to 31, or 33 lots with a density bonus. He said the applicant is only proposing 15 lots, and the assisted living facility. He said often developers try to drastically increase the residential density in a PUD; however, the applicant is not proposing to do so. He said staff is recommending approval.

Eric Anderson also added that the Planning Commission did express concern regarding the point of access to the subdivision. He said it was not a concern with site distance, but more of the queueing issues on the Frontage Rd. As part of the Planning Commission's recommendation for approval, the Commission added a condition for an intense traffic study to be completed. He said the applicant has not provided a traffic study at this point, but the Planning Commission felt it would be important to see the traffic study prior to preliminary plat, especially since the only point of access for the project is on the Frontage Rd.

Mayor Jim Talbot asked if the Planning Commission vote was unanimous. **Eric Anderson** said yes, the vote was unanimous for recommending approval to the Council, and for requesting a traffic study.

David Petersen said the Planning Commission wanted staff to make sure the Council knew the request for a traffic study was a "strong condition." The Commission wanted this item to move forward to the governing body that is able to make the decisions regarding the traffic concerns, but that the developer also wants a small "nod" of approval on this project before money is sunk into a traffic study. He said based on the traffic study results, the results might make this project more favorable at preliminary plat.

Cory Ritz said that he remembers another project was proposed for this property many years ago, and he remembers the point of access making the project a "non-starter." He asked about the difference of the previously proposed project and the project before the Commission today. **David Petersen** said the main difference is the additional piece of property that is being included on this proposed project. He said the property zoned BP is very deep. Developers have proposed things like an office building in the past; however, developers have been unsure what to do with the back half of the property. He said another proposal was for a high-end 3 story assisted living facility; however, the residents and City wanted a lower height restriction for the facility.

Alex Leeman clarified that the Planning Commission recommended approval of this project with two conditions. He said the first condition was regarding the traffic study, and the second was that the developer drop one lot, and reorient the placement of the remaining 14 lots. **David**

Petersen said when the developer presented to the Commission, the developer volunteered to drop a lot, and then agreed to it when the condition was added to the motion. He also said that Amy Shumway suggested a walking path in the project so that people from the assisted living facility could get out and walk. He said the developer is looking into that, and working with the LDS church to see if a foot bridge over the creek to the adjacent church can be constructed.

Shawn Porum, 215 N. Redwood Rd, North Salt Lake, said that they have discussed doing a traffic study, and are happy to do so to help make everyone feel more comfortable with the traffic concerns. He said that he feels this layout and proposed use is a much lower impact compared to other permitted uses for the BP zone. He said assisted living facilities generate very little traffic compared to other uses. He said they are planning on a trail that was discussed at the Planning Commission, as well as removing one lot. He said they do not have any concerns with the conditions proposed by the Planning Commission.

Brett Anderson asked if there will be an age restriction for the single-family residential portion of the project. **Shawn Porum** said yes, the age restriction will be 55+ year senior development.

Mayor Jim Talbot opened the public hearing at 7:24 p.m.

Shauna Lund, 933 Davis Creek Lane, said that she has concerns about several things. The first thing she is concerned about is the traffic, specifically that there is very little buffer area from the freeway to the project's front corner. She said if there are 2 to 3 cars backed up, it can become dangerous very quickly. She expressed concern regarding the 55+ senior community being so close to the assisted living facility. She said that she has looked for some time for a single-family residential home that is a quality built 1-level home. She said she has already talked with Brighton homes, but that she would have a hard time consider a home in this project because of the assisted living facility being so close to the homes, as it could impact the value of the homes.

Jeff Tolman, 433 S. Frontage Rd., said that he was unaware what is being proposed would be a 55+ senior community. He said Kestrel Bay has been a wonderful addition to the community and likes that it brought in families of all sizes. He feels the range of age contributes to the vitality of the community. He said that he feels a person should be able to do as they choose with their property; however, if there are concerns about the safety of others, those concerns need to be addressed. He said the Frontage Rd. is owned by the County, and the City has said they cannot do anything with it; however, he said the City has a contract with the County to maintain it. He said it doesn't matter who has responsibility for the road, if the safety of the citizens are impacted, he believes it is the responsibility of the City to ensure those concerns are mitigated.

Jeff Tolman said this new development will have an impact on the critical flow of traffic to and from the Frontage Rd. He said as someone that has lost a son to an automobile accident in Farmington, he requested that the City take responsibility for the safety of pedestrians and motorists by following a few suggestions. First, he asked that the City ensure there are two lanes coming up to the Frontage Rd. from Kestrel Bay to 200 W. He said this will help reduce the heavy traffic periods by allowing individuals that want to get on the freeway a lane to do so, while not blocking other traffic. Second, he asked that the City have a dedicated "right to remain" for those exiting the freeway. Currently, there is no way to get out of the lane of traffic

for the cars coming off the freeway, unless you leave the line of traffic. Third, he asked that the developer leave the trees and the shrubs around the front of the property at the intersection of the freeway, so that pedestrians and bicyclists heading north can be seen by the motorists exiting the freeway. Fourth, he asked that a dedicated turn lane for those turning into the development driving south on the Frontage Rd. He said right now during peak traffic times, the person will sit and wait to turn into a property if there is a queue of cars driving north. He said if traffic backs up around the curve, it will also back up all the way onto the freeway since it is only one lane. Fifth, he asked that a continuous walkway all the way down to Glovers Lane be included to ensure the safety of the junior high and school students walking to and from school. He said he discussed this with the Chief of Police. The Chief of Police mentioned the City was given a grant to put in sidewalk on the east side all the way down Glovers Lane, but **Jeff Tolman** said he has not seen any action on that yet. He said when Kestrel Bay was developed, asphalt was added to widen the lane to support the traffic going north. He feels something similar should also happen with this development. He said he understands someone might view his concerns bigger than this development; however, he feels not is the time for the City to act. He said Farmington is significantly larger than when he moved here 30 years ago. He said this development will add traffic to this intersection, although it is claimed to not be a big increase, it will still be an increase. He asked that the City does not let excuses be the reason for inaction. He asked that the City Council please find ways to take action to ensure the safety of citizens in this area. He thanked the City Council members for their service, and asked that they give these traffic concerns the consideration the attention it deserves, and asked that the Council work with the appropriate people to see that these suggestions happen.

Eric Jenkins, 124 Wendell Way, asked how many residents the assisted living facility hold. Staff responded that the developer is proposing to have 30 beds in the assisted living facility and 14 lots for single-family residential. **Eric Jenkins** said that he feels what is being proposed is misleading from 14 single-family residential to a total of 44. He said he feels the amount of people assisted living facilities bring in is being downplayed, as there will be the assisted living facility residents, visitors, employees of the facility, and more. Traffic will be more dense. He said the safety aspect has been well covered by Mr. Tolman. He said as a resident in the Kestrel Bay subdivision, Brighton Homes said that they would create a nice green area, but the green space in their subdivision has had a hard time. Additionally, all the yards in the subdivision need to be replaced. He expressed concern that with the current water shortage, there will be less to go around for this project or less water could be allocated for Kestrel Bay. Additionally, increasing the traffic flow results in more traffic into the neighborhoods. He expressed concerned on how much this project would increase traffic.

Brittani Lots, 529 S. Wendell Way, said she lives in Kestrel Bay, and is the first house into the project off of the Frontage Rd. She expressed concern regarding the traffic; many cars cut through the neighborhood to avoid the line that's backed up on the Frontage Rd. She said she has spent over 15 minutes in the queue line on the Frontage Rd. She said she has requested speed bumps be put in through the subdivision to slow the cars using the neighborhood to cut through, but the request has not been approved. She said another concern is the mess Brighton Homes left with the water. As the HOA president, she said she has worked with Benchland for 3 years to solve the water problem. She said that water shortage is not the problem, but that water pressure is. She said their sprinklers are set to max pressure, and sprinklers still won't come out of the

ground. She said it is not just dead yards, but most of the trees as well. She said that she is very concerned that this area cannot handle more development and traffic. She also asked if there is something that can be done regarding the traffic entering their area, either with stop signs or speed bumps.

Clyde Jackson, 353 S. 75 W., said that he attended the Planning Commission meeting, and that there was an addition condition that was supposed to be addressed. He said this area could potentially be 6-7' lower in elevation than the property to the east. He said during the Planning Commission meeting, it was mentioned this property could be in a flood plain due to its elevation. He expressed concern that there could be flooding on the property. He also has concerns about the secondary water pressure in the area, as well as the amount of traffic through the neighborhoods. He said the opening of the high school is still so new that no one really knows the impact the high school traffic will have on the area. He said he recognizes that starting and closing times of school are difficult than rush hour, but high school traffic will also bring many day and night times as well with varying activities. He said that he would like to hear the results of a traffic study to determine how things like the high school traffic could indicate.

Bob Payne, 387 S. 75 W., said he lives just east of this subdivision. He said he appreciated the possible solutions Jeff Tolman proposed. He feels that if someone were to sit and watch that curve onto the Frontage Rd. from the freeway exit, that person would see that drivers take the curve at maximum speed. He said it is difficult to see a queue of cars until you are around that curve, which could result in additional accidents. He feels it would be impossible to take that corner safe with the proposed entrance. He said that he also just learned that that this development will be a 55+ senior development, which increases his concern that the elderly are not as well equipped to handle a difficult entrance. He feels that concern has not been considered.

Maureen Clark, 897 S. Snowberry Lane, said that she moved to Farmington in the late 90s, then away for a time, and is now back again. She said she moved to west Farmington, and has realized they have bought more house than they need. She said she has been looking and watching for a single-level home. She said when she heard of this project, she came to the Planning Commission meeting for more details. She said she loves the idea of a 55+ senior community, as well as the assisted living facility adjacent to it. She said that she cares for 4 aging parents, and wants to find a facility/care center near her. She said she loves the idea of a foot bridge from the church over to the facility as it would provide easy access for youth groups to come and serve the elderly. She said that 55+ is not as old as it may sound, and that many people over 55+ will well care for their home and provide a lot of service at the assisted living facility. She also expressed concerns with the traffic, and loved Mr. Tolman's suggestions for safety precautions.

Mayor Jim Talbot closed the public hearing at 7:50 p.m.

Doug Anderson said he is a product of this area, as he grew up across the street from this property. He said there are a lot of great people in the area, and he feels for their concerns for it. He appreciated the comments made by residents, and feels they were very appropriate. He said

when he reviews proposals, he often thinks, “What’s the alternative?” He said he always thinks if the presented plan does not go there, what could be proposed for the property. He said in reviewing the staff report for this item, he saw the yield plan for 33 lots. He feels 33 lots would not be good for this area, especially with the traffic concerns.

Brett Anderson said in reviewing other conditional and permitted uses for the BP zone, he feels what is being proposed doesn’t sound bad. He said he would like to figure out a way to make what is being proposed work.

Doug Anderson also said he appreciates Mr. Tolman’s suggestions and wants to ensure they are seriously considered. He said he understands the frustrations of this corner. He knows how unsafe it is for pedestrians and bicyclists. He said he does not know who is responsible for this corner, but he feels it is the City’s responsibility to work with UDOT or the County to figure it out. He said another comment he wanted to address was regarding Benchland water, and the lack of water pressure in Kestrel Bay. He said that he recently drove through the development, and that there is a lot of dead grass and trees. He feels the City should look into that to see how to gain more water pressure. He said growing up next to this property, a dike was built so it would not flood. He would like the flood plain addressed. He also asked that the cottonwood trees remain, if possible. He said he knows many do not like cottonwood trees; however, the trees create a natural buffer to the surrounding residents.

Alex Leeman thanked the residents for their comments. He agreed that there was a third comment from the Planning Commission regarding the flood plain. He would also like to see some of the suggestions offered by Mr. Tolman and the other residents. He said the concerns with the traffic are spot on. He said the Planning Commission spent most of their time discussing these concerns, specifically a right turn lane on 200 W. He said the Planning Commission did not discuss traffic going the opposite direction, but he feels, after what was brought up, that is even more scary than driving north on the Frontage Rd. He said that it is critical to find a solution because no matter what goes into that property, this intersection will be a problem. He also pointed out that UDOT will not allow an outlet onto 200 W., so access has to come out onto the Frontage Rd. He feels not resolving the concerns at this point would simply be “kicking the can down the road,” as traffic patterns will only get worse.

Dave Millheim said that he does not have answers at this point, but that he thinks it is state owned. He said regardless of who owns it, he agreed that it is right of the City to worry how traffic will affect our community. He also pointed out to remember micro and macro decision making. He said this project and the use of it is a micro decision; however, a macro decision is like the coming of the new high school, and how it impacts traffic patterns.

Dave Millheim reminded the Council what has been done and set in motion. He said that he is interested in expanding a traffic study to look at the flow of the Frontage Rd. from approximately 200 W. down to Glovers Lane. He said prior to the open of the new high school opening, 22 traffic counters were put out, including on Glovers Lane and the freeway exit, to determine what the counts were prior to the high school opening. He said in the next month, most students will have determined their traffic patterns. He said the counters will again be placed around the City to see how much traffic is from the school versus other alternatives. He also added that he would

like the traffic study to look at Mr. Tolman's suggestions. He said if the Council chooses to move forward with the schematic plan, and the traffic study is added as a condition, he would like the condition to specify that it will include the data from the pre and post counters, and down to the intersection at Glovers Ln. and the Frontage Rd.

Doug Anderson asked if the traffic study would present solutions on if this intersection fails. **Dave Millheim** said the traffic study will include the movements of traffic, create a delta (or increase), and recommend solutions. He said if there seems to be some problems, alternatives will also be considered.

Alex Leeman said that when the development application was reviewed, the Planning Commission had a lot of concern regarding the traffic. The Planning Commission does not have jurisdiction over traffic, so they felt it was in the best to move the item on to the City Council so that regardless of if the development goes forward, the Council is aware on what needs to be done to make this intersection function properly.

Brett Anderson said that when Kestrel Bay was first proposed as a 55+ senior community, many neighbors were against it. He said statistics were presented for the traffic impact of a 55+ community versus a typical family community. At that time, the statistics showed that a senior community would generate a significantly lesser amount of traffic. He said that he is curious if a traffic study would reveal if the road is feasible, what measures would need to be implemented, and who would pay for those changes. He said there was a comment about not liking the assisted living facility; however, the property is already zoned to allow for that use. He said there is a question about if single-family residential should be allowed. He feels that if the Council says no to single-family residential, it is important to consider what could go there in its place, which would potentially be other business park uses.

David Petersen pointed out that the applicant is applying for a PUD, which will allow for a better blend with the surrounding neighborhoods. He said that the assisted living facility will have 16 parking stalls, but he feels it could get away with about 8. He said an assisted living facility generates significantly lower traffic than traffic from a typical family.

David Petersen said the Planning Commission knew how important some of these concerns were; however, they were not the deciding body on it. The Commission felt it was in the best interest to push the item forward with a lot of conditions, so the deciding body, the City Council, could determine the next step.

Brett Anderson pointed out that when Kestrel Bay was proposed, the neighbors to the east and north did not like and fought against the Kestrel Bay subdivision. The surrounding neighbors were worried about the traffic, just like the current Kestrel Bay residents are now. He said he is sympathetic to the plight around it all, and would like to see the traffic issues solved.

Cory Ritz appreciates the comments that have been made. He said one point that come to mind is that traffic in and out of a 55+ senior community and an assisted living facility will not hit the normal traffic flow for the rest of the community. He said in previous traffic counts he has seen for this type of development, traffic is significantly lower than a typical subdivision. He said he

appreciated Mr. Tolman's remarks, and agree that each suggestion he made is critical. He said he agreed with Council member Leeman in that he does not feel all the solutions for this intersection are incumbent for the developer, but he does feel whatever solutions the traffic study proposes needs to happen. He said as far as the schematic plan that is before the Council, he would like to utilize what the Planning Commission recommended. He said that he likes the schematic plan as it has been presented, and he feels it is a great combination of uses. He also mentioned that he lives near an assisted living facility, and it is a great neighbor. He said the only time it is busy is near holidays, otherwise he hardly knows they are there. He said he does not see any concerns taking this project to the next step, as long as the concerns are satisfied.

Rebecca Wayment thanked the public for their comments. He said there are a few things that she would like to be addressed before she is comfortable voting on the item. She said she likes the idea of a trail access to the church parking lot. She said Kestrel Bay was originally slated for 55+ senior community, but it was later turned into a large family development. She said it has been a great thing for the neighborhood, but if this happens to this project, she wants to ensure there is access from this development to the east side so children do not have to use 200 W. to get to the school or church. She would like the proposal to show where a trail access would be located, and what it would look like. She feels if this is to remain a 55+ community, a trail could also serve to connect the neighborhoods.

Brett Anderson asked where the proposed trail could go. **Alex Leeman** said the developer and the Planning Commission discussed a connector trail to the church through Lot 113, since it was discussed that Lot 113 would be removed. He said there was not a connection to the east side that was discussed.

Rebecca Wayment also said that she would like the water issues resolved, including the flood plain concerns and the Kestrel Bay secondary water pressure. She said it was mentioned that a lot would drop off of the plans; she would like to see that removed so she could see how things are spread out on the revised plans. She said she likes the idea of 14 homes and an assisted living facility. She said she would like to see a continuous sidewalk down to Glovers Lane. She said she has no concerns about what is being proposed, but would like to see some of these issues resolved prior to moving forward.

Mayor Jim Talbot pointed out that if the Council votes to move this forward, there are no vesting rights. He feels that moving it forward would give the developer the option to spend more money to find resolutions. He said the developer heard the concerns from the residents and the Council. He said he feels it is not up to the developer to handle all traffic issues, and the solutions to the traffic problems would go beyond this development. He said he is not sure who would address all of the traffic solutions, as there are many different jurisdictions involved.

Doug Anderson asked for clarification that if the schematic plan is approved, it would not come back to the City Council for review. **Dave Millheim** said that he feels the Planning Commission did the Council a favor by recommending approval of the schematic plan, but pointed out a few things that need to be considered. He asked staff if the Council can approve the schematic plan with conditions, and then add an additional condition to the motion that the meeting of those

conditions be brought back to the City Council prior to returning to the Planning Commission for preliminary plat.

David Petersen reminded the Council that there are two items on the agenda. He said the first item is part of the subdivision process, which is the schematic plan. It is an administrative act. The second item is the preliminary PUD master plan, which initiates an overlay. He said vesting rights do not occur until preliminary plat. He said it is within the Council's jurisdiction to ask to see the final traffic study prior to approving the preliminary PUD master plan.

Brett Anderson asked if the Council could approve the schematic plan and table the preliminary PUD master plan. **David Petersen** said it does not matter. He said if both items were tabled, the developer would still get to the finish line at the same time. **David Millheim** reiterated that the PUD portion of the motion is purely City Council decision. The Council can approve the items together, or separate the two items out.

Mayor Jim Talbot said that he was surprised to hear the negativity around the 55+ community proposal. He said this is a type of development that the City needs to facilitate as many residents are looking for patio homes without big yards. He feels this kind of development brings in quality people. He feels the 55+ community far exceeds other owners in caring for their home and lots. He said the City is interested in bring in more of these communities.

Dave Clark, 1786 Country Cir., Centerville, said that he is the person that will be owning and running the facility. He said they have received approval from the LDS church to put a bridge over the creek and into the church parking lot. He said they are very interested in keeping all tree possible because it adds to the feel of the property. He said they are willing to do anything to improve the traffic. He said that he feels there are very few uses that would generate less traffic than this use. He said 55+ communities generate approximately 35% of the average traffic of a single-family home. He said that he also plans to make the landscaping beautiful. He said as business owners, it is important to him to have curb appeal. He said they make great neighbors too.

Doug Anderson asked if the homeowners will landscape the property, or if it will be contracted out. **Dave Clark** said the property owners will be offered a high-end landscaping package.

Cory Ritz said that he feels a walking path would be critical for this project to ensure seniors are not walking on the street. **Dave Clark** said they plan to shuffle lots and have green space to accommodate a walking path in the community for exercise.

Shawn Porum added a few other items of business. He said they are working with Davis County Flood Control to determine the flood plain risk. He said they have received comments back, and they are working through those comment. He said the homes will be patio homes due to the high water table. He said it seems they are coming into an existing issue with the traffic concerns; they are interested in helping solve the issue, including conducting a traffic study. He said they would like the traffic study to be a condition of approval to help them continue to move forward on solving the issues so it benefits both parties.

Doug Anderson asked for clarification if he were to make a motion. **Dave Millheim** said the Council could approve the schematic plan and table the preliminary PUD master plan under the conditions of the schematic plan are satisfied. He said approving the schematic plan would send a message to the developer that the Council is comfortable with the schematic plan, the layout, the patio homes, the assisted living facility, the lot count, the proposed conditions, etc.

Doug Anderson asked if the schematic plan and the preliminary PUD master plan could both be tabled. **Dave Millheim** said yes, both items could be tabled.

Brett Anderson said that he is more interested in sending a signal to the developer with the approval of the schematic plan.

Motion:

Brett Anderson made a motion that the City Council approve the schematic plan and table the preliminary PUD master plan for the Brookside Hollow PUD Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall provide a transportation/traffic study for the project;
2. The applicant shall obtain UDOT approval for the access point on the Frontage Road;
3. The applicant shall obtain a Davis County Flood Control permit to build near Steed Creek;
4. The applicant shall provide a proposal for a trail or trail access around the assisted living facility at preliminary plat;
5. All outstanding comments from the DRC for schematic plan shall be addressed on preliminary plat;
6. An expanded traffic study with proposed solutions from Glovers Lane to the Frontage Road;
7. The applicant shall provide a tree preservation plan;
8. Staff shall provide a report from Benchland regarding the water pressure in the area.

Rebecca Wayment seconded the motion, which was unanimously approved.

SUMMARY ACTION:

1. Correction of Past Ambulance Purchase Proposal
2. Swain Subdivision Improvements Agreement Recommendation

Rebecca Wayment moved, with a second from **Alex Leeman**, to approve summary action item 1 through 2 as contained in the staff report. The motion was approved unanimously.

GOVERNING BODY REPORTS:

City Manager Report

Dave Millehim said Brigham Mellor has some questions regarding tax increment and how it coincides with the discussion from the last work session. He said Brigham will be calling people individually to ask for their input.

Dave Millheim gave a heads up to the Council that a 400+ apartment unit in the area north of the Park Lane Village was previously approved, and the applicant is not read to move forward. He said the applicant will begin Phase I, which will include 267 of the total 400+ apartments.

Mayor Talbot & City Council Reports

Councilmember Rebecca Wayment

Rebecca Wayment said there is a group of residents that are interested in a crosswalk on 200 E. closer to Glovers Lane for those students trying to access the High School. She said the residents have contacted UDOT, and UDOT said it was okay as long as the City is okay with it. **Dave Millheim** asked where the residents are suggesting to put the crosswalk. She said she is not sure, but that she will forward the resident's contact information.

Rebecca Wayment expressed concern about uses within the BP zones. She said she would like to keep the BP zone for businesses, and would like to steer away from retail within the BP zone. She said that she is concerned about the amount of retail and restuarants that have closed in Station Park. She feels if keeping residents at the current retail area is challenging, allowing retail to move into other BP areas could result in additional vacant buildings around the City.

Doug Anderson also expressed concern. He said he recently found out that Vista will be relocating their corporate office as well. He asked about business incentives. There was a discussion about incentives and appropriate times to incentivize.

Dave Millheim pointed out that companies want to come to Farmington, so there are very few times the City needs to incentivize companies. He also mentioned that some companies will always ask for incentives as part of their protocol. **Mayor Jim Talbot** said that CenterCal is big enough and strong enough that if they so choose, they can offer incentives through their lease terms. He said a lot of what is happening right now are the first generation agreements are coming up, which always has a large turnover. He said subsequent generations are typically bring in stronger tenants.

Doug Anderson expressed concern that negativity breeds negativity. He said that he feels when another business leaves Station Park, it fuels people's concern. **Dave Millheim** referenced the Kimley and Horne study; he said based on that study, Davis County can only handle so much retail. He said the City does not have to approve something just because it is something to fill the space, but that it's important to step back and see how it fits. He feels the "slow and steady wins the race" mantra is very applicable here.

Dave Millheim also mentioned Vista could be relocating since their last few quarters are down. He said there is a nationwide push against AR-15s and ammunition, and against companies that sell them, which includes Vista.

Councilmember Cory Ritz

Cory Ritz did not have anything at this time.

Councilmember Brett Anderson

Brett Anderson did not have anything at this time.

Councilmember Doug Anderson

Doug Anderson said he received an email regarding the need of additional dog parks within the City. **Dave Millheim** said to forward the email on to him for his review.

Councilmember Alex Leeman

Alex Leeman said that residents have approached him to find out alternatives to the jersey barriers located off of 825 W., and the diagonal road that was cut off when the 4-way stop was put in. It was discussed that the jersey barriers are the only things that make sense economically, and that those that don't like it are the ones that are looking at it. The residents that live near it are glad that the road is blocked.

Mayor Jim Talbot

Mayor Jim Talbot said the grand opening for the Eccles Wildlife Preserve will be tomorrow at 11 a.m. He asked if someone could go and represent the City in support of it. **Doug Anderson** and **Rebecca Wayment** both volunteered to attend.

Mayor Talbot said the Utah League of Cities and Towns conference is coming up, and that tickets have already been purchased for those attending. He offered **Alex Leeman** the opportunity to still attend if he so chooses.

Mayor Talbot said the City received a letter from a man named Walter J Plum, III regarding the new regulation proposal for marijuana. The letter mentioned that the City should not lose site of the fact that there are approximately 350,000 middle and high school students in the City that deserve protection. He said he was not planning to respond.

CLOSED SESSION

Motion:

At 9:45 p.m., **Rebecca Wayment** made a motion to go into a closed meeting for purpose of competency of an individual. **Doug Anderson** seconded the motion which was unanimously approved.

Sworn Statement

I, **H. James 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.

H. James Talbot, Mayor

Motion:

At 10:03 p.m., a motion to reconvene into an open meeting was made by **Cory Ritz**. The motion was seconded by **Alex Leeman** which was unanimously approved.

ADJOURNMENT

Motion:

At 10:04 p.m., **Brett Anderson** moved to adjourn the meeting.

Holly Gadd, Recorder

Posted 09/19/2018