

FARMINGTON CITY COUNCIL MEETING

September 18, 2018

WORK SESSION

Present: Mayor Jim Talbot; Councilmembers Rebecca Wayment, Doug Anderson, Cory Ritz, Alex Leeman; Assistant City Manager Keith Johnson, City Development Director David Petersen, City Planner Eric Anderson, City Engineer Chad Boshell, Economic Development Director Brigham Mellor, Parks and Recreation Director Neil Miller, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden

Excused: Councilmember Brett Anderson; City Manager Dave Millheim

Station Parkway Road Widening

Chad Boshell, City Engineer, said that Farmington City has agreed to widen Station Parkway north to Red Barn Lane. The City has an MOU with ICO to be reimbursed for about \$40,000 of the cost. The staff recommends awarding the asphalt portion of the project to Kilgore Contracting and the utilities and curb portion to RJT Excavation. The work will be done before the end of the year.

Mayor **Jim Talbot** recommended having a clear record or agreement from Hawes about the City's remaining obligation to improve Burke Lane to 1525 West.

950 North Connector Road

Chad Boshell said that using Proposition 1 funds from Davis County the City will design the 950 North Connector Road. Additional funding to build the road will come from the Wasatch Front Regional Council. Staff recommends awarding the bid for preliminary design work for the 950 North Connector road to Horrocks Engineers.

Well Update

Jim Talbot said that he has had many residents express concern about water and he has assured them that the City is self-sufficient when it comes to culinary water. The City and residents need to be mindful of secondary water conservation. **Jim Talbot** asked **Chad Boshell** to provide an update regarding the progress of the new well being drilled near Old Farm.

Chad Boshell shared that the process chosen, to pound pipe into the ground, takes a long time as the progress is typically only a couple of feet a day. He said they have been pleased with preliminary tests and that the water quality looks good.

Schedule for North Station CRA 1 and CRA 2

Brigham Mellor, Economic Development Director, presented information related to the Community Reinvestment Areas to be established in the North Station area. He said that he had a productive meeting with the County Commissioners and Auditor/Clerk and will be meeting with

each of the taxing entities to gather support for the tax increment financing areas in the business park. **Brigham Mellor** shared from a report by EDCUtah which highlighted several companies looking to relocate to Utah and noted that four of them are actively looking in Farmington. **Brigham Mellor** explained that large companies are not eligible for State incentives without a local contribution, typically from tax increment financing. He has asked that the County provide a letter of support with a specific percentage identified. **Brigham Mellor** reviewed the boundaries of each CRA as presented in the staff report.

Brigham Mellor said that without infrastructure in place, Farmington may miss opportunities for to attract businesses in the short term, but noted that if companies were committed to locate in Farmington they could build to suit in approximately a year to eighteen months. Companies are looking at all incentive packages from all municipalities and then working with GOED and EDCUtah to narrow site selection.

Jim Talbot thanked **Brigham Mellor** for his work and securing the support of the County. **Doug Anderson** noted that he has been approached by residents who have connections to companies that want to relocate to Farmington; he will forward those referrals to **Brigham Mellor** for follow-up.

North Station Phase I Development Agreement & PMP

Doug Anderson said that he was glad that the developer could accommodate the request of residents to have the two-story buildings facing the trail. **Eric Anderson** noted that Heidi Herron sent an email in support of the new proposal. **Jim Talbot** noted that the item would not be handled as public hearing, and thanked the developer for being responsive to resident concerns by providing Option B and detailed information about the elevations of the project. He noted that it was very important that the first phase of the development be done will with high-grade finishes and landscaping to attract buyers and allay concerns of surrounding residents.

REGULAR SESSION

Present: Mayor Jim Talbot; Councilmembers Rebecca Wayment, Doug Anderson, Cory Ritz, Alex Leeman; Assistant City Manager Keith Johnson, City Development Director David Petersen, City Planner Eric Anderson, Economic Development Director Brigham Mellor, Parks and Recreation Director Neil Miller, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden

Excused: Councilmember Brett Anderson; City Manager Dave Millheim

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 **Cory Ritz** and the Pledge of Allegiance was led by Cub Scout **Ryder Huish**.

PRESENTATIONS:

Presentation of Check to Huntsman Cancer Institute

Chairman of the Farmington Festival Days Motorcycle Ride, **Todd Blanch** and Parks and Recreation staff **Neil Miller** and **Tia Uzelac** presented a check to **Sally Montgomery** of the Huntsman Cancer Institute. The charity motorcycle ride raised \$2872.40.

Recognition of Brigham Mellor for his Dedicated Service on the City Council and Planning Commission

Mayor **Jim Talbot** presented an award of recognition to **Brigham Mellor** for his service on the City Council and Planning Commission. **Brigham Mellor** shared that his family has a long history of involvement in municipal government. He said that working in local government is part of his identity. He said that he has enjoyed the connection to the community and is grateful for the opportunity to work with the Mayor and Council. **Brigham Mellor** said that contemporary politics can be violent, volatile and offensive, but he appreciates that Farmington is an island of calm.

OLD BUSINESS:

North Station Phase I Development Agreement & PMP—Ken Stuart

Eric Anderson reviewed this item and noted that the City Council had previously tabled the item to allow time for the applicant to meet with a working group of neighbors, staff and Councilmember **Doug Anderson**. **Eric Anderson** said that it was a productive meeting and as a result the applicant has revised the site plan. Option A in the packet is the proposal previously reviewed by the Council. Option B is a revised plan that has the two-story master units serving as a buffer along the trail. This shifting of units resulted in 2 additional condominiums; the proposal has increased from 71 to 73 units. The PMP has been updated with Option B specifications and the development agreement remains the same. **Eric Anderson** said that staff recommends the approval of the development agreement and PMP.

Doug Anderson shared that residents were concerned about height of the buildings and needing a buffer from the neighborhood. He complimented the developer in having good communication and collaboration with the residents and presenting a revised plan that is responsive to their concerns.

Applicant **Ken Stuart** agreed that it was a productive meeting. He said that he had provided illustrations with details regarding the height of the buildings in relation to other homes. He feels that the proposal is consistent with what the Council and neighbors wanted to see. **Doug Anderson** noted that as discussed in the work session, because this is the first project in the area

it is critical that it looks good. He said that it will set the tone for future surrounding development.

Alex Leeman asked for a clarification of the road configuration in Option B and how the most northeastern unit would be accessed. **Eric Anderson** said that, although not shown on the schematic, that unit would have driveway access to the road.

Motion:

Alex Leeman moved that the City Council approve the schematic subdivision plan, and approve the enclosed development agreement and project master plan related thereto, subject to all applicable Farmington City development standards and ordinances, with Conditions 1 and 2 and Findings for Approval 1 through 9.

Doug Anderson seconded the motion which was approved unanimously.

Conditions for Approval

1. The applicant shall provide a trail or improve the existing trail along Haight Creek, subject to US Army Corp of Engineer approval;
2. The final development agreement is subject to final review and approval by the City Attorney.

Findings for Approval

1. The development agreement allows the applicant to deviate from the underlying standards of Chapter 18 that do not apply to this particular application.
2. The proposed North Station Project Master Plan was completed through a design charrette involving unanimous stakeholder consensus; Phase I is consistent with this global plan.
3. The stakeholders for the charrette included the majority of property owners within the project area, neighboring property owners to the project area, the City, the County, and Stay Farmington.
4. The City Council has held a public hearing on multiple recommendations from the North Station Project Master Plan, including removing the large footprint building provision, and amending the regulating plan and related block size, and the City Council after review of the application has unanimously approved the requested modifications to Chapter 18 of the Zoning Ordinance; Phase I is consistent with these amendments.
5. The proposed North Station Development Agreement and Project Master Plan is consistent with the stated intent and purpose of the Farmington City General Plan and Zoning Ordinance for this district; including a fine grained mix of uses such as office, retail, and residential, an emphasis on bringing activity to the street and enhancing walkability, placing parking to the rear of buildings, creating public spaces and nodes,

- enhancing open space and connectivity, providing a live/work/play environment, etc. ; Phase I is consistent with this global plan.
6. The proposed North Station Project Master Plan has a good balance of residential and retail that will support the primary office use, which is the overarching intent of the OMU zone; Phase I is consistent with this global plan.
 7. The North Station PMP proposes a nuanced continuum of development intensity with lower intensity development to the west, higher intensity development in the middle and along major roads, and commercial along the freeway and arterial roads, such as Shepard Lane, Burke Lane, and 1100 West. The continuum of development intensity provides a buffer between existing residential neighborhoods to the west, and places the highest intensity development near the future Shepard Lane interchange and I-15 to the east; Phase I is consistent with this global plan.
 8. The fine-grained mixture of uses proposed in the North Station Project Master Plan creates a business district that is unique to the State of Utah and will create a vibrant employment base for Davis County that fosters a live/work/play environment; Phase I is consistent with this global plan.
 9. The proposed North Station Project Master Plan will help to diversify and balance the City's tax structure through expanding its commercial property tax base, instead of relying too heavily on residential property and commercial sales tax; although Phase I is not commercial, it is the first step in the realization of North Station and initiates the process so the applicant can begin the larger project.

SUMMARY ACTION:

1. Approval of Minutes from August 21, 2018
2. Approval of Minutes from September 4, 2018
3. Rock Mill Estates Subdivision Improvements Agreement Recommendation
4. Station Parkway Road Widening
5. 950 North Connector Road Preliminary Design
6. Housing GAP Coalition Resolution

Motion:

Rebecca Wayment moved, with a second from **Cory Ritz**, to approve summary action item 1 through 6 as contained in the staff report.

The motion was approved unanimously.

GOVERNING BODY REPORTS:

City Manager Report

1. Executive Summary for Planning Commission held September 6, 2018
 - a. This item was present in the packet and no additional discussion was had.

2. **Holly Gadd** let Councilmembers know that there were new employee information sheets in their binders for reference.

Mayor Talbot & City Council Reports

Councilmember Cory Ritz

No updates to report.

Councilmember Doug Anderson

No updates to report.

Councilmember Alex Leeman

No updates to report.

Councilmember Rebecca Wayment

No updates to report.

Mayor Jim Talbot

Jim Talbot mentioned that a former Farmington Police Officer has now returned to the force and will be sworn in in October.

He also asked that Councilmembers put the Christmas Party on their respective calendars.

CLOSED SESSION

Motion:

At 7:38 p.m., **Rebecca Wayment** made a motion to go into a closed meeting for purpose of **property acquisition**. **Doug Anderson** 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.

Jim Talbot, Mayor

Motion:

At 7:48 p.m., a motion to reconvene into an open meeting was made by **Doug Anderson**. The motion was seconded by **Alex Leeman** which was unanimously approved.

ADJOURNMENT

Motion:

At 7:48 p.m., **Cory Ritz** moved to adjourn the meeting.

Holly Gadd, Recorder