

# FARMINGTON CITY COUNCIL MEETING

September 16, 2014

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## WORK SESSION

*Present: Mayor Jim Talbot, Council Members John Bilton, Brigham Mellor, Cory Ritz and Jim Young, Assistant City Manager/Finance Director Keith Johnson, Development Director David Petersen, Building Official Eric Miller, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. City Manager Dave Millheim and Council Member Doug Anderson were excused. Youth City Council Members Mallory Hogge, Jessica Stevens and Emily Hess attended the Regular Session.*

### Legacy Events Center Parking Issues

**Police Chief Wayne Hansen** suggested painting (red) the entire length of the curb on the west side of the Legacy Center and using “No Parking” signs or signs similar to those on State and Main Streets: “No parking except abutting property owners and their guests—violators will be cited and/or vehicles towed.” (signs installed to prohibit Lagoon parking). The **Mayor** suggested “No Special Events Parking” signs and said he met with Davis County Commissioner **John Petroff** who liked the idea of painting the curb red. **Chief Hansen** pointed out that the signs would need to be crafted so that they would not negatively impact residents in the area. **Brigham Mellor** suggested visiting the area, and following a brief discussion, the Council decided to tour the area prior to making a decision regarding signage and/or painting.

The Council discussed several other issues/agenda items.

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## REGULAR SESSION

### **CALL TO ORDER:**

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

The invocation was offered by **Brigham Mellor** and the Pledge of Allegiance was led by **Mayor Talbot**.

### **REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:**

#### Executive Summary for Planning Commission meeting held September 4, 2014

The Summary was included in the staff report.

#### Introduction of new Police Officer/Administration of Oath of Office

**Mayor Talbot** introduced **Alex Averett** as a new Police Officer for Farmington City and **Holly Gadd** administered the Oath of Office.

**PUBLIC HEARINGS:**

**Public Hearing of the City Council of Farmington City regarding:**

- A. The issuance of the General Obligation Bonds in an amount not to exceed \$6,000,000 (the “Bonds”); and**
- B. 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;**

**and to allow public input regarding:**

- (i) The issuance of Bonds;**
- (ii) The Recreation Sales Tax; and**
- (iii) Any potential economic impact that the improvements, facilities or properties financed in whole or in part with the proceeds of the Bonds may have on the private sector and related matters.**

*Public Hearing:*

The Public Hearing was opened at 7:20 p.m.

**Hank Semadeni**, 247 East 600 South, spoke in behalf of senior citizens—75% who are retired widows with pensions—all of whom are experiencing real financial pinches. The cost of health care—and the need for it—has risen, and utility costs continue to rise. 74% of them shop in Centerville and Bountiful where they already pay the RAP tax.

**Robert Welch**, 1352 North 1670 West, is in favor of the RAP tax. He has coached for 10 years in almost every sport, and Farmington does not have enough facilities. While it may be a burden on some people, the City needs more green space for team sports.

**Melissa Frasure**, 642 North 1875 West, is in favor of the Bond/RAP tax and feels that the City has done a good job addressing needs vs. wants. She pointed out that property taxes have not increased since 2002. Farmington has a serious lack of gym space, and the new gym/park will accommodate current and future needs. 90% of Lagoon patrons and 60% of Station Park shoppers do not live in Farmington but will be paying the tax.

The Public Hearing was closed at 7:35 p.m.

**Mayor Talbot** thanked the residents for their comments and said he has tried to be careful with the City’s funds. **Brigham Mellor** pointed out that the Bond is tied to property tax, the RAP tax is tied to sales tax, and they are not flat taxes but are related to the amount of money spent. The benefits of character building exercises weigh more on the side of spending the extra dollars. **John Bilton** said the City has tried to do the most possible with the least impact—being fiscally conservative is a tough balancing act—the City wants to serve a wide group of ages. The \$6 million bond will not cover the entire cost of the project, but the Council wanted a minimal amount of impact for all residents, especially those on fixed incomes.

**Zone Text Change to Amend the Zoning Ordinance to include Recreational Vehicle and Equipment Use (BR Zone)**

The applicant removed this item from the agenda.

**Plat Amendment and Minor Subdivision of Brent Stephens' Property**

**David Petersen** said the applicant would like to subdivide his property and split the rear .25 acres. He referred to a map of The Grove PUD Subdivision and said four property owners are involved with this request. The Grove HOA has accepted the new lot into their PUD which benefits them by having an additional homeowner to pay dues.

**Michael Fisher**, 4351 S. Riverfront Road, said he and his wife are excited to be part of this PUD and have met all the requirements.

The Public Hearing was opened at 7:50 p.m. There were no comments and it was closed.

*Motion:*

**John Bilton** made a motion to approve the metes and bounds subdivision of Brent Stephens' property and the minor plat of The Grove at Farmington Creek P.U.D. Amended and Extended as shown on the plat map, subject to all applicable Farmington City ordinances and development standards and the following condition and findings:

1. The applicant shall receive deeds to the remnant pieces of property from the owners of Lots 12, 17 and 18 of The Grove Subdivision.

The motion was seconded by **Cory Ritz** and unanimously approved.

*Findings for Approval:*

1. The project is consistent with the standards as determined by The Grove PUD Subdivision in which it will be included.
2. The applicant has worked through the issues raised by the DRC and has addressed these issues on the subdivision plat.

**Zone Text Amendments for Chapters 10, 11, 12 and 28**

The Public Hearing was opened at 7:55 p.m.

*Motion:*

**Jim Young** made a motion to continue the Public Hearing regarding Zone Text Amendments for Chapters 10, 11, 12 and 28 until the October 7, 2014 meeting. **John Bilton** seconded the motion which was unanimously approved.

## SUMMARY ACTION

### Summary Action List

1. Approval of Minutes from September 2, 2014
2. Final Plat for the Silverleaf Conservation Subdivision

#### Motion:

**Brigham Mellor** to approve two items on the Summary Action List with several amendments to the Minutes as discussed during the work session. **Jim Young** seconded the motion which was unanimously approved.

## DISCUSSION ITEMS:

### Zone Text Changes

#### Motion:

**Brigham Mellor** made a motion to move the zone text changes discussion to the next Council meeting. **Cory Ritz** seconded the motion which was unanimously approved.

## GOVERNING BODY REPORTS:

### Assistant City Manager

- **Keith Johnson** reported that the City's art supplies are currently stored in two facilities; staff members suggested building a mezzanine in the new storage units to store the supplies in one location. The contractor said he could build it in 3-4 weeks at a cost of \$35,000. The Council agreed that it was a good idea, and staff will submit a formal request for approval on October 7, 2014.
- The Shop will be completed in a couple of weeks, and he encouraged the Council to schedule a tour.
- The final cost of the 650 West improvements is \$78,000.
- On February 4, 1999, the City drafted an agreement with a resident to sell (for \$1,000) a strip of property at Moon Park to settle a property line issue with a deadline of June 30, 1999. The resident never purchased the property or relocated the fence, and now his children would like to purchase the property (2,886 square feet or .06 acres). The Council advised the City Manager to meet with the owners and work out a reasonable deal.
- He asked if the Council wanted to host an open house regarding the Bond/RAP tax election. **Jim Young** said it would be a good opportunity to educate residents and answer questions, and they should not leave anything to chance. **Keith Johnson** agreed to contact

the grass roots committee regarding the idea and asked **John Bilton** and **Jim Young** to send any emails or comments to him by Tuesday at noon.

### Mayor – Jim Talbot

- **Rich Haws** invited the **Mayor** and City Council to meet at the Red Barn during a work session to receive an update of their future plans, and the **Mayor** would like to accept the invitation.
- **Mr. Dygart** continues to push hard against the Symphony Homes development.
- He and **Neil Miller** met with Davis School District officials who said they will not assist with funding for the new gym; however, if the gym is located on 1100 West they will allow the City to use the South Weber Maintenance Agreement (DSD would pay all of the utilities, maintenance and expenses for nine months of the year).
- He met with Davis County Commissioner **John Petroff** regarding the possibility of obtaining tourism dollars for the new gym/park. He pointed out that Center Point Theater in Centerville received \$1 million and the Recreation Center in Bountiful received \$2 million. **Mr. Petroff** said the City should submit a plan and the **Mayor** suggested the possibility of bridges to connect the City and County parks.
- He attended the roundabout beautification committee meeting.
- He and **Cory Ritz** will host the Town Hall meeting on Wed., September 17<sup>th</sup> at 8:00 p.m.

### City Council


#### John Bilton:

- He asked about complaints regarding Victoria's Secret—the Mayor said he received 2 emails so he spoke with Station Park managers who said Victoria's Secret is a national corporation, so if they place something offensive on the sidewalk Station Park can respond, but if it is inside the store they cannot.

### ADJOURNMENT

#### Motion:

**Cory Ritz** made a motion to adjourn the meeting. The motion was seconded by **Brigham Mellor** and unanimously approved, and the meeting was adjourned at 9:45 p.m.

  
**Holly Gadd**, City Recorder  
Farmington City Corporation