

Farmington City Council Meeting
September 2, 2014

WORK SESSION:

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

Site Tour

At 5:30 p.m. the City Council and several staff members visited property in the Pretty Valley area to determine the potential for a new well and water tank. The Council returned to City Hall at 6:45 p.m. and briefly reviewed several agenda items.

REGULAR SESSION:

CALL TO ORDER:

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

Mayor Talbot welcomed those in attendance, the invocation was offered by **Dave Millheim** and the Pledge of Allegiance was led by **Cory Ritz**.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:

Executive Summaries for two Planning Commission meetings

Eric Anderson said the Planning Commission recommended approval of the Final Plat for the Silverleaf Subdivision, the plat amendment/lot split for the Fisher/Stephens property, and Farmington City's request to amend Chapters 10, 11, 12 and 28 of the Zoning Ordinance. A conditional use site plan for the Indulgent Foods office building and a conditional use permit for a wholesale greenhouse garden center/nursery were approved, and they recommended denial of **Todd Gibbs'** request to amend Chapters 10, 11, 12 and 28 of the Zoning Ordinance.

Mayor Talbot asked if the sewer/storm drain issues related to the Indulgent Foods office building had been resolved and if **Todd Gibbs** had pursued an alternate site for his ATV business. **Eric Anderson** said Indulgent Foods will tie into the existing systems (except for the secondary water line), and **Todd Gibbs** checked an alternate site but said it would not be a good fit.

PUBLIC HEARINGS:

Zone Text Change – Chapter 18 – Regulating Plan Update

Eric Anderson said this update was imperative to accommodate the future growth of the OMU zone, and the open space corridors will be 50 feet on each side of the stream beds.

Public Hearing:

The public hearing opened at 7:16 p.m. There were no public comments, and it was closed.

Motion:

John Bilton made a motion to approve the updated Regulating Plan as shown in the staff report. The motion was seconded by **Cory Ritz** and unanimously approved.

Findings for Approval:

1. The current proposed regulating plan is consistent with the regulating plan which was previously approved on May 20, 2014.
2. The proposal has further defined the road network to include the northern portion of the mixed-use district, including the Office Mixed Use (OMU) zone for the future office park and two open space zones for the Spring Creek and Haight Creek stream corridors.

Zoning Map Amendment (1600 S. Lund Lane) from A (Agriculture) to LR (Large Residential)

Eric Anderson said this proposed zone change is consistent with zoning in the area, and he recommended approval of the amendment.

Phil Holland, Wright Development Group, 1472 Woodland Park Drive, Layton, said the lots will range from 14,000 to 20,000 square feet.

Public Hearing:

The public hearing opened at 7:25 p.m. There were no public comments, and it was closed.

Motion:

Brigham Mellor made a motion to approve the proposed rezone from A (Agriculture) to LR (Large Residential). **Doug Anderson** seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed rezone is consistent with the General Plan.
2. The proposed rezone is consistent with the zoning for the surrounding area;
3. The proposed rezone will better enable other property owners to also rezone their property to LR in the future.

ACTION ITEMS:

Ladder Truck Purchase

Fire Chief **Guido Smith** said a committee of 10 Fire Department members was formed some time ago to pursue the purchase of a ladder truck. There are three manufacturers in the U.S.—Spartan/Crimson, Rosenbaur, and Pierce. On August 19th Pierce offered the City a demo model for \$1,000,000 (\$300,000-350,000 savings) with a two-year bumper to bumper warranty and an additional year if it is paid off by September 30, 2014. **Chief Smith** said this truck will not only service the City’s current needs but will continue to provide service into the future. It is a quality truck which offers additional safety features that may not have been included with another truck. **Mayor Talbot** pointed out that Farmington and Sunset are the only two communities on the Wasatch front without a ladder truck, and he is satisfied with this proposal. **John Bilton** thanked members of the Fire Department who served on the committee and attended the meeting.

Motion:

John Bilton made a motion to approve the contract for a 2013 “Demo” Pierce Bronto Ladder Truck as proposed by Pierce Manufacturing/Ross Equipment Company, Inc. for a total of \$1,000,000 and to fulfill the commitment by September 30, 2014 so that the City may receive a two-year bumper to bumper warranty. **Brigham Mellor** seconded the motion which was unanimously approved.

Resolution to approve the Equipment Lease Agreement with Zions First National Bank

Dave Millheim said the amount of the Lease will be \$500,000 over 10 years, and there is no prepayment penalty on the lease with Zions First National Bank.

Motion:

Jim Young made a motion to approve the Resolution approving the Equipment Lease Agreement with Zions First National Bank in Salt Lake City, Utah, with the finding that it is in the best interest of Farmington City, Utah to enter into said Agreement, and to authorize the execution and delivery thereof. **John Bilton** seconded the motion which was unanimously approved.

DISCUSSION ITEM:

Proposed Zone Text Changes, Chapters 10, 11, 12 and 28

Motion:

Cory Ritz made a motion to table this item until the end of the meeting. **Jim Young** seconded the motion which was unanimously approved.

SUMMARY ACTION:

Summary Action List

1. Approval of Minutes from August 19, 2014
2. Improvements Agreement for the Cottages at Farmington Hollow Subdivision
3. Ordinance Update to Title 10, Chapter 2
4. Ambulance Write-offs
5. Ratification of Approvals of Storm Water Bond Logs
6. Questar Gas Easement through the detention basin at Glovers Lane and Frontage Road
7. Armstrong Well Siting Study
8. Armstrong Exploratory Well Design

Dave Millheim said 50% of ambulance fees are never paid but collection efforts are continued. **Jim Young** pointed out that Items #7 and #8 would be less than \$20,000.

Motion:

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

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

- The July Building Activity Report was included in the staff report.
- The City is required to publish and track both pro and con arguments for the G.O. Bond and RAP tax. **John Bilton** will represent the pro arguments, **Jim Young** will represent the con arguments (it does not mean he is against the Bond and RAP Tax), and the pro/con arguments will be published on State election websites. Staff prepared a FAQ sheet of details and conducted a survey which asked residents “Where do you want the gym to be located?” and “Why did you select that site?” There were 91 responses over a one-month period from mostly west side residents (represented by dots on the map) which showed that 78% prefer the 650 West site, and 22% prefer the 1100 site. Various comments from the residents were read and discussed.
- Davis County has requested that the City adopt their animal control ordinance. Staff does not think it is necessary, and the Council agreed.
- He plans to attend the ICMA (International City/County Management Association) conference in North Carolina and will not attend the September 16th City Council meeting.
- There will be an important meeting with the department heads on October 7th where we update our cash flow model to current conditions.

Mayor – Jim Talbot

- He asked the Council to attend the annual employee Christmas Party on December 18th.
- A City Council dinner will be held at 6:00 p.m. on Sat, Sept. 6th at **Dave Millheim’s** home.

City Council

Doug Anderson:

- He will be unable to attend the September 16th City Council meeting.
- He reported that the GoLite store in Station Park went out of business.

John Bilton:

- He asked when the overhead signs for Park Lane would be installed, and the City Manager said they should be operating prior to Thanksgiving.

Brigham Mellor:

- He asked about the police shoot, and the City Manager said it will be at 5:00 p.m. on September 4th. Spouses are invited, and the Police Department will provide dinner, gun safety instructions, and a shooting competition.

Cory Ritz:

- Residents are requesting morning traffic control on 650 West to and from the Charter School. Children who wait for the bus to Eagle Bay are at risk because of speeding cars on 650 West. The bus stop is located in an unsafe place, and there are no sidewalks.
- He asked how the soccer parking went over the weekend. DM: We did not issue a lot of citations. Had the speed truck out there.
- There is a home on 650 West that is having sewer fumes.

Motion:

John Bilton made a motion that the Council return to the conference room to discuss the Zone Text Changes in a work session format. **Brigham Mellor** seconded the motion which was unanimously approved.

ADJOURNMENT

Motion:

Jim Young made a motion to adjourn the meeting. The motion was seconded by **John Bilton** and unanimously approved, and the meeting was adjourned at 8:30 p.m.


Holly Gadd, City Recorder
Farmington City Corporation