

Farmington City Council Meeting

December 2, 2014

WORK SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Cory Ritz and Jim Young, City Manager Dave Millheim, Finance Director Keith Johnson, City Engineer Chad Boshell, Development Director David Petersen, Associate Planner Eric Anderson, Parks & Recreation Director Neil Miller and City Recorder Holly Gadd. Council Member Brigham Mellor was excused. Youth City Council Members Kayla Weddington, Amber Stratford and ?? attended the Regular Session.

General Obligation Bond Discussion

Johnathan Ward, Public Finance Vice President for Zions Bank, presented information regarding the General Obligation Bond, and there was discussion regarding the timing/rating of the Bond, the formation of a pricing committee and locking in the rate.

Construction of Gym and Park

Staff met with Hughes General Contractors who suggested that the City use a Construction Management General Contract (CMGC) which authorizes the general contractor to oversee the entire project. RFP bids are due back by December 18th, a general contractor and an architect will be in place by February 3, 2015 and construction will begin in March 2015. The grass will be planted in August so the soccer fields will be ready by March 2016. **Dave Millheim** advised the Council to keep the public informed and to remain focused on the budget.

Chestnut Farms Storm Drain Plan of Action

Dave Millheim presented a few details regarding this Plan, and there was a brief discussion among the Council.

REGULAR SESSION

CALL TO ORDER:

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

The invocation was offered by **Doug Anderson** and the Pledge of Allegiance was led by Boy Scout **Jake Wendt** of Troop 1199.

PUBLIC HEARINGS:

Tuscany Grove Schematic Plan

Eric Anderson reported that the applicant is proposing 9 lots under the new Chapter 11 of the Zoning Ordinance which regulates single family residential zones and allows alternative lot sizes. The lots will each exceed 14,000 square feet (4,000 more than the required minimum) with two of the

9 lots being gained through a TDR transaction. The City Manager said this is a classic case of how the City's Ordinance is supposed to work.

Public Hearing:

The Public Hearing opened at 7:15 p.m. There were no public comments.

Motion:

Cory Ritz made a motion to approve the Schematic Plan for the Tuscany Grove Subdivision, subject to all applicable Farmington City ordinances and development standards and the conditions and findings included in the staff report. **Jim Young** seconded the motion which was unanimously approved.

Consideration of an Ordinance imposing the RAP Tax as authorized by the voters of Farmington City

Keith Johnson explained that the RAP Tax will be added to the current 6.5% sales tax rate which will increase to 6.6%. **John Bilton** pointed out that 50-60% of the increased rate will be paid by non-residents.

Public Hearing:

The Public Hearing opened at ?? p.m. There were no public comments.

Motion:

John Bilton made a motion to approve the Ordinance imposing a 0.10% RAP Tax on taxable transactions within Farmington City to fund a recreation center and park and to adopt Chapter 10, Title 5, of the Farmington City Municipal Code providing for the imposition, collection and distribution of the RAP Tax. **Doug Anderson** seconded the motion which was unanimously approved.

PRESENTATION OF PETITIONS AND REQUESTS:

Consideration to adopt a Resolution authorizing the issuance and sale of not more than \$6,000,000 of General Obligation Bonds, Series 2014, and related matters

Keith Johnson said the Bonds will not exceed \$6 million or be longer than 21 years or exceed a 5.25% interest rate and likely will be issued in January or February 2015.

Motion:

Doug Anderson made a motion to approve the Resolution authorizing the issuance and sale of a \$6,000,000 General Obligation Bond for the purpose of building a recreational facility (gym) and park. **Jim Young** seconded the motion which was unanimously approved.

Utah Transportation Coalition Resolution and Funding Request

Mayor Talbot said the Utah League of Cities & Towns, the Utah Association of Counties and the Salt Lake Chamber have formed the Utah Transportation Coalition whose main goal is to build support for Utah's transportation system, and they are requesting a \$1,000 donation from each city. **Cory Ritz** listed three reasons why he will vote against the request: (1) the City is being asked to spend taxpayer funds to support a campaign which will try to convince taxpayers to vote a certain way; (2) the funds could possibly be used to support the WDC; and (3) he is not comfortable with some of the Coalition's ideas. **Doug Anderson** agreed and said he would like more details. **Jim Young** said the intent is to empower and provide tools for municipalities to work with local legislators to find appropriate funding sources—new and otherwise—to help them maintain their streets consistent with their ability to pay for them. **John Bilton** said the Legislature has not raised the gas tax for 20 years which has made it increasingly difficult for cities to maintain their streets, and this Coalition will help the Legislature get over their fear of raising the gas tax. It is a team effort from the business community with tremendous effort from the private sector.

Motion:

Jim Young made a motion to approve the Agreement for professional services between Farmington City and the Salt Lake Chamber and to approve a Resolution of the City Council of Farmington, encouraging the State of Utah to address comprehensive transportation funding. **John Bilton** seconded the motion which was approved by **Doug Anderson**, **John Bilton** and **Jim Young**. **Cory Ritz** did not approve the motion.

Chestnut Farms Storm Drain Plan of Action

Dave Millheim explained that various developments near 475 South and 1350 West have created drainage problems in the area. Staff met with homeowners and Symphony Homes to create a solution and decided that the existing 8-inch yard drain system owned by the Chestnut Farms HOA needs to be replaced with a larger pipe which will accommodate water from Chestnut Farms and the Cook and Williams properties. The City will cover \$35,000 of the costs and will install, own and maintain the storm drain line. Symphony Homes plans to contribute \$18,000, and property owners will be required to grant access and pay a connection fee. **Chad Boshell** said although a portion of the easement is narrow (10' wide along 300-400'), it should not be an issue.

Andrew Burkhardt, 1293 West Adrian Court, helped the residents understand the issues and work toward a solution. He said all of the property owners are in favor of the Plan, and one property owner has requested that his landscaping be restored. **Cory Ritz** said he has been involved with this since this beginning and is looking forward to a resolution. **Chad Boshell** confirmed that a portion of the funds will be used to restore the **Woods'** landscaping.

Motion:

Cory Ritz made a motion to authorize staff to pursue the course of action outlined in the staff report to resolve the Chestnut Farms storm drain issues, and any existing landscaping impacts to the Woods property caused by any of these steps will be restored to its original condition. The motion was seconded by **Doug Anderson** and unanimously approved.

Site for future Gym

Mayor Talbot said two locations are being considered for the new gym: (1) within the large community park along 650 West; and (2) within a smaller future park to be constructed east of 1100 West next to the future elementary school. Staff conducted an anonymous survey of residents which showed overwhelming support for the 650 West site.

Motion:

John Bilton made a motion to direct staff to place the future gym within the Community Park located along 650 West and begin the design process through Requests for Proposals. The motion was seconded by **Cory Ritz** and unanimously approved.

SUMMARY ACTION:

Summary Action List

1. Approval of Minutes from November 18, 2014
2. Approval of Minutes from November 5, 2014 (meeting with Centerville City)
3. Surplus Vehicles
4. Farmington Hills Plat Amendment
5. Eastridge Estates Final Plat
6. Second Amendment to the Animal Control Agreement
7. Ordinance Amending and Recodifying Title 6 of the Municipal Code re: Business Regulations
8. Station Parkway Cross Section Modification

Motion:

Jim Young made a motion to approve Items 1-4 and 6-8 on the Summary Action List—Item 5 will be discussed separately. **Doug Anderson** seconded the motion which was unanimously approved.

Eastridge Estates Final Plat

Eric Anderson said two issues need to be resolved. The 20-foot public utility easement will be changed to a 10-foot private utility easement and dedicated to an adjacent property owner (the **Wardells**). The Central Davis Sewer District requires developers to provide sewer services to nearby property owners without services. **Russell Wilson** of Symphony Homes said they plan to install and extend the sewer laterals to the **Wardells** and to work out a compromise because a portion of their existing driveway encroaches onto Symphony's property. **David Petersen** suggested adding a condition requiring the developer to resolve the remnant property (adjacent to Lot 111) issue in a manner acceptable to staff.

Motion:

Cory Ritz made a motion to approve the Final Plat for the Eastridge Estates Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall convey to the City .478 acres for a detention basin related to the open space requirement and waiver related thereto through City Council approval of Final Plat.

2. A 10' private utility easement must be dedicated to the **Wardells** through Lots 107 and 108 on the recorded plat.
3. The remnant parcel issue must be resolved in a manner acceptable to staff and adjustments to any lots—i.e., Lot 111 and the **Wardell** property—must be changed on the plat prior to recordation.

Doug Anderson seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed subdivision conforms to all of the development standards set forth in Section 11-17-040.
2. The proposed subdivision meets all of the requirements for a minor plat as determined through the Subdivision Ordinance.
3. The remaining issues will be address more appropriately while the improvement drawings are finalized with the DRC in preparation for the recordation of the Final Plat.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

- An incentive letter was sent to EDCUtah and ATK, and there was discussion regarding the events that took place following the ATK meeting several weeks ago.
- The Executive Summary for the Planning Commission Meeting held November 13, 2014 was included in the staff report. **David Petersen** reported that the Planning Commission met with the City Attorney (**Todd Godfrey**) to discuss the following altered subdivision approval process proposed by the City:

Schematic Plan – Planning Commission recommends (Public Hearing)
City Council approves

Preliminary Plat – Planning Commission recommends
City Council approves (Public Hearing)
Appeals to District Court

Final Plat – Planning Commission approves
Appeals to City Council and then to District Court

The Council will meet with the City Attorney in January to review the proposed changes.

- He is working with a large retailer and needs input from the City Council. He asked each member to contact him to discuss details.

Mayor – Jim Talbot

Doug Anderson:

- He reported that a member of the Trails Committee recently moved, and he interviewed and recommended **Scott Cornford** as a replacement.

Motion:

Doug Anderson made a motion to appoint **Scott Cornford** as a member of the Farmington City Trails Committee. **John Bilton** seconded the motion which was unanimously approved.

- Residents in the Meadow View area would like to use the speed trailer and requested the installation of stop signs.
- Loyal Cycle Company has requested the addition of a bike lane—starting from the Farmington/Centerville border and extending to U.S. 89. **Dave Millheim** said that route is owned by the State, but he and **Doug Anderson** offered to write a letter to UDOT.

Cory Ritz:

- He will be out of town during the first meeting in January 2015.

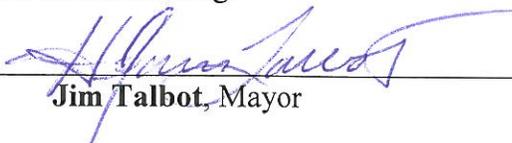
CLOSED SESSION

Motion:

At 9:00 p.m. **John Bilton** made a motion to go into a closed meeting to discuss potential property acquisition. The motion was seconded by **Cory Ritz** and 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

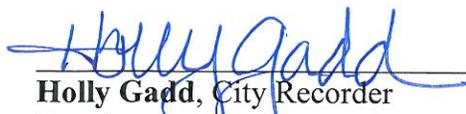
Motion:

At 9:00 p.m. **Jim Young** made a motion to reconvene in an open meeting. The motion was seconded by **Doug Anderson** and unanimously approved.

ADJOURNMENT

Motion:

Jim Young made a motion to adjourn the meeting. The motion was seconded by **Doug Anderson** and unanimously approved, and the meeting was adjourned at 10:05 p.m.



Holly Gadd, City Recorder
Farmington City Corporation