COMMISSIONERS' MINUTES – DAVIS COUNTY

WORK SESSION MINUTES

May 11, 2021

The Board of Davis County Commissioners met for a Work Session at 9:30 p.m. on May 11, 2021, in room 306 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Notice of this meeting was given under the requirements of UCA § 52-4-202.

ATTENDEES

Davis County Commissioners in attendance: Bob J Stevenson, Chair; and Randy B. Elliott, Vice-Chair. Lorene Miner Kamalu joined the meeting at 9:42 a.m.

Davis County Staff in attendance: Curtis Koch, Clerk/Auditor; Dave Hansen, Legacy Events Center Director; Shairise Bills, Deputy Clerk/Auditor; Lane Rose, Facilities Director; Josh Johnson, Library Director; Lynnette Mills, Deputy Library Director; Kent Andersen, Community and Economic Development Director; Jessica Merrill, Toursim Division Director; and Maria Devereux, Deputy Clerk/Auditor.

Members of the public in attendance: Trent Smith, Modern Outwest Architect.

AGENDA AS POSTED

9:30 a.m. Lane Rose, Facilities Director, presenting: Clearfield Branch Children's Courtyard Fencing

9:45 a.m. Kent Andersen, Community and Economic Development Director (CED), presenting: Legacy Events Center Master Plan

10:05 a.m. Commissioner Elliott, presenting: Urban Farming- Legislative Changes

DISCLAIMER

The meeting was an open dialogue. Critical points in the discussion have only been briefly summarized. The reader may refer to the audio recording and the publicly distributed materials for further clarification of content. Timestamps have been noted in the minutes to aid in locating points of discussion in the audio record. The audio recording for this meeting is available based upon the County's current retention schedule.

All documents from this meeting are on file in the Davis County (DC) Clerk/Auditor's office.

The meeting commenced at 2:48 p.m.

WORK SESSION DISCUSSION

Clearfield Branch children's Courtyard Fencing—*Presented by Lane Rose, Facilities Director (Minute 01:12)*

Lane Rose explained the changes they would like to make to the current fence panel designs. They will be highly visible from the street. The current design is a simple perforated metal, but they would like to mirror a new design like the Syracuse library branch has with kid-safe laser cutouts. The new renderings include jets and clouds, giving the nod to Hill Air Force Base and the Founder of Atari® Game Systems, who grew up in Clearfield. It brings a more whimsical, child-like feel to the courtyard. The cost to change the design is $11,406.15, and the library has the funds to cover it. This change is being proposed now because it wasn't ready when they initially went to bid, so they used the standard-level, perforated design for the sake of time but had always intended to change it. It took several months to complete the new designs.
(See Attachments A1-A29)

Legacy Events Center Master Plan—*Presented by Kent Anderson, CED Director and Trent Smith, Modern Outwest Architects (Minute 9:44)*

Trent said the master planning process took three months. The working group consisted of Davis County and the Legacy Events Center staff and was a very cohesive process.

They did a complete survey and assessment of the property. One thing that came out of the planning process was finding ways to make the facility used more for youth sports in the future. They met with the Utah High School Athletic Association, Farmington City Mayor and Senior Planners, and the Davis County School district to get valuable input from various community organizations.

Some priorities emerged from the planning process. They found that consolidating some of the buildings or removing them would make room for a larger new facility. Ideally, having two large facilities to work simultaneously or independently would allow the facility to accommodate larger events that are twice the size of what they can host right now. The drive-through facility would remain intact and has proved to be very useful during emergent situations. The new building would be adjacent to the existing one. Improved parking and site access could be enhanced by wayfinding and traffic flow and simplifying the parking. Currently, it is broken up and is difficult to find. Creating a championship astroturf field was one of the top priorities. It would be a jewel for the campus and could be used year-round with new restrooms to serve the sports fields. Removing the ancillary buildings will increase the useable field area and improve field maintenance. This helps with the ability to shift fields so that the sod areas stay healthier longer.

The rough estimate costs from two contractors are $30-35 million. The pedestrian crossing from Station Park was discussed. It is nearly a mile from the furthest point of Station Park to the Events Center. The Commission would like to keep the conversation going with Farmington City about partnering with the County to build a crosswalk. Traffic is very heavy in that area, and citizens' safety is of the utmost concern while keeping construction costs as low as possible. The trolley could be used to transport pedestrians and Trax riders and be rerouted to the Events Center as it is underutilized right now.

Kent said they are very excited about this project. The Events Center is an asset to Davis County and will be incredibly important to the county's future. He recommended a remodel of the existing Events Center facility, schematic designs for a second building, and a master plan. He proposed to the Commission that CED would go out for a Request for Proposal (RFP) for architectural design for the entire project and explore financing options to move forward to bring it to reality.

The Commission agreed to move forward. Curtis said formal action was needed in Commission meeting. He suggested the Commission should point back to this meeting where the discussions were had to give good context when they take that action. Kent was instructed to submit his proposal as an agenda item for the next Commission meeting.
(See Attachments B1-B11)

Urban Farming-Legislative Changes— *Presented by Commissioner Elliott (Minute 43:31)*

Neal Geddes, County Attorney gave an overview of the legislative changes relating to Urban Farming. Both, he and another Davis County Attorney, Robert Tripp, have been talking to other counties that have enacted the Urban Farming Ordinance before the new legislation included livestock. He summarized that Salt Lake County never adopted an Urban Farming Ordinance but had been granting urban farming to some, even without the ordinance. With the new legislation, the livestock language cannot be excluded. Neal hoped they could narrow it down by creating specific definitions in the County's own ordinance, but it won't be possible. The reasonable expectation of profit can be met by private consumption.

Neal's recommendation was to work with the Legislature to try and clean this up before the County adopts the ordinance. He said the Commission could move forward with it now and hope the clean-up takes place, or join forces with Salt Lake County and try to get the fixes in place and then adopt the ordinance. Neal thinks the County will have more leverage this way.

The current Urban Farming language being similar to that of the Greenbelt language is a major concern. The case law has been set in Greenbelt, making it easier to transfer over into Urban Farming. Neal said it is one of the central legislative fixes to be in place. He wants to get a consensus for the Urban Farming that says they don't want dual-use and expressly exclude it in the statute. Otherwise, given the established case law, dual-use will be allowed and will open up the possibility of abuse.

Dale Peterson, the Assessor, said he and the other assessors would be meeting with one of the State Representatives to address these concerns next week at the Utah Association of Counties (UAC). The Commissioners agreed to table this until meeting with legislators.

MEETING ADJOURNED

The meeting adjourned at 10:31 a.m.

MATERIALS PRESENTED

All publicly distributed materials associated with this meeting are noted as the following attachments:

A1-A29 Clearfield Library Children's Courtyard Fencing
B1-B11 Legacy Center Master Plan

Minutes prepared by:
Shairise Bills
Deputy Clerk/Auditor

Minutes approved on: 06/15/2021

/s/ Curtis Koch
Curtis Koch
Davis County Clerk/Auditor

/s/ Bob J Stevenson
Bob J Stevenson
Commission Chair

APPROVED