

FARMINGTON CITY – CITY COUNCIL MINUTES

OCTOBER 4, 2022

WORK SESSION

Present:

*Mayor Brett Anderson,
Interim City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Scott
Isaacson,
Councilmember Roger Child,
Councilmember Melissa Layton,
Councilmember Alex Leeman,
Councilmember Amy Shumway,*

*City Recorder DeAnn Carlile,
Community Development Director Dave
Petersen,
Assistant Community Development Director
Lyle Gibson,
City Planner/GIS Specialist Shannon
Hansell, and
City Attorney Paul Roberts.*

Mayor **Brett Anderson** called the work session to order at 6:01 p.m.

UPCOMING AGENDA ITEMS

Interim City Manager **Brigham Mellor** said the biggest issue on the agenda tonight is Canopy Square, with 20 acres on the south end of Stack's property that they sold to Wasatch Properties, who is developing the biggest residential component permitted in the Stack PUD. Wasatch is co-signers on the Project Master Plan (PMP), Development Agreement (DA), and the reimbursement agreement to get \$34 million through the Redevelopment Agency (RDA). The commercial nodes that were an acre each, as well as a 250-unit Low-Income Housing Tax Credit (LIHTC) residential wrap project were offered initially. The applicant couldn't get the appropriate funding through the State to do that project, which the City was also going to have to commit money to. Now, the applicant proposes a podium product, multi-family project (similar to what is at Station Park) with commercial. There will be two levels of parking behind the commercial, with residential on top of that. The top floor of the commercial will serve as a balcony and gathering place for the residential. **Mellor** is worried about holding the applicant's feet to the fire to get them to develop the commercial component. Staff is recommending that this item be tabled tonight.

Community Development Director **Dave Petersen** said a public hearing is necessary. The Planning Commission started reviewing this in October of 2021, including the curve in the greenway. The last review was in January. After they could not get LIHTC funding, the application went back to the drawing board.

Councilmember **Amy Shumway** said she is worried the greenway will feel like walking through someone's front yard, residential instead of commercial, depending on how wide it is. **Petersen** said he didn't want to be walking past garages. He considered approving the PMP and concept plan tonight, but holding off on the Development Agreement for a few months. This has more power than the bond the Commission wanted the Council to consider in order to incentivize the completion of the commercial. The Planning Commission has seen this four or five times, and it is coming forward on the Council's agenda to get a public hearing and Council input tonight.

Petersen said that out of 460 proposed units, the Commission didn't want the 46 affordable units to all be studio apartments. They wanted a mix of units instead.

CLOSED SESSION

Present:

*Mayor Brett Anderson,
Interim City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Scott
Isaacson,
Councilmember Roger Child,*

*Councilmember Melissa Layton,
Councilmember Alex Leeman,
Councilmember Amy Shumway, and
City Attorney Paul Roberts.*

Motion:

At 6:22 p.m., Councilmember **Melissa Layton** made the motion to go into a closed meeting for the purpose of acquisition or sale of real property, and pending litigation.

Councilmember **Roger Child** seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Scott Isaacson	X Aye ____ Nay
Councilmember Roger Child	X Aye ____ Nay
Councilmember Melissa Layton	X Aye ____ Nay
Councilmember Alex Leeman	X Aye ____ Nay
Councilmember Amy Shumway	X Aye ____ Nay

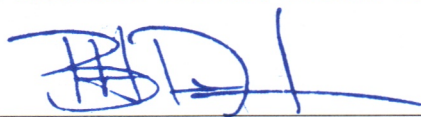
Leeman moved to amend the closed session to add Character, competence or health of an individual.

Layton seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Scott Isaacson	X Aye ____ Nay
Councilmember Roger Child	X Aye ____ Nay
Councilmember Melissa Layton	X Aye ____ Nay
Councilmember Alex Leeman	X Aye ____ Nay
Councilmember Amy Shumway	X Aye ____ Nay

Sworn Statement

I, **Brett Anderson**, 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.



Brett Anderson, Mayor

Motion:

At 6:52 p.m., Councilmember **Alex Leeman** made a motion to reconvene to an open meeting. **Child** seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Scott Isaacson	X Aye ____ Nay
Councilmember Roger Child	X Aye ____ Nay
Councilmember Melissa Layton	X Aye ____ Nay
Councilmember Alex Leeman	X Aye ____ Nay
Councilmember Amy Shumway	X Aye ____ Nay

REGULAR SESSION

Present:

*Mayor Brett Anderson,
Interim City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Scott
Isaacson,
Councilmember Roger Child,
Councilmember Melissa Layton,
Councilmember Alex Leeman,
Councilmember Amy Shumway,*

*City Recorder DeAnn Carlile,
Community Development Director Dave
Petersen,
Assistant Community Development Director
Lyle Gibson,
City Planner/GIS Specialist Shannon
Hansell, and
City Attorney Paul Roberts.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:00 p.m.

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

Interim City Manager **Brigham Mellor** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Roger Child**.

PRESENTATION:

Farmington City Arts presented a number from their upcoming Dinner Theater, The Pajama Game

Mayor Anderson said the Council enjoys celebrating good and fun things in the community, not just negative things. Therefore, the Council is now inviting different arts and groups to present, and this is the first of such presentations.

Farmington High School student spotlight: Elesa Wiser

The Council has asked Farmington High School to help celebrate local students for excellence. **Elesa Wiser**, a senior at Farmington High School, is the first recipient. This school year, **Elesa** is a member of two advanced choirs—Chamber Choir and Concert Choir—and she is currently in the rehearsal process for Farmington High School’s theatrical production of Disney’s *Beauty and the Beast*, where she will be playing the role of Mrs. Potts. **Elesa** serves the choral community at Farmington High School as the current choral president. This position requires a student to not only be academically eligible, but also very responsible and committed. All are traits that **Elesa** demonstrates. **Elesa** is a hard worker, great student, and friend to everyone.

Motion:

Councilmember **Alex Leeman** moved that the City Manager Employment Agreement be moved up in the agenda before the public hearing items.

Councilmember **Amy Shumway** seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Scott Isaacson	X Aye ____ Nay
Councilmember Roger Child	X Aye ____ Nay
Councilmember Melissa Layton	X Aye ____ Nay
Councilmember Alex Leeman	X Aye ____ Nay
Councilmember Amy Shumway	X Aye ____ Nay

City Manager Employment Agreement

Mayor Anderson said the form used for the last City Manager was followed when creating this new one, and there shouldn’t be anything new or surprising.

Motion:

Councilmember **Scott Isaacson** moved that the City Council approve the proposed City Manager employment agreement for **Brigham Mellor** including in the Council’s packet.

Leeman seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Scott Isaacson	X Aye ____ Nay
Councilmember Roger Child	X Aye ____ Nay
Councilmember Melissa Layton	X Aye ____ Nay
Councilmember Alex Leeman	X Aye ____ Nay
Councilmember Amy Shumway	X Aye ____ Nay

City Recorder **DeAnn Carlile** administered of the Oath of Office to **Mellor**.

Mellor said he was a Farmington councilmember for five years when City Manager **Dave Millheim** asked **Mellor**, who was working for Syracuse City at the time, to come on as a City employee to focus on the office park. He looked at his Syracuse job as if he were a mechanic, and during his day job, he would fix other people’s cars, returning home to work on his hot rod, which is what he considered Farmington. Now his hot rod is his full-time job. He appreciates

this opportunity, and will not let the City down. **Mayor Anderson** said the decision to hire **Mellor** was unanimous.

PUBLIC HEARINGS:

An approval for a Project Master Plan (PMP)/Development Agreement (DA) for the proposed Canopy Square mixed-use development, including a recommendation to amend the City's regulating plan for the property (approximately 20 acres) located at approximately 1475 W. Burke Lane, in the Office Mixed Use (OMU) zone

Community Development Director **David Petersen** presented this agenda item. Staff has met with the applicant since the agenda was sent out, and the applicant, Staff, and City Attorney feel it is best to table the whole agenda item and not approve the PMP and Schematic Subdivision Plan. Staff got a draft from City Attorney **Paul Roberts** that the developers haven't seen yet. It is best to table it because the PMP is an exhibit to the DA, and the DA is not ready yet. **Roberts** is still reviewing it, and the affordable housing element of the DA is not ready yet. Public comment is being taken tonight on the whole thing.

The project will be between Commerce Drive, Maker Way, and Burke Lane. The remote hub and mixed use area will be near the park. Staff received an application today from Red Barn for an e-commerce building. Before the greenway concept came in, the Canopy Square project included commercial nodes and a Low-Income Housing Tax Credit (LIHTC) wrapped housing project. Wasatch did not get the LIHTC funding it applied for because it is very competitive, with projects going to Salt Lake and Weber counties instead. There are now five products proposed: ones on the corner with four stories, stacked flats, townhomes, and podium housing with ground floor commercial. The club house has pickle ball courts. A greenway is through the middle of it consistent with the master plan connecting the remote hub with the City Park. The Planning Commission added a condition that the east-west street be very local, servicing adjacent properties. The Commission also wanted the commercial to come sooner than later, although the applicant has it as their final stage. They don't want all affordable housing to only be studio apartments, but would rather have a mix of unit sizes.

Petersen said there was never a square footage assigned to the commercial aspect of this project. Originally commercial nodes were conceptually proposed at the intersections. The GSBS plan shows it all residential. He is confident that Burke Lane has the potential to have a good dose of pedestrians.

Applicant **Adam Lankford**, Wasatch Residential Group (620 S. State Street, Salt Lake City, Utah) addressed the Council. Wasatch owns and manages 17,000 apartment units across the west and 40 communities in the Wasatch Front. The company, which has been around since the 1980s, does development, construction, and property management. Management will fix problems within three hours. They do 12-month contracts complete with criminal and financial background checks, and no subleasing. They target renters-by-choice who want low maintenance. They hold properties long-term and set aside money for capital improvements.

The goals of the project include creating exciting destination, high-end amenities, a sense of arrival, great architecture, diverse housing plans, pedestrian connectivity, and community with active and passive open spaces. More townhomes have been added to attract families, and high-end units have been added to attract young professionals. Amenities include outdoor courtyards,

pickle ball, dog park, club house, pool, spa, resort-like pool deck, fitness center, TVs in the cabanas, trail connections, retail, barbecues, bistro lighting, outdoor fire pits, and great landscaping. Garages are on the back, and front doors face the green corridor. They have done other projects with internal trail systems, and they have never received any complaints about a trail past front doors. They have a high level of management and staff to handle any problems. When people are watching, there is less likely to be a problem.

Isaacson and **Shumway** wondered if non-residents would feel comfortable walking past residences. **Lankford** said that 85 feet from building to building is wide and not too narrow. The greenway will be recorded as a public easement. **Shumway** said the sidewalk needs to be wider to accommodate e-scooters and other pedestrians. Both ends need to be approachable with appropriate signage and lighting. **Lankford** said a landscape architect will help set the standard. **Mayor Anderson** said there is a lot of concern about water-wise landscaping.

Lankford said the proposal includes: a four-story stacked flat, three-story townhomes, podium mixed use, and L-shaped buildings on the corner. The four-story stacked flat includes the top two levels of upside townhomes, with the top being deck space. The townhomes are three stories, each with a two-car garage on the backside accessed by alleys. The podium product has commercial with on-street parking on Maker Way. The podium includes two levels of parking on the bottom, topped by five levels. The depth of the commercial is not yet designed, but some of it will go underneath residential and pop out. Putting all the retail in one place will help attract more tenants. It could be office, retail, commercial, and outdoor eating space. For retail to take off, there needs to be more uses in the area.

Leeman said he noticed the construction sequence of the south half of the project being Phase 1, Phase 2 northwest, and Phase 3 is the podium. The Council would like to switch that so the podium product comes earlier. They have been promised mixed use products in the past, but residential is all that comes. The Council's practice lately is that while the City will allow residential to start, at a certain point commercial has to begin before additional residential can proceed. This has been done with other applicants such as Stack and Evergreen. **Leeman** said he likes the podium project more than the wrapped product. He likes the use of the greenway connection through the project.

Lankford said the site plan is in the DA, but the retail is last because they need more infrastructure such as streets first. They want to be treated fairly and like other applicants. An incentive could be a reduction in impact fees within so many years.

Leeman asked about the circulation plan, and if the developer is worried about it being used by through traffic. The roundabout helps disguise it as a thoroughfare. **Lankford** said they are sensitive to that, but there is a balance. There is only one access point to the north road. Councilmember **Melissa Layton** said there are lots of roads connecting by the roundabout and she is concerned about the safety of the crosswalk. **Lankford** said it is not planned to be a bridge, but rather a raised crosswalk.

Lankford said they are planning 465 units, which is down from what was originally planned. The townhomes would be for lease, not for sale, and managed by Wasatch. They will be built to International Residential Code (IRC) standards, with a common fire wall. The current code doesn't elaborate on what properties types the affordable housing should be. The applicant wants it to be applied per the City's standard, and wants to be treated like all other applicants.

Lankford said it won't be townhomes, but the 46 affordable units could include one-, two- and three-bedroom units in the stacked flat. **Shumway** said it would be nice to have the affordable units dispersed throughout the site, and not just concentrated in one spot. This is to avoid stigmas and so tenants don't know which units are being subsidized. **Child** would like to negotiate making the affordable units available to City employees. **Lankford** said no one group should be favored, and that the 80% Area Median Income (AMI) would apply across the board.

Lankford said there are 2.2 parking stalls per unit including structured parking, garages, covered surface parking, and open surface parking. There is a high percentage of covered parking. They have an internal standard for number of parking spots, and they will not skimp on that even if allowed. Also, Wasatch manages the units so that the garages are used to house cars, not stuff.

Child said he likes the project with its product type diversity. Doors and windows opening to the public space helps provide security. The density has been handled well and tastefully. He wished the applicant good luck with the retail. Being across from the office park will help with that. He does not want this to be an impenetrable island, but part of the whole Master Plan so that it integrates well with the neighboring uses.

Isaacson noted the basic agreement that has already been worked out with Stack, which includes mixed-use commercial/residential. There is only one spot for residential in the plan. The Council really doesn't want this all to go to residential, and wants to ensure commercial.

Leeman said the public has heard about the 60/40 commercial/residential split. Residential tends to come first so that it can bank roll the commercial. Even though this looks like a 90/10 split with mostly residential, the public needs to keep in mind that this is part of the entire 150-acre Master Plan including Stack's office park.

Mayor Anderson opened the Public Hearing at 8:10 p.m. **Shumway** noted an email sent by **Greg Murray** referencing development in general, and Canopy Square in particular. **Mayor Anderson** said it would be entered as part of the record. **Mayor Anderson** closed the Public Hearing at 8:11 p.m.

Child noted that Farmington doesn't require water right conversion to be brought into the process. Some complain that the City's impact fees are high, but water rights can cost a fortune.

Motion:

Leeman moved that the City Council table this item to a future meeting with the direction given previously.

Shumway seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Scott Isaacson
Councilmember Roger Child
Councilmember Melissa Layton
Councilmember Alex Leeman
Councilmember Amy Shumway

X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay

A Project Master Plan (PMP)/Development Agreement (DA), Schematic Subdivision Plan, and Schematic Site Plan for the proposed Lifetime Gym Subdivision located at the southwest corner of Market Street and Burke Lane on 8.93 acres in the Office Mixed Use (OMU) zone

Planning and GIS Specialist **Shannon Hansell** presented this agenda item. This is a fitness/health club that includes a gym, spa, café bistro, and indoor and outdoor pool. Because the building is over 20,000 square feet, the applicant will need to go back to the Planning Commission for final approvals for site plan and final plat. Staff is recommending approval this item.

Applicant **Chris Campbell** (2900 Corporate Place, Chanhassen, Minnesota) addressed the Council. Lifetime was founded in 1992 and since that time, they have evolved to an athletic resort with high-end finishes instead of a traditional gym. There is a fitness component, but members count this as their third social “place” aside from work and home. They have 160 clubs across 38 markets, including one in South Jordan and four other Utah locations now under development. They develop 10 to 12 new clubs annually after studying overall growth and demographics, and Salt Lake proper is exploding in growth lately. There will be two indoor bodies of water, as well as an outdoor combined leisure/lap pool. The project includes areas for cardio, strength, Olympic lift, and full indoor basketball court. Studios are dedicated to yoga, Pilates, cycle, barre, and group fitness. Their kids academy is more than just day care, and focuses on educating children in health, wellness, classes, and after-school tutoring. They have a foundation that partners with local school districts to include healthy food in school lunches as well as getting students more active. They work with over 30 national events such as marathons and 5Ks. He is aware of the pickle ball courts to the south of this project, and would like to consider a community event with them. Most don’t accommodate high school play off events.

Mayor Anderson noted that the high school swim team is looking for a practice option in the community. **Campbell** said this is a tight site for them, one of the smallest they have ever done. The building footprint is a bit over 40,000 square feet, with the outdoor pool deck being 40,000 square feet. They do six lanes in their lap pools.

Campbell said the construction value of this project is about \$40 million, with anticipated ongoing annual tax revenue of \$500,000. Some 200 full- and part-time jobs will be created in the community for youth and adults. One time permit and impact fees will total \$700,000. That totals \$75 million in the first 1.5 years of construction. Monthly rates haven’t been finalized, but the South Jordan location charges \$119 a month for a single membership. Family members can be added on to the initial membership for lower rates.

Isaacson said this is a great project that fits in with the what they want in the area. He mourns the death of racket ball. **Shumway** said Lifetime may regret having their pickle ball courts outdoors. **Campbell** said the indoor basketball court will be striped for three pickle ball courts.

Mayor Anderson opened and closed the Public Hearing at 8:31 p.m., as nobody signed up in person or electronically to address the Council on the issue.

Motion:

Shumway moved that the City Council approve the Project Master Plan, Schematic Subdivision and Schematic Site Plan for Lifetime Fitness, but table a decision related to the Development

Agreement until a final draft for the agreement is ready. All subject to all applicable Farmington City development standards and ordinances, and all Development Review Committee (DRC) comments, with the conditions set forth in the DA.

Findings 1-4:

1. The use is consistent with the overall Development Agreement wherein the specific use is eligible for consideration of flexibility through Section 11-18-140 and will be used for commercial purposes.
2. The use supports future office users and residential development in the area.
3. The project will host shared parking with the City's future park.
4. The use is complimentary to the park and to neighboring development, as well as the single-family neighborhoods near the project.

Layton seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Scott Isaacson	X Aye	_____	Nay
Councilmember Roger Child	X Aye	_____	Nay
Councilmember Melissa Layton	X Aye	_____	Nay
Councilmember Alex Leeman	X Aye	_____	Nay
Councilmember Amy Shumway	X Aye	_____	Nay

BUSINESS:

Rezone of 6.57 acres of property for parcel 08-059-0045 at approximately 1550 W. Burke Lane from Agricultural Estates (AE) to Office Mixed Use (OMU) (continued from 9-20-2022)

Assistant Community Development Director **Lyle Gibson** presented this agenda item, as well as the following agenda item, at the same time. The public hearing was held on both items at the last Council meeting, including the Planning Commission's suggested conditions that have now been integrated into the Development Agreement. At the previous public hearing, some residents in the area were worried about the buffer zone transitioning from the single-family residential on the west across the Denver and Rio Grande Western (D&RGW) Rail Trail into this more intense development. The Council seemed to like a more uniform approach instead of 300 feet from existing residences. This has been updated.

Leeman questioned if Recommendation D about the buffer zone had been integrated into the Development Agreement or not, as there is still reference to both 300 feet for the buffer zone, and 200 feet from the western boundary of the Rail Trail.

Gibson has been working with the City Attorney and applicant over the last three weeks to address all items in the agreement including the 410-unit cap, maximum height of 54 feet/four stories, 10% affordable housing, and a more detailed acquisition and contribution toward the project for Right of Ways and storm water detention.

Applicant **Jeremy Carver** (12747 Whisper Grove Circle, Draper, Utah) addressed the Council. This preserves the single-family homes while giving a nod to the commercial coming to the east. Evergreen has been around since 1974, founded by four principals. Evergreen is based in Phoenix, and has offices in Los Angeles and Denver. They have been doing projects in Utah,

including Sugarmont, for the last five years, primarily focused on commercial projects. The two-story homes will be built in a 15-foot drop, meaning they will be less obtrusive than a single-story home. The gas line gives a natural break. There is a 2.6-acre park/playground near the trail, buffer to the development on the north, a Right of Way given to the City for Commerce to help alleviate area traffic, space for storm water detention, and 41 units of affordable housing. He appreciates the uniform, designated 200 foot line from the Rail Trail suggested by a concerned resident at the last Council meeting. They have four Letters of Intent (LOIs) from medical, office, and hotel users who won't start construction until Commerce is under construction. Therefore, commercial would start the middle of 2024. Evergreen would have a 30-month timeline beginning in 2023 and ending in 2025. The hotel would have a 12-14 month construction timeline. **Mellor** suggested a \$300,000 discount on the land purchase price. **Carver** said they feel super incentivized to do commercial. In its first 30 years, Evergreen specialized in commercial projects, with 600 projects across the United States.

Gibson said procedurally, they are squeezing two agenda items together. Roughly 10 acres of this proposal includes City property. So, the City is a participant and is committing their land be used for non-residential purposes in the future. It would be helpful to make sure items a-j are included in the agreement. **Mellor** said the potential buyer doesn't care what this is zoned, but to proceed with this PMP and DA, there needs to be continuity of the zoning to OMU.

Motion:

Isaacson moved that the City Council approve the enabling ordinance (enclosed in the Staff Report) for the requested rezone for the 6.57 acres for Parcel 08-059-0045 from AE to OMU.

Findings for Approval 1-3:

1. The requested zoning district is consistent with zoning adjacent to the property.
2. The OMU Zoning district permits uses and form consistent with the City's General Plan and the Class A Business Park (CA/BP) land use designation.
3. The OMU zoning district may enable the consideration of additional uses found consistent with the Farmington Station Area Plan or uses that may be more desirable for this location.

Layton seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Scott Isaacson
Councilmember Roger Child
Councilmember Melissa Layton
Councilmember Alex Leeman
Councilmember Amy Shumway

X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay

Master Plan and Development Agreement on 25 acres of property located at approximately 1550 W. Burke Lane in the Office Mixed Use (OMU) zone (continued from 9-20-2022)

Gibson presented this agenda item with the item above.

Motion:

Child moved that the City Council approve the enclosed Development Agreement and PMP with the following conditions a-b and moved that the City Council rezone its property on the southwest corner of Burke Lane and 1525 West as recommended in the Development Agreement:

- a) Paragraph (d)(ii) of Section 9 of the Development Agreement be amended to read:
‘Developer agrees to maintain, or to establish a commercial association or other similar set of covenants (such as a maintenance director) to maintain, the area west of Spring Creek on the 2.61-acre parcel in perpetuity, which shall remain open to the public. Maintenance shall include mowing the lawn and routine sprinkler maintenance. The City shall be responsible for sprinkler repairs which exceed two-thousand dollars (\$2,000). Prior to development of the park by City, it shall consist of weed management.
- b) Any further variation from applicable standards, regulations, and ordinances must be specifically identified and outlined in a supplemental Development Agreement in the consideration of the project specific site plan and elevations.

Findings for Approval 1-4:

1. This agreement enables developer with enough flexibility to create development that is in line with the vision outlined in the North Farmington Station Area Plan providing for the option of residential uses.
2. There is sufficient public benefit to allow consideration of the alternate approval process made possible with this agreement in the ability to pursue the City’s vision and create solutions for the City’s need of property for storm water retention and road construction.
3. With the additional recommended conditions, the proposed agreement includes limitations or caps that create fairly predictable development. Including a more specific and predictable limitation on height which limit the visual impact of the property in relation to existing single-family neighborhoods to be equal or less in impact than a typical single-family home has on another.
4. The proposal 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 brining activity to the street and enhancing walkability, placing parking to the rear of buildings, creating public spaces and nodes, enhancing open space and connectivity, and providing a live/work/play environment, etc.

Layton seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Scott Isaacson	X Aye	_____	Nay
Councilmember Roger Child	X Aye	_____	Nay
Councilmember Melissa Layton	X Aye	_____	Nay
Councilmember Alex Leeman	X Aye	_____	Nay
Councilmember Amy Shumway	X Aye	_____	Nay

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including:

- Approval of City Council Minutes for September 6, 2022
- Approval of City Council Minutes for September 27, 2022

Motion:

Layton moved to approve the Summary Action list items as noted in the Staff Report.

Shumway seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Scott Isaacson	X Aye	_____	Nay
Councilmember Roger Child	X Aye	_____	Nay
Councilmember Melissa Layton	X Aye	_____	Nay
Councilmember Alex Leeman	X Aye	_____	Nay
Councilmember Amy Shumway	X Aye	_____	Nay

GOVERNING BODY REPORTS:

City Manager Report

Mellor said road work is being done that requires raising valves for sewer on North Main, as well as more residential roads in coming weeks. Cones will surround these areas, but there will not be a lot of notice for residents in these 25-mile hour zones. **Shumway** said somewhere in front of Knowlton Elementary and the church is a collar that is too high close to the crosswalk.

Mellor said there are planned sidewalk improvements on 200 East by Monte Vista. Ramps need to be Americans with Disabilities Act (ADA) compliant. This will require a \$200,000 budget amendment in the future. Other sidewalks were slated for repair, but this area became a priority after it was observed that people in wheelchairs were leaving the sidewalk and going out into 200 East.

At a recent meeting with city managers, police chiefs and fire chiefs, it became clear that the Davis County Commissioners are lobbying to have emergency dispatch consolidated with the County. Farmington currently partners with Davis County for its dispatch services. Farmington has to decide whether to partner with Layton or Bountiful, both of which are expanding their dispatch centers. Many cities want to leave the Davis County dispatch to partner with Layton or Bountiful. **Mellor** said Bountiful may be the best choice for Farmington to partner with. There

are four dispatch centers in Davis County. Weber County has one and Salt Lake County has two. The general consensus is that two is good for redundancy. This is a decision the Council will need to make in the near future. Commissioner **Bob Stevenson** is interested in Layton, but he is trying to undermine Layton's dispatch center for some reason. The Davis County Sheriff is trying to offload animal control, paramedic services, and dispatch services. They are incentivizing groups to take on passports. **Mellor** said here are political games afoot. Farmington wants to do whatever is best for their first responders, as residents probably don't care where their calls go, if they even know where their calls go. Fruit Heights Police Chief, who is the chair, wasn't in attendance at the recent meeting. Dec. 8 is the City Christmas party for employees and their significant other at noon.

Mayor Anderson and City Council Reports

Child said a helicopter buzzes over Farmington homes and lands as late as 10:30 p.m., which he feels is too late. **Mellor** said an email was sent today, and **Roberts** will be putting together an ordinance that says the only people coming and going would be public safety. **Child** said the City will have to be sensitive with what they do. **Shumway** said the City can be reasonable, but the helicopter pilot needs to be reasonable as well. **Leeman** said there should be an agenda item about this. **Roberts** said he can bring an array of options that the City can consider. **Shumway** said West Jordan is testing prescription delivery via drones. **Leeman** said Centerville may be testing Walmart deliveries by drone. **Isaacson** said Farmington should be doing all they can to prohibit helicopters taking off from back yards for public safety reasons. **Mellor** said the resident in question has a lot of issues to consider including no permission to build a pool, retaining wall, and tiny houses. He also doesn't have a certificate of occupancy.

Child recently met with the historic district, and most affected property owners have been visited door-to-door. It looks like they will be able to round out the influence of Lagoon.

Leeman said he went to the fire open house yesterday. There was a great turn out of public safety related vendors. It was a good outreach event.

Shumway said she got a complaint about e-bikes and speed limits on the Rail Trail. She said e-bikes can't be banned on the Rail Trail, but there is no posted speed limit on the Rail Trail. **Mellor** said he often used the Rail Trail to commute from Syracuse to Farmington on his e-bike. He said road bikes can go faster than e-bikes. He asked who is going to enforce a speed limit. The Lagoon trail is posted at 16 miles per hour for a speed limit. **Shumway** said this may just need some education. **Isaacson** said some basic courtesy signs at trail entrances may help by mentioning slower speeds, keeping to the right, and passing on the left. **Mayor Anderson** said he has heard every city keeps one barricade open, while Farmington keeps both barricades closed. **Mellor** said Layton and Kaysville have hawk signals. Farmington has flashing beacons, but not overhead cross systems. **Isaacson** said he is in favor of the gates. **Shumway** said if they could be slightly opened more to allow bikers to navigate the gates while towing a trailer, it would be much appreciated. **Mellor** said all would be adjusted to a standard width. **Mayor Anderson** said the width should be set to the average bike pulling a kiddie trailer.

Isaacson discussed an email from Sept. 29 asking about the fiber optic RFP status. **Mayor Anderson** said All West is getting ready to launch and may break ground by November. **Mellor** asked them if an announcement could be made in the November newsletter, and All West reacted favorably. **Leeman** said he responded to that email.

Isaacson asked about in an email today from **Carmen Samuelson** asking about the senior Medicare programs at the gym. **Mellor** asked Council members to forward such emails to him as he is not getting all emails from the “s pace” email. **Leeman** said his parents are interested in the Silver Sneakers discount as well. **Mayor Anderson** said he and City Parks and Recreation Director **Colby Thackeray** are working on getting reimbursements from insurance for the discounts.

Isaacson said when entering another city recently, he noticed a modest, analog sign with upcoming events. He would like something like that for Farmington. He wants more communication to inform Farmington residents of upcoming events. **Mellor** said **Petersen** is O.K. with the proposed Stack electronic on-premise sign, and it has been mentioned that City events could be included on Stack’s sign.

Layton asked if there was a Utah Department of Transportation (UDOT) contact for the Glover’s Lane issue. Two people have fallen from the road to the freeway beneath. **Mellor** said he would send it on. **Mayor Anderson** said UDOT is claiming it is Farmington’s street, but that may not be the case. Work on the road may still be five years out.

Regarding **Greg Murray**’s email about the fire station on the west side, **Layton** wanted to know how long that would take. **Mellor** said design will take 18 months. He doesn’t believe the City has the manpower to focus on that yet, as a new battalion chief is still needed. They have not set up the proposed department structure yet or studied what the budget needs to be. The City has been dealing with the auditors. A new fire station and its accompanying crew will need ongoing funding. The property tax revenue from Station Park has been being put in the RDA, and that could instead go toward manning a new fire station. That money may also be needed for new roads as well if other appropriations can’t be found. **Mellor** said at a minimum a new fire station is two years out. There is still an in-house debate on if the west side fire station should be a three- or six-bay facility. It could be complete before a majority of the office park is built. In a good market, lenders only allow developers to construct 125 residential units each year. Now, we may be headed into a recession. In that area, four developers could be simultaneously constructing 125 units per year. The Evergreen project will take three to four years to get built.

Layton recently attended a prevention conference. The Communities That Care has been put on hold for a bit because the head person left. Parents Empowered wants to come do a short presentation on an upcoming agenda. She recently noticed a painting wrap on an entrance going into a parking garage and wondered if Farmington High School could participate in something similar in the City. **Mellor** said that could prevent graffiti, but suggested consulting with Assistant City Manager/City Engineer **Chad Boshell** first.

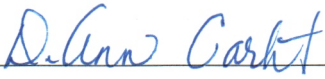
ADJOURNMENT

Motion:

Leeman made a motion to adjourn the meeting at 9:55 p.m. **Child** seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Scott Isaacson
Councilmember Roger Child
Councilmember Melissa Layton
Councilmember Alex Leeman
Councilmember Amy Shumway

X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay



DeAnn Carlile, Recorder