

FARMINGTON CITY – CITY COUNCIL MINUTES

November 14, 2023

WORK SESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Scott
Isaacson,
Councilmember Melissa Layton,
Councilmember Alex Leeman,
Councilmember Amy Shumway,
City Attorney Paul Roberts,
City Recorder DeAnn Carlile*

*Recording Secretary Deanne Chaston,
Community Development Director Dave
Petersen,
Assistant Community Development
Director/City Planner Lyle Gibson,
Assistant City Manager/City Engineer Chad
Boshell, and
City Lobbyist Eric Isom.*

Mayor **Brett Anderson** called the work session to order at 5:37 p.m. Councilmember **Roger Child** was excused.

WEST DAVIS CORRIDOR IMPROVEMENTS DISCUSSION

Mayor Anderson said after the Utah Department of Transportation (UDOT) put a freeway through conservation land, and following the resulting lawsuit, the City got some recovery in the form of UDOT funding a small portion of the cost for betterments. He feels having the residents who were affected by this construction help spend the betterment money may help heal a gaping wound. The City hired JUB Engineers to help with the betterment concepts. City Manager **Brigham Mellor** said the City can choose to do all, some, or none of the suggestions along the West Davis Corridor (WDC).

Assistant City Manager/City Engineer **Chad Boshell** said some of the UDOT money can only be spent in a certain way. UDOT has allocated \$700,000 in betterment money for the WDC through Farmington. The City will get half that money up front, and half after completion, but they must first send a plan to UDOT. This is on the Council's December 5, 2023, agenda. JUB considered all access points, visible locations, and trail connections on the WDC. They gave both a watered down and robust plan. However, the rough cost estimates that were provided a year ago are not relevant now. Farmington needs to decide how they want their connection points to look.

The 950 North interchange is not in Farmington, but is on the City's boundary with Kaysville. However, there is a trail head and connections to Shepard Lane and the golf course. Benches, trees, grass, native seed mixes, and wildflowers can be put there. Kaysville and Farmington may be able to combine money for betterments in this area. The Park and Ride is on the north side, with a tunnel going underneath. Kaysville's 200 North will be at grade, the only crossing like that along the WDC. From Layton to Legacy, there is only one at-grade crossing on the WDC.

The land at Hunters Creek is owned by their Homeowner's Association (HOA), and a sidewalk was supposed to connect to trails to the west. Way-finding signs may be needed so people using the trails can know where they are. Things to consider also include trees and sprinkling systems.

Boshell said it would be extremely costly to tree-line the whole north-south route. As it may not be possible, Farmington can choose instead to spruce things up at the nodes.

The homes at Prairie View and Ranch Road will be demolished. Afterward, UDOT may surplus the remaining land. Farmington will get first option to purchase that land in the future for a trail head. **Boshell** said there is space here to do something nicer, as it is a visible entrance to the trail and freeway. There is a berm here, and the City looked at potentially placing bathroom facilities here for the trail, as there is culinary water and sewer available within feet. Trees could be continued from Prairie View to Buffalo Ranch behind the barns, where there is a trail crossing over the freeway to the west side. The trail can be accessed by going around the pond to the bird refuge.

At the Flatrock Ranch subdivision trail crossing, a radar tower is visible down the road from the bird refuge. This connects back on the west side to Buffalo Ranch and creates a nice loop. Farmington could pave from here to Ranch Road with asphalt, as this section gets used quite a bit. There are a lot of goat heads in the area, which is nearby to water access. It is tricky to connect to lots of side trails here, and wayfinding signs and benches would be welcome. The latest phase is 1525 West/Chestnut Farms. The east-west culvert goes underneath near the City-owned culvert and there are power lines overhead. Both culinary and secondary water are accessible at this site.

Hardly anyone will use the Shirley Rae access, which is now a cul-de-sac. **Boshell** said anyone taking this trail from Layton to Salt Lake City can see Farmington from this location. An elementary school is nearby, and more development of homes could take place near here in the future. This is an important area for visibility, and there may be an opportunity here for a combination of trail rights with Farmington Creek Trail. It is a very vital future connection.

Boshell said 1100 West is near an elementary school, and is a direct shot for residents who live nearby. He expects that the State Legislature will make future e-bike laws. There are lots of access points for people on the west side. At the December 5 Council meeting, the agenda will include a UDOT agreement for a guardrail, along with a dollar amount. **Mellor** said planters can act as bollards, and the curb will have a lip on it. **Boshell** said the outer edge is intended for larger vehicles to drive on. Councilmember **Scott Isaacson** said it is sad that the headlights in this area shine right into nearby homes. **Boshell** said the City wants more trees and screening, and there are different types of guardrails to consider. As Glovers Lane to Snowberry may be paved soon and include a crosswalk, Farmington needs to consider extending the sidewalk on the south side of Glovers.

Sheep Road/800 West is directly west of the Denver and Rio Grande Wester (D&RGW) Rail Trail, and it makes sense to have bathroom facilities, a trail head, and parking here. However, there is no culinary water or sewer immediately available, and it would have to be pumped from Glovers. Since it is near the Rail Trail, this will be a busier access point, and therefore a spot for bigger improvements. The 650 West area is not real visible due to the overpass starting there. The trail drops down and not many people will see it. **Boshell** said Farmington may want to consider entering into an agreement with Davis County so the signage and improvements all look the same along the whole stretch.

Spencer Moffat, who lives in West Farmington on Comanche across the street from the homes slated for demolition, addressed the Council. He said for years residents have gone back and

forth with UDOT. They don't want the corridor, and they appreciate how Farmington fought back. Losing the conservation area was a big deal. At the request of **Mayor Anderson**, he and other nearby residents are offering suggestions for how to use the betterment funds. He said they should be used mostly to mitigate those areas that were most impacted. They understand that landscaping berms are not possible due to lack of water and interest in maintaining them. He said the things learned from Legacy can be applied to this project as well.

He shared ideas to beautify and increase the functionality of open spaces, including those under power lines. These 1 to 2 acres across from Buffalo Ranch can be transformed into community benefits instead of just weeds. He suggested a pickle ball court and a bike pump track similar to one in Bluffdale, Utah. Using blacktop for a bike pump track reduces maintenance, as berms don't have to be reshaped. **Moffat** said this is land that the HOA would love to collaborate on in order to make it more useful. Sewer and water is available there for restroom facilities. From an insurance standpoint, it would be better for the City to own this land if there is a public facility on it. The HOA is willing to transfer the land to Farmington, as there is no benefit for the HOA to hold onto the land at this point.

Mellor said it would not be wise to build structures under power lines, but trail easements can be on property under power lines such as along Legacy where part of the Fox Burrow Park is under the powerlines. He said the prefab formed concrete used on the restrooms by Red Barn have worked out well, costing only a third of what regular construction would have cost. He has seen similar facilities in Santa Clara across from the high school.

Isaacson said when it was decided that Farmington would get the money from UDOT for putting their freeway through the City's conservation areas, it was his idea that this money would take care of a new park on the west side, and take care of the residents on the west side in general. **Moffat** reminded the Council that the residents are keenly aware of the loss of conservation areas, and they want to see the funds reinvested in the areas that were lost. He doesn't desire animosity, and wants things to work together for the good of the whole City.

Mayor Anderson suggested forming a commission with two City Councilmembers, affected residents, and HOA board members in order to come back with some solid ideas after deeper input. This needs to be investigated with input from stake holders. **Mellor** said he doesn't prefer significant legacy costs, and he doesn't want to have additional burdens for Staff. There may be some maintenance elements, but he doesn't want them over the top. He suggested other funding sources for the suggested bike elements. Councilmember **Amy Shumway** said she hopes the Recreation, Arts and Parks (RAP) tax will pass next year, as funds from that could be used to improve this area.

Moffat suggested tree vouchers for properties immediately adjacent to WDC, so residents can do the work and maintenance themselves. **Isaacson** said funding trees on private property is a brilliant idea, as they can be put along the back of private property and have access to secondary water. **Boshell** said some of the \$700,000 could go to backyard trees.

STACK REAL ESATE PRESENTATION

Trevor Evans (2801 N. Thanksgiving Way, Lehi, Utah) with STACK Real Estate addressed the Council, apologizing for recent events that he knows affected the City's feelings. Since 2020, STACK has been marketing land on the south portion of the North Station office park. There

have been a few missed opportunities, including two 50,000 square foot users. As lenders recently can't get comfortable with financing, many companies looking at this location have instead decided to renew in place in other areas of Davis County instead. One was a base contractor trying to relocate outside the gate.

A new 50,000 square foot user has expressed interest recently, and STACK wants to capture this demand. **Evans** mentioned trailing 24-month leasing data in Davis County, which shows 65 office deals have been signed, and the average has been 4,700 square feet. This data leads STACK to want to try to accommodate a different product of users in this area of Farmington. Post-COVID, demand for co-working is projected to increase from 2% to 3% of the office supply to 17% of all office. **Chris Roybal** provided data that indicated there are 7,000 companies in Davis County, and it is hard for small companies to fit in.

STACK would like to continue marketing the north portion of the property as planned in order to accommodate tech companies coming in from out of state. On the south, they are proposing smaller co-working buildings. A co-working project is doing well in Provo recently. If building sizes are decreased to a midrise office of four to six stories, the yield is 20,000 square feet per acre. Considering 19 acres for office pads with cross parking easements to maximize commercial use, that would be the same yield. A four-story building would be near the freeway. STACK feels a 50,000 square foot anchor with additional 3,000 to 5,000 square foot users would meet current market demand. It would deliver the same type of square footage as the first phase.

In Phase 2, a parking garage would be between two twin buildings, and it would be at par with what STACK was planning to do originally. STACK has analyzed costs and compared office and residential, determining that to get a lease signed, there would have to be four parking stalls per thousand square feet of development. Dollars go further when building residential parking than commercial. STACK shared visuals of the massing as seen from several directions on Interstate 15.

After missing two opportunities, STACK wants to capture current demand. This and financing will affect the order of what buildings get out of the ground. If STACK gets a high level of pre-leasing, lenders will likely finance the project. However, it is not worth a conversation otherwise. They hope to start something next year with the 50,000 square foot user. By mentioning this project is 15 to 20 minutes from Salt Lake City, they aim to capture companies coming from the east or west coasts.

Mayor Anderson said smaller companies want to grow. STACK pointed out smaller buildings on the west side of Lehi as well as the River Park in South Jordan. All started out with three-story buildings as steps and submarkets on their path to expansion. Councilman **Alex Leeman** said he wants to see a diversity of options in the area. **Isaacson** emphasized that he wants all buildings in the project to look planned and cohesive despite a variety of uses.

SHOW AND TELL OF NEW AMBULANCE

The work session was held for Councilmembers to examine the newly delivered ambulance, which was ordered two years ago.

REGULAR SESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Scott
Isaacson,
Councilmember Roger Child,
Councilmember Melissa Layton,
Councilmember Alex Leeman,
Councilmember Amy Shumway,
City Attorney Paul Roberts,
City Recorder DeAnn Carlile*

*Recording Secretary Deanne Chaston,
Community Development Director Dave
Petersen,
Assistant Community Development
Director/City Planner Lyle Gibson,
Accountant Kyle Robertson, and
Youth City Councilmembers Eric
Rasmussen, Joseph Miller, Claire Crockett,
and Amelia Smith.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:02 p.m. Councilmember **Roger Child** participated electronically via Zoom.

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

Councilmember **Scott Isaacson** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Amy Shumway**.

PRESENTATION:

Farmington City Presents Annie Jr.

This is a first-time directing opportunity for **Gracie Gibbs**, a long-time fixture of Farmington Theater for 15 years. She said she grew up in the theater program, and this opportunity is like coming full circle. Annie Jr. opens tomorrow. The “orphans” presented a musical number, “It’s a Hard Knock Life” to the Council.

Fiscal Year 2024 – 1st Quarter Financial Report

Accountant **Kyle Robertson** presented this agenda item. September 30, 2023, marked the end of the first quarter of FY24. There were several noteworthy items including sales tax coming in lower than expected. The City received one sales tax distribution during Quarter 1 (for July’s sales). This distribution was 3.8% higher than last year’s July. However, Administration budgeted an 8% increase in sales tax revenue for all of FY24, based on information available during the budgeting process. Administration will continue to carefully monitor sales tax.

Revenue from utility billings are on target to meet or exceed expectations for FY24. Operating costs are on pace with budgeted amounts. Administration has no concerns regarding expenditures at this time.

One-time items include the proceeds from the sale of City property to Weber State University, which were received in September. Approximately \$2 million was spent on the business park roads during Q1 of FY24. The City made its first payment towards the design of the new fire station.

Isaacson said while he was expecting percentages at this point to be a quarter of annual figures, some stood out as 50% to 60%. **Robertson** said funds accumulate at different rates in the General Fund before being split out at the end of the fiscal year. Which money goes to which fund is determined on cash balances. City Manager **Brigham Mellor** said that because the State gets a portion of all sales tax, Staff is observing the State's sales tax data, which has the same trajectory on par with Farmington's. He said a 3.8% increase in sales tax means that it is basically staying the same after figuring in inflation. **Robertson** said he expects to see excavation permit revenues increase in the future.

BUSINESS:

Award Contract to GSBS for Rock Mill Master Plan Development

Mellor presented this agenda item. The City received five proposals for the "Master Plan for Historical Property Development and Preservation of the Rock Mill." The proposals ranged from \$80,200 to \$276,110. GSBS's proposal stood out for its comprehensiveness and alignment with City objectives. It is worth highlighting that GSBS is presently spearheading a project of striking similarity: the Allen Park ("Hobbitville") Adaptive Reuse Plan in Salt Lake City.

The primary objective of the project is to breathe new life into a 6.5-acre historic property situated at the mouth of Farmington Canyon. The City would like to emphasize and preserve the property's historical attributes; ensure sustainable development in harmony with environmental standards; generate revenue while offering social and economic benefits to the local community; and propose a phased construction approach for practical execution and enhanced public accessibility.

The Request for Proposal (RFP) was put out in August, and the Parks, Recreation, Arts and Trails (PRAT) Advisory Board recommended the selection of GSBS in October. Farmington has worked with GSBS urban planners and financial consultants in the past, but this round will consult with planners and landscape architects. Initially the City planned for both architecture services and a master plan, but it has since been slimmed down to just master plan elements.

Mellor said GSBS's \$185,518 proposal was the best and most comprehensive submittal, and works well with the City's \$300,000 budget. The design work on the reception hall is still an unknown element, and was not included in the submittal. GSBS will evaluate the other buildings, fences, treehouse, sheds, beach area of the pond, a bridge, restrooms, the possibility of extending the beach element toward the dam, and elimination of the fish station. All the buildings have boilers instead of furnaces. **Tom Owens** is still staying as a renter in one building, which will get a new furnace and dishwasher.

Mellor said he and Assistant Community Development Director/City Planner **Lyle Gibson** have recently met with Zion's Bank to consider their Your Land Your Plan program for the financial component of this project. Farmington may hold off on building until parking space has been determined and they are ready to proceed with the restaurant, parking, and the reception hall. A City employee recently held her wedding reception there, and it went well. However, **Mellor** said there may need to be some changes from a maintenance standpoint, as it is a pioneer structure needing pioneer maintenance. Maintenance needs to be more practical. The current sprinkler system is not user-friendly and breaks all the time. A new one may be needed.

Isaacson said the City Council should be involved with the mill. He noted a significant typo on Page 47, Section 9d, which should read “submitted WITHOUT collusion.”

Mayor Anderson noted that a member of the current community council has experience raising funds for city foundations, and he is willing to lend his resources and input. If the Council is interested, a city foundation could be created to spearhead investment into this project. People in Farmington love to do these sorts of things. However, the time is now.

Isaacson said a plan would be needed first, and it seems to currently have two extremes ranging from historic to a restaurant. He wants to see the reception hall included for sure. Farmington bought this land because its value is in the history.

Mellor said a schematic plan needs to be drafted early on to take to the people. The building is a luxury home by pioneer standards. They recently found three more stained glass windows as well as timbers in the sheds. Brigham Young’s son built some of those homes. Horses are being corralled there now.

Considering the old Rock Mill above the pond, the Youth City Councilmembers suggested a museum be located on the property. Councilmember **Alex Leeman** said it may be a good idea to move the current museum to this site.

Motion:

Layton moved that the City Council approve the contract and proposal from GSBS for the “Master Plan for Historical Property Development and Preservation of the Rock Mill” for \$185,518.

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

Need-Based Assistance Program for Utility Bills

City Attorney **Paul Roberts** presented this agenda item. It is proposed that the Council establish a fund of voluntary donations to aid Farmington residents in need with their water bills. As discussed in September, the core components of the program are that it be funded entirely by voluntary donations (not tax dollars), administered fairly, and place a limited burden on Staff in assessing eligibility and disbursing funds.

Roberts said the Futures through Training rep for the area is willing to help fill out applications for those interested, and the City can send people her way. The new program has two criteria. One is to qualify for the Home Energy Assistance Target (HEAT) program, and another is a reference from a Department of Workforce Services (DWS) or refugee services case worker. If there are others who slip through the cracks, Farmington can amend its code. This is ready to be implemented in January of 2024, when the City switches over to a new utility invoicing system. The method to donate will be built in. The HEAT criteria is very narrow and currently for people

in extreme need. Once the City has a better idea of how much money is being raised, they may discover that they have been too stringent by using the HEAT criteria. It may need to be based on amount of income, not value of assets. **Mayor Anderson** said there are some circumstances that are unique and need some flexibility. He would like the community to lift burdens where appropriate.

Roberts said it is already in place that residents who are facing a water shut-off notice can approach the City Council to ask for a bill adjustment. Farmington can adjust water bills, but is not allowed to adjust sewer bills. **Mayor Anderson** said in Farmington, there may be people who struggle financially for long periods of time. He wanted to create a system where the community can “round up” to donate to those in need. An account can be built up to help people who can’t afford their utilities. He is not sure how much money to expect. This is new to Farmington, and he hopes it works. The City can’t change a lot of what happens to people in their lives, but the 27,000 residents of Farmington can make a big difference when they pull together. There will be an article in the November newsletter about this, and he would like to try to capture a bit of the holiday spirit in this effort.

Motion:

Leeman moved that the City Council adopt the ordinance enacting section 9-1-320 of the Farmington Municipal Code related to need-based assistance for utility bills.

Isaacson and **Shumway** simultaneously 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

Amendments regarding Foothill Development Standards

Community Development Director **Dave Petersen** presented this agenda item. He said a good re-vamp of this chapter is needed to bring it into compliance with State requirements. The Planning Commission thoroughly reviewed this, as it went through four readings.

The definition of “accessory building” was tweaked, as was the definition of “usable land.” The proposed language prohibits retaining walls that go on and on. The review and approval section were moved sequentially to a more front and center location instead of at the end. Development standards are now separated out instead of being intermixed. Bonding requirements now have their own section. On page 6, the scope of foothills is defined. Language was made consistent across the board. On page 7 paragraph 3, language mentions that fences and walls have to be on less than 20% slope both before and after excavation, otherwise a special exception would be needed. **Petersen** said seeing white vinyl fences visibly on the mountainside is not preferred.

Petersen said Staff and the Planning Commission thought about architectural review standards at the end of page 18 for a while, as State Code says cities can’t determine architectural standards in a regular, conventional subdivision. However, very few of Farmington’s subdivisions are conventional, which gives the City Council and Planning Commission a lot of discretion when

considering Planned Unit Development (PUDs), open space, additional density, transfer of development rights, etc. Therefore, the Commission is not worried about getting sideways with State Law.

Isaacson said that hillside development is something he has been keenly interested in since he served on Centerville’s Planning Commission years ago. Mountainsides there were not stable. There were plans to develop more residential that never came to fruition. He was an assistant attorney in Morgan County during the 1980s when homes slid down the hill. He knows how residents turn to the City for help in such situations. This proposed amendment look good.

Petersen said Staff looked closely at Centerville’s ordinance while writing their latest Farmington amendments. Content in the proposed amendments was beefed up, arranged better, and will be easier to enforce.

Roberts said he has watched similar issues in Draper, Layton, and North Salt Lake, and he thinks a geotechnical ordinance in Farmington would be helpful.

Petersen said some Farmington hillside soil is sandy, and some isn’t. A 6-foot wide aqueduct for secondary water running from Weber Canyon to North Salt Lake used to be an eyesore, but with time the earth came back and now it is not the eyesore it once was.

Mayor Anderson said the big picture is Farmington is trying to have some control and regulation regarding what can be developed on the foothills.

Motion:

Isaacson moved that the City Council adopt the enabling ordinance (enclosed in the Staff Report) approving the proposed changes to Chapter 30 (Foothill Development Standards) of the Zoning Ordinance and modifying a definition related to the meaning of “Accessory Building” in Chapter 2 of the same Title.

Findings 1-6:

1. The changes better implement the purpose of the foothill standards set forth in Section 11-30-010.
2. The amendment makes Chapter 30 more user friendly because no longer does the applicant, or Staff, have to “hunt” for required reports and plans intermixed here and there with review and approval procedures, and vice versa, but the two sections are now separate.
3. References as to who approves what plans are now consistent with the underlying zone, state law, and other sections of the City code.
4. The changes improve the definition and standards related to “useable Land.”
5. The updates to Chapter 30 include language from ordinances in other communities, which improve the final document.
6. As per Section 11-6-020 D. of the Zoning Ordinance, the proposed amendments are: a) reasonably necessary; b) in the public interest; and c) consistent with the City General Plan and are in harmony with the objectives and purpose of Title 11.

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

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including:

- Item 1: Adoption of Personnel Manual and Authorization to City Manager to make amendments hereafter
- Item 2: Procurement Policy and Municipal Code Amendment. **Layton** said there is a correction on Page 274. B., as “council” is spelled incorrectly.
- Item 3: Appeal Authority Consolidation and Removal of References to Board of Adjustment
- Item 4: Text amendments modifying the Subdivision process. **Issacson** said he noticed in general that these changes are removing the City Council from making decisions in certain situations, and only leaving them in to review schematic. He said his constituents expect City Councilmembers to know what is going on with development throughout the City. **Roberts** said that is the result of the State code, as the States doesn’t want the Council involved in conventional subdivisions at all. In addition, the Administrative hearing officer will be the appeal authority. The Council will be left to make decisions on administrative grounds. **Shumway** said that as a liaison on the Development Review Committee (DRC), she has learned so much. **Leeman** asked for a City Google drive to be indexed so Councilmembers can quickly look up and know what development is going on in certain areas. He wants an easy way to see the current states of development projects throughout the City. **Roberts** suggested that Councilmembers refer residents to Planning Staff for this information. **Mellor** said he, Assistant City Manager/City Engineer **Chad Boshell**, and Communications Specialist **Jody Peeters** have been looking at doing something like this on the “story maps” part of the City’s GIS iWorQ system, which was offered for free. **Gibson** encouraged Councilmember to keep an eye on the Planning Commission packets, which come out the Friday prior to the next Commission meeting. He will make sure they are sent to Councilmembers and Commissioners all at the same time. **Issacson** noted on page 340 of the packet, the only public hearing will be on the Planning Commission level, and not at the City Council level. He is inclined to have a public hearing at the Council level as well, as many times residents find out about an item after the Planning Commission meeting was held. **Roberts** said by State statute, a hearing at the Council level is not required, but one at the schematic level is optional. He also noted the process to place a public hearing on the City Council agenda. **Leeman**, **Issacson**, and **Layton** said they would like the City Council to hold a public hearing at the schematic level.
- Item 5: Remove Financial Institutions as an allowed use in zoning districts where currently permitted
- Item 6: Minutes Approval for October 3, 2023, and October 17, 2023

Motion:

Layton moved to approve the Summary Action list items 1, 2, 3, 5, and 6 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

Motion:

Isaacson moved to approve Summary Action Item 4 as presented in the Staff Report with one change: the process for PUDs, conservation subdivisions, alternate lot sizes, and nonconventional subdivisions include a public hearing at the City Council for schematic review.

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

GOVERNING BODY REPORTS:

City Manager Report

Mellor reminded Councilmember of the Christmas party on December 19, 2023, at noon with a chili cook off. The next City Council meeting will be on December 5, 2023, with a separate, short canvass to be held on December 6, 2023.

Mayor Anderson and City Council Reports

Layton said while attending Youth City Council at the Fire Station recently, she received a lot of positive feedback. Crews said they had received \$50 gif cards for Veteran’s Day, and get 12 hours off during their birthday month. Many said Farmington is the first City they have worked for where they feel valued.

Isaacson said he has had some complaints about the City being closed on Fridays after noon. He has received a request for a light at the school crossing at 650 W. 500 South. **Mellor** said there are three options: a beacon, which can be done quickly; the \$200,000 high-intensity activated crosswalk (HAWK) that goes over the road; or a stop light. **Isaacson** said the flashing school crossing zone light similar to the one on 1100 would be great. **Mellor** said that would be easy and the City can get one there.

Isaacson said he has had lots of questions about when the fiber internet project will be done. He also asked about permanent speed radar signs that tell motorists how fast they are going, saying the City needs more. They are inexpensive and effective. **Layton** said the one on Phoenix Way flashes even if you go under the speed limit. **Mellor** said there are a few around Farmington, and there is one on Clark Lane by the four-way stop. The one on 650 stores data. One at 1500 has been collecting data. He will speak with **Boshell** about having permanent signs installed on arterial roads. **Mayor Anderson** said they would be welcome near elementary schools to monitor speed issues where the City's youngest residents aren't as aware.

Isaacson asked about no parking signs, and **Mellor** said the City isn't taking any more out. The City was going to paint the curb and come take the signs out after football season, but there was a miscommunication and signs came out earlier than anticipated. He noted that there are no sidewalks on 1100, and it will be a problem, especially when the Legacy Events Center fully opens up.

Shumway said she has had continual complaints about air brakes on Highway 89 near the Farmington Crossing area. She refers these complaints to the Utah Department of Transportation (UDOT), but she feels Farmington needs to pass an ordinance. UDOT so far has done nothing, and she can often hear air brakes at her home. She asked Staff to keep Councilmembers updated about what will replace the Burger King that recently went out of business.

She said the official Farmington Creek Trail bid came back, and it is much higher now at \$315,000 than when the experts came for a walk through. It is expensive, and the grant is \$96,000. Farmington will have to be creative and still has a semi-permanent spot secured in the schedule. **Mellor** said if the City is going to do it, it needs to be done in the next budget cycle: the fall of 2024 or the spring of 2025.

Shumway said that 11 homes near Heritage Park recently had raw sewage coming up through their drains. Cherry Hill drained their lazy river too fast, which overwhelmed the sewer system. One resident had three inches in her basement. The neighborhood had a lot of disaster clean up vehicles in the area.

Leeman asked if the West Davis Corridor (WDC) would be open before the new year. **Mellor** replied yes, as that is a requirement for them to get their bonus. **Leeman** said people are excited for a new traffic pattern. He suggested signage on 950 to direct people to go straight and turn right on Innovator in order to channel traffic to Station Park. When motorists get off the highway at Hunters Creek, they won't be able to see Station Park in the distance. **Mellor** would like the City to be in charge of such signage in order to keep things congruous, similar to the new signage found throughout the Ogden Valley and in St. George, Utah.

Leeman said Burke Lane is open again, and motorists think it is great fun because roads are wide and there are no lines painted yet. **Mellor** said there is a year warranty, and the striping shouldn't be done too early, as the slurry seal needs to go on first.

Mayor Anderson said he has received a request for someone to give a prayer in City Council. The Council may need to decide if they are going to continue allowing prayers in public meetings. **Isaacson** said a prayer can be defined and consistent with a concept. He wondered what kind of a prayer an atheist would say. **Leeman** said the Council can put a time limit on the prayer, but it can't dictate the content of the prayer. The concern is more about how to apply to

give an invocation. In the past, the Council has invited someone to do it, or they offer the prayer themselves. **Roberts** said the Utah Supreme Court has set a precedence, and his willing to put together a rough policy to be discussed in a future work session.

Mayor Anderson said Farmington can't force Lagoon or private property owners to limit fire arms, but he would like a round-about way to require security measures for large gatherings of people. He expects Lagoon to push back, but needs to have an answer for constituents regarding what the City has tried to do about it. **Leeman** said this may be more of an insurance issue. **Isaacson** said the State Legislature could push that at certain kinds of events, security should be present.

Mayor Anderson has recently spoken to the CEO of All West, who said the fiber project will be finished throughout all of Farmington in early 2024, which is just months away. The CEO said Farmington's permits are cost prohibitive, and he would like a flat rate on permits in order to make them more financially palatable. **Mayor Anderson** would like this to be a future topic of discussion.

Mellor said when All West was micro trenching, they offered to pay \$1.50 per linear foot. There are also inspection fees tacked on, as it is a lot of labor for City employees to blue stake everything. He would like to talk to Public Works Director **Larry Famuliner** about this before getting back to the Council. **Mayor Anderson** said All West favors the missle method over micro trenching. **Mellor** said he has not received complaints of crews installing fiber outside of the easements and Rights of Way in the last two to three weeks. **Famuliner** has been tough on them, threatening the permit unless they stayed off people's property. They must have taken it seriously. It was not All West or CRS, but the subcontractors doing the work on the street that needed more supervision. **Mayor Anderson** told the All West CEO that he was worried about delays, and All West should light some homes up. He took the input well. So far, 260 homes are lit. **Leeman** said every person who has hooked up so far says the internet service is fast and reliable, without outages. It is tapped into the fiber backbone. **Mellor** said he gets more calls about when the service will go live, not complaints about front yards being torn up. **Mayor Anderson** said since he has a relationship with the CEO, he doesn't mind handling questions.

Layton offered a Public Service Announcement to lock cars at night. There is an adult male going around checking for locked cars in Farmington around 3 a.m. **Leeman** said he has recently heard about teenagers being initiated into gangs by having to find a gun in a car. They often go to Utah and Davis Counties, and usually find a gun in a glove box or under a driver seat within three hours.

Mellor warned residents about cougar sightings in the foothills. There was a recent sighting at the police station, at the dog run with a lid on the top.

ADJOURNMENT

Motion:

Shumway made a motion to adjourn the meeting at 9:00 p.m.

Leeman 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

/s/ DeAnn Carlile

DeAnn Carlile, Recorder

Possible Projects for Farmington Ranches*

- Mitigate impact of WDC in The Ranches

- Significantly impacted areas include:
 - Ranch Road & Ironside Road
 - South end of Buffalo Ranch Road
- Evaluate possibility of working with landowners adjacent to highway to provide trees to mitigate highway view.
- Tools: Trees, landscaping, and berms.
- Challenge: UDOT did not provide irrigation/water connections as part of WDC so enhancing landscaping adjacent to the highway is challenging.

- Beautify existing open space areas in The Ranches

- Countryside Road underneath power lines (Ranches Phase 8).
- North side of Clark Lane to the east of 1525 West (Farmington Ranches East).
- Plant trees on Clark Lane in the Ranches (Ranches Phases 1 & 2)

- Increase functional benefit of open space in The Ranches

- Pickleball courts on land owned by City adjacent to sewer lift station on Comanche Road
- Look at alternate uses of HOA open space underneath the power lines
 - Pump track
 - Bike jump line
 - Pavilion or sitting area
- Enhance trail system

**This list is made up of potential options discussed among residents. Other options may exist that are a higher priority for residents.*

This yellow box needs serious attention. The adjacent home owners have been damaged by the highway arguably more than anyone

Parcel ID : 083820608

PROPERTY OWNERSHIP

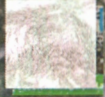
Owner : UTAH DEPARTMENT OF TRANSPORTATION
Mailing Address : REGION ONE HEADQUARTERS
Mailing Address 2 : 166 WEST SOUTHWELL ST
Mailing City : OGDEN
Mailing State : UT
Mailing Zip : 84404

GENERAL INFO

Parcel ID : 083820608
Site Address : 2214 W PRAIRIE VIEW DR
Site City : FARMINGTON
Site Zip : 84025
Tax Legal Desc : ALL OF LOT 608, FARMINGTON RANCHES PHASE 6 SUBDIVISION. CONT. 0.23000 ACRES.
Acreage : 0.23

[View Parcel Detail](#)

Search



Search [Magnifying Glass Icon]



The image shows a satellite map of a residential neighborhood. Several houses are visible, each with a grey roof and a driveway. The houses are arranged around a curved road labeled '500 South'. The road is bordered by 'Buffalo Ranch Road' on the left and 'Comanche Road' on the right. A blue-shaded area, representing a detention basin, is located in the lower-left quadrant of the map. The text 'Xeriscape with trees and bushes around the detention basin including the park strip. (Low maintenance future)' is overlaid in orange on the map.

Parcel ID : 084150882

PROPERTY OWNERSHIP	
Owner :	FARMINGTON CITY
Mailing Address :	130 NORTH MAIN
Mailing City :	FARMINGTON
Mailing State :	UT
Mailing Zip :	84025

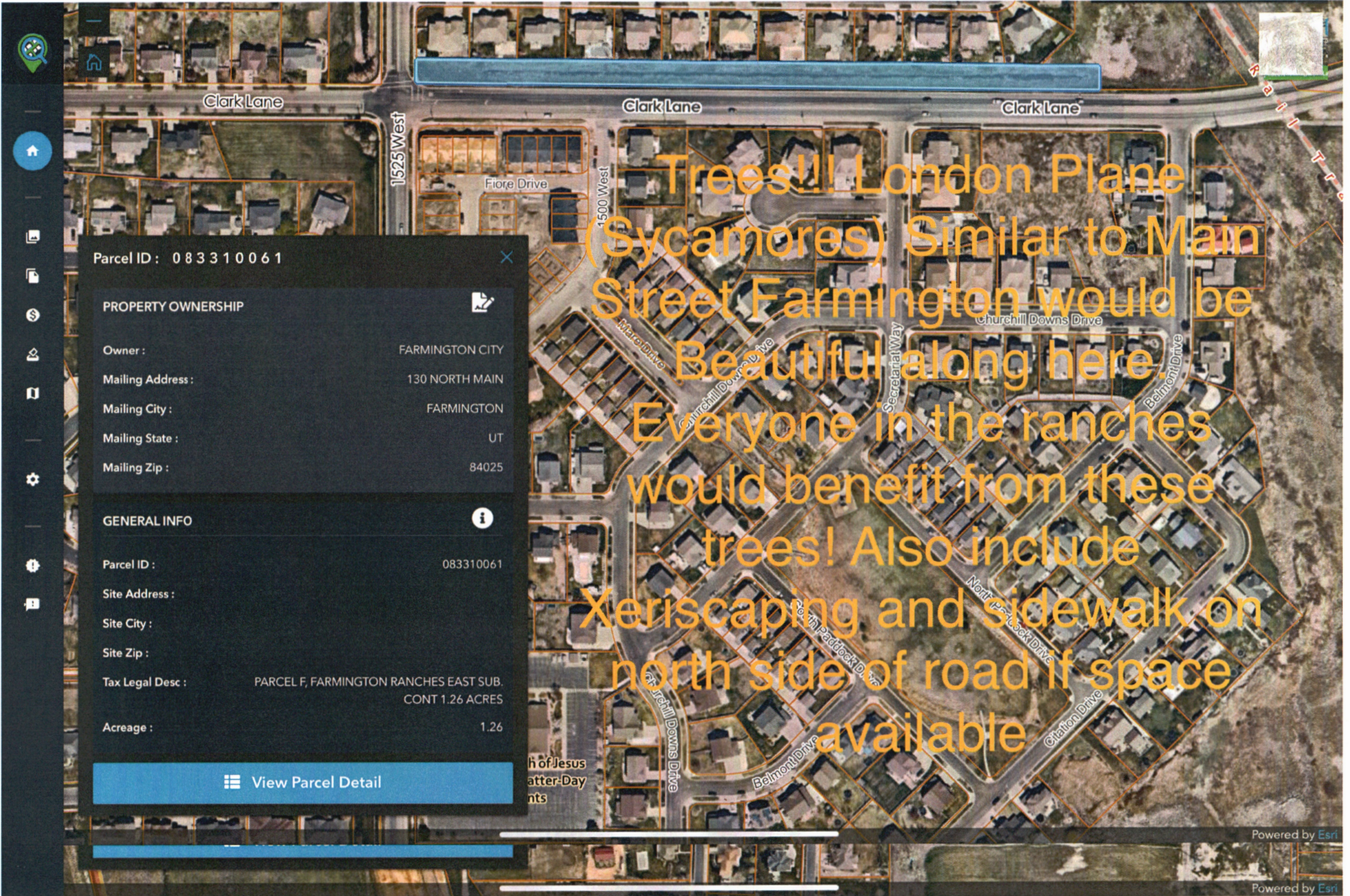
GENERAL INFO	
Parcel ID :	084150882
Site Address :	
Site City :	
Site Zip :	
Tax Legal Desc :	PARCEL 8H, FARMINGTON RANCHES PHASE 8 SUBDIVISION. CONT. 0.38000 ACRES.
Acreage :	0.38

[View Parcel Detail](#)

Xeriscape with trees and bushes around the detention basin including the park strip. (Low maintenance future)



Update and improve xeriscaping on south side of road with trees and bushes. Add the same on the north side of the road



Trees!!! London Plane
(Sycamores) Similar to Main
Street Farmington would be
Beautiful along here
Everyone in the ranches
would benefit from these
trees! Also include
Xeriscaping and sidewalk on
north side of road if space
available

Parcel ID : 083310061

PROPERTY OWNERSHIP

Owner : FARMINGTON CITY

Mailing Address : 130 NORTH MAIN

Mailing City : FARMINGTON

Mailing State : UT

Mailing Zip : 84025

GENERAL INFO

Parcel ID : 083310061

Site Address :

Site City :

Site Zip :

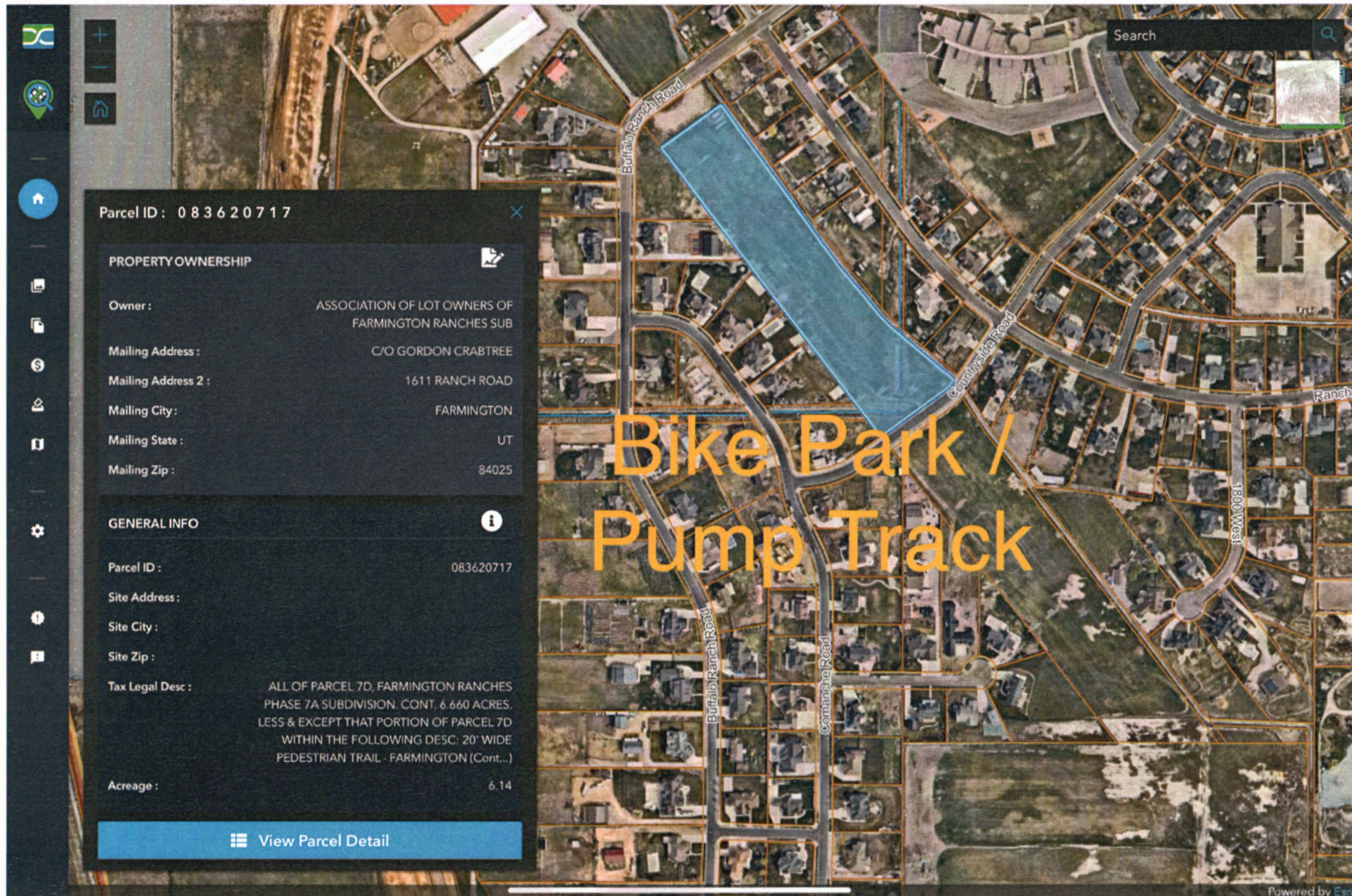
Tax Legal Desc : PARCEL F, FARMINGTON RANCHES EAST SUB. CONT 1.26 ACRES

Acreage : 1.26

[View Parcel Detail](#)

Comparable Park Projects in Utah

- Daybreak - The Spoke - 11347 Sandbank Way, South Jordan, UT 84009 – Jump line, pump track
- Bluffdale Skate Park - 1156 Rochelle Day Drive – Skate park, jump line, pump track
- Richfield Pump Track





Parcel ID : 084150876

PROPERTY OWNERSHIP

Owner : FARMINGTON RANCHES HOMEOWNERS ASSOCIATION

Mailing Address : ATTN: SPENCER MOFFAT

Mailing Address 2 : 90 SOUTH 400 WEST #200

Mailing City : SALT LAKE CITY

Mailing State : UT

Mailing Zip : 84101

GENERAL INFO

Parcel ID : 084150876

Site Address :

Site City :

Site Zip :

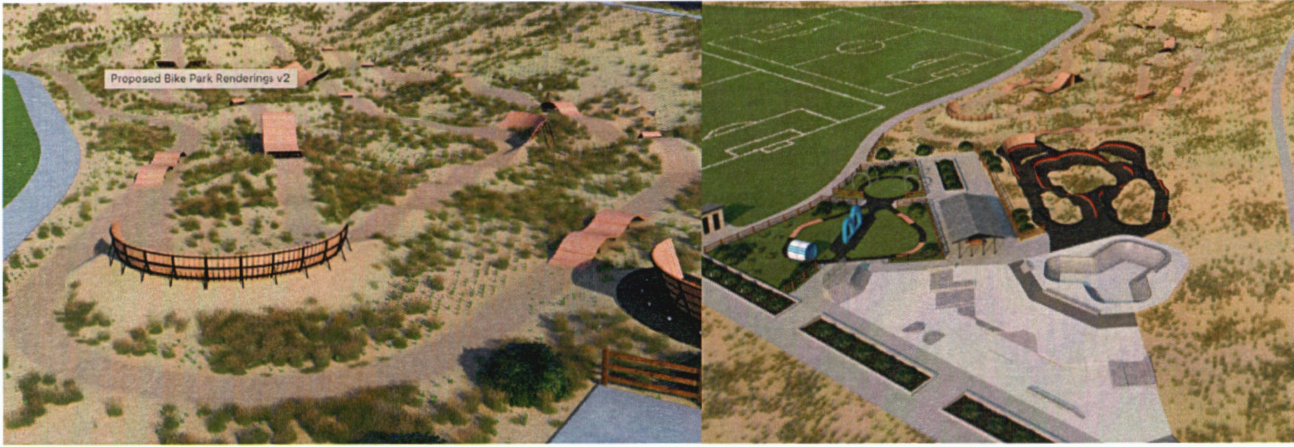
Tax Legal Desc : PARCEL 8B, FARMINGTON RANCHES PHASE 8 SUBDIVISION. CONT. 7.63000 ACRES. (THE INFORMATION SHOWN ON THIS PARCEL NUMBER IS FOR REFERENCE PURPOSES ONLY AND THIS PARCEL IS NOT TO BE CONSTRUED (Cont...)

Acreage : 7.63

[View Parcel Detail](#)

Bike Park / Pump Track





Search here

63°

2 pickleball courts should fit in the yellow area
Xeriscape with bushes and trees
everything in the green area.
(Low maintenance future)

Text



Latest in the area...

- Explore
- Go
- Saved
- Contribute
- Updates

