

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, January 16, 2024** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed by the regular session at 7:00 pm in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so to dcarlile@farmington.utah.gov

WORK SESSION – 6:00 p.m.

- Legislative Session Preview with Representatives Stewart Barlow and Paul Cutler
- Youth City Council 2023 overview
- Recreation sponsorship banner discussion
- Discussion of regular session items upon request

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation – Melissa Layton, City Manager
- Pledge of Allegiance – Roger Child, Councilmember

PRESENTATIONS:

- Recognition of Mike Plaizier and Erin Christensen for their service on the Planning Commission
- FY23 Annual Comprehensive Financial Report (ACFR) and Audit Report Review and Acceptance **3**
- FY24 Quarter #2 (12/31/23) Financial Report **5**

BUSINESS:

- Zone Text Amendment – Lot Size Flexibility **18**
- Proposed City Council Meeting Invocation Policy **30**

SUMMARY ACTION:

- Managed Services Statement of Work (SOW) Agreement for IT Services with Premier Tech Partners **36**
- Resolution appointing Council Members to various Committees and Boards **38**
- Amendments to the Youth City Council bylaws and governing code **41**
- Approval of Minutes for 01.02.24 **53**

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

ADJOURN

CLOSED SESSION – Minute motion adjourning to closed session, for reasons permitted by law.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact DeAnn Carlile, City recorder at 801-939-9206 at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on January 11, 2024

CITY COUNCIL AGENDA

For Council Meeting:
January 16, 2024

PRESENTATIONS:

- FY23 Annual Comprehensive Financial Report (ACFR) and Audit Report Review and Acceptance
Link to ACFR <https://farmington.utah.gov/wp-content/uploads/2023/12/ACFR-Farmington-City-FY23-1.pdf>

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Greg Davis
Date: January 11, 2024
Subject: **FY23 ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) and
AUDIT REPORT REVIEW AND ACCEPTANCE**

RECOMMENDATIONS

Receive presentation by independent auditor firm regarding the city's Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2023 and the auditor's audit report. Review and accept reports.

BACKGROUND

The city's independent auditor firm, Gilbert & Stewart, Certified Public Accountants, has completed its annual audit of the City's financial records and financial statements and will report to you in the general session on Tuesday, January 16, 2024. Also contained within the city's financial report is a transmittal letter and management's discussion and analysis.

Respectfully submitted



Greg Davis

Finance Director

Review and concur,



Brigham Mellor

City Manager

CITY COUNCIL AGENDA

For Council Meeting:
January 16, 2024

PRESENTATIONS:

- FY24 Quarter #2 (12/31/23) Financial Report

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Kyle Robertson
Date: January 11, 2024
Subject: **FY24 Quarter #2 (12/31/23) Financial Report**

RECOMMENDATION

Review the following narrative and attached schedule. This report is for informational purposes only.

NARRATIVE

December 31, 2023 marked the end of the second quarter of FY24. See below a few noteworthy items:

Ongoing items:

- Sales tax continues to come in lower than budgeted. The City has received four sales tax distributions (for July-October) as of December 31, 2023. Administration will continue to carefully monitor sales tax and other General Fund revenues.
- 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:

- The City received its final contribution (\$5.5M) from the Davis County Council of Governments for the business park roads. The total amount received from the Council of Governments was \$12M. The other \$6.5M was received during FY23.
- The City received the appropriated \$5.3M for the business park roads from the State of Utah.
- The City has not received the anticipated amount of impact fees due to the timing of projects.

Respectfully submitted,



Kyle Robertson

Review and concur,



Brigham Mellor

FY24 Budgetary Comparison Through Q2

	Amount through Q2	FY24 Amended Budget	Amt as a % of Budget
GENERAL FUND			
General Fund Revenues			
REVENUE	9,657,899	18,528,640	52.1%
Charges for Services Revenue	154,771	378,490	40.9%
Cost Sharing, Contributions Received	93,501	167,000	56.0%
Intergovernmental	102,393	380,150	26.9%
Licenses, Permits, Fees Received	607,078	921,000	65.9%
Misc Revenue	47,932	24,500	195.6%
Taxes Received	6,556,742	14,376,000	45.6%
Interest Earnings	91,470	51,500	177.6%
Investment Fair Value Adjustments	74,011	0	0.0%
Transfers In	1,930,000	2,230,000	86.5%
GF - Administrative Department			
EXPENDITURE	5,437,985	6,072,428	89.6%
Payroll	413,395	808,184	51.2%
Supplies & Services	404,123	637,778	63.4%
Capital Outlay	0	6,000	0.0%
Grants, Contributions by City	0	0	0.0%
Transfers Out	4,620,467	4,620,467	100.0%
GF - Buildings Department			
EXPENDITURE	303,246	728,972	41.6%
Payroll	123,366	245,413	50.3%
Supplies & Services	126,985	252,100	50.4%
Capital Outlay	52,895	231,459	22.9%
GF - Community Development Department			
EXPENDITURE	617,732	1,511,474	40.9%
Payroll	503,160	1,028,865	48.9%
Supplies & Services	114,572	482,609	23.7%
Capital Outlay	0	0	0.0%
GF - Economic Development Department			
EXPENDITURE	20,126	171,740	11.7%
Payroll	0	0	0.0%
Supplies & Services	20,126	171,740	11.7%
Capital Outlay	0	0	0.0%

FY24 Budgetary Comparison Through Q2

	Amount through Q2	FY24 Amended Budget	Amt as a % of Budget
GF - Engineering Department			
EXPENDITURE	98,415	223,908	44.0%
Payroll	83,339	170,408	48.9%
Supplies & Services	15,076	53,500	28.2%
Capital Outlay	0	0	0.0%
GF - Fire Department			
EXPENDITURE	1,387,583	2,803,104	49.5%
Payroll	1,276,065	2,519,322	50.7%
Supplies & Services	111,518	250,682	44.5%
Capital Outlay	0	33,100	0.0%
GF - Legal			
EXPENDITURE	259,756	577,012	45.0%
Payroll	165,505	326,975	50.6%
Supplies & Services	94,251	250,037	37.7%
Capital Outlay	0	0	0.0%
GF - Legislative Department			
EXPENDITURE	71,690	158,072	45.4%
Payroll	39,596	79,072	50.1%
Supplies & Services	32,094	79,000	40.6%
GF - Parks & Cemetery Department			
EXPENDITURE	725,721	1,448,912	50.1%
Payroll	498,554	944,712	52.8%
Supplies & Services	222,043	476,300	46.6%
Capital Outlay	5,124	27,900	18.4%
GF - Police Department			
EXPENDITURE	2,246,273	4,929,006	45.6%
Payroll	1,954,605	4,267,375	45.8%
Supplies & Services	281,953	647,130	43.6%
Capital Outlay	9,714	14,500	67.0%
GF - Streets Department			
EXPENDITURE	450,903	958,904	47.0%
Payroll	311,635	597,004	52.2%
Supplies & Services	130,718	347,400	37.6%
Capital Outlay	8,550	14,500	59.0%

FY24 Budgetary Comparison Through Q2

	Amount through Q2	FY24 Amended Budget	Amt as a % of Budget
SPECIAL REVENUE (RDA) FUNDS			
20 - US89 RDA			
REVENUE	43,073	189,000	22.8%
Taxes Received	0	183,000	0.0%
Interest Earnings	23,809	6,000	396.8%
Investment Fair Value Adjustments	19,264	0	0.0%
Transfers In	0	0	0.0%
EXPENDITURE	3,839	184,805	2.1%
Payroll	0	0	0.0%
Supplies & Services	1,451	8,900	16.3%
Capital Outlay	0	0	0.0%
Debt service, lease payments	2,388	175,905	1.4%
Transfers Out	0	0	0.0%
22 - Station Park RDA			
REVENUE	70,338	462,000	15.2%
Taxes Received	0	455,000	0.0%
Interest Earnings	38,879	7,000	555.4%
Investment Fair Value Adjustments	31,459	0	0.0%
EXPENDITURE	6,735	15,000	44.9%
Supplies & Services	6,735	15,000	44.9%
Capital Outlay	0	0	0.0%
Transfers Out	0	0	0.0%

FY24 Budgetary Comparison Through Q2

	Amount through Q2	FY24 Amended Budget	Amt as a % of Budget
DEBT SERVICE FUNDS			
30 - RAP Tax Bond			
REVENUE	243,008	652,000	37.3%
Taxes Received	238,970	650,000	36.8%
Interest Earnings	2,232	2,000	111.6%
31 - Police Sales Tax Bond			
REVENUE	2,942	1,000	294.2%
Interest Earnings	1,626	1,000	162.6%
Investment Fair Value Adjustments	1,316	0	0.0%
Transfers In	0	0	0.0%
EXPENDITURE	528	72,684	0.7%
Supplies & Services	97	100	97.5%
Debt service, lease payments	431	72,584	0.6%
35 - Park G.O. Bond			
REVENUE	418,339	410,000	102.0%
Taxes Received	410,000	409,000	100.2%
Interest Earnings	4,609	1,000	460.9%
Investment Fair Value Adjustments	3,729	0	0.0%
EXPENDITURE	55,902	410,000	13.6%
Supplies & Services	1,250	2,000	62.5%
Debt service, lease payments	54,652	408,000	13.4%

FY24 Budgetary Comparison Through Q2

	Amount through Q2	FY24 Amended Budget	Amt as a % of Budget
CAPITAL IMPROVEMENT FUNDS			
11 - Class C Roads			
REVENUE	599,303	1,542,000	38.9%
Charges for Services Revenue	0	0	0.0%
Financing Proceeds	0	0	0.0%
Intergovernmental	316,846	900,000	35.2%
Taxes Received	232,179	640,000	36.3%
Interest Earnings	27,792	2,000	1389.6%
Investment Fair Value Adjustments	22,487	0	0.0%
EXPENDITURE	617,730	1,542,000	40.1%
Supplies & Services	26,183	90,000	29.1%
Capital Outlay	591,547	1,452,000	40.7%
Transfers Out	0	0	0.0%
37 - Capital Improvement - Gov Buildings			
REVENUE	565,155	825,400	68.5%
Charges for Services Revenue	4,000	0	0.0%
Devel/Impact Fees Received	58,945	355,400	16.6%
Misc Revenue	0	0	0.0%
Interest Earnings	20,292	4,500	450.9%
Investment Fair Value Adjustments	16,419	0	0.0%
Transfers In	465,500	465,500	100.0%
EXPENDITURE	5,376	965,500	0.6%
Supplies & Services	586	0	0.0%
Capital Outlay	4,790	965,500	0.5%
Transfers Out	0	0	0.0%

FY24 Budgetary Comparison Through Q2

	Amount through Q2	FY24 Amended Budget	Amt as a % of Budget
38 - Capital Improvement - Streets			
REVENUE	12,390,536	3,202,000	387.0%
Charges for Services Revenue	0	0	0.0%
Cost Sharing, Contributions Received	11,672,551	0	0.0%
Devel/Impact Fees Received	128,186	2,621,000	4.9%
Financing Proceeds	0	0	0.0%
Misc Revenue	0	0	0.0%
Sale of Assets	100	0	0.0%
Interest Earnings	101,540	175,000	58.0%
Investment Fair Value Adjustments	82,159	0	0.0%
Transfers In	406,000	406,000	100.0%
EXPENDITURE	5,423,775	838,253	647.0%
Supplies & Services	244,175	126,000	193.8%
Capital Outlay	5,145,227	646,000	796.5%
Debt service, lease payments	34,373	66,253	51.9%
39 - Capital Equipment Fund			
REVENUE	1,476,133	1,437,152	102.7%
Financing Proceeds	0	0	0.0%
Sale of Assets	0	15,000	0.0%
Interest Earnings	30,943	2,000	1547.2%
Investment Fair Value Adjustments	25,037	0	0.0%
Transfers In	1,420,152	1,420,152	100.0%
EXPENDITURE	724,339	1,556,152	46.5%
Capital Outlay	693,487	1,525,240	45.5%
Debt service, lease payments	30,852	30,912	99.8%
40 - Real Estate Fund			
REVENUE	5,405,085	5,705,000	94.7%
Cost Sharing, Contributions Received	0	0	0.0%
Sale of Assets	5,401,170	5,700,000	94.8%
Interest Earnings	2,164	5,000	43.3%
Investment Fair Value Adjustments	1,751	0	0.0%
Transfers In	0	0	0.0%
EXPENDITURE	5,400,000	5,700,000	94.7%
Capital Outlay	0	0	0.0%
Transfers Out	5,400,000	5,700,000	94.7%

FY24 Budgetary Comparison Through Q2

	Amount through Q2	FY24 Amended Budget	Amt as a % of Budget
42 - Capital Improvements - Parks			
REVENUE	5,299,961	9,134,300	58.0%
Charges for Services Revenue	3,000	0	0.0%
Cost Sharing, Contributions Received	0	0	0.0%
Devel/Impact Fees Received	192,870	4,130,000	4.7%
Financing Proceeds	0	0	0.0%
Intergovernmental	0	0	0.0%
Misc Revenue	0	0	0.0%
Interest Earnings	62,898	14,000	449.3%
Investment Fair Value Adjustments	50,893	0	0.0%
Transfers In	4,990,300	4,990,300	100.0%
EXPENDITURE	245,131	1,682,194	14.6%
Supplies & Services	140,287	335	41876.7%
Capital Outlay	101,900	1,510,300	6.7%
Debt service, lease payments	2,944	171,559	1.7%
Transfers Out	0	0	0.0%
43 - Capital Fire			
REVENUE	127,474	255,600	49.9%
Devel/Impact Fees Received	127,701	250,600	51.0%
Interest Earnings	(125)	5,000	-2.5%
Investment Fair Value Adjustments	(101)	0	0.0%
Transfers In	0	0	0.0%
EXPENDITURE	158,206	657,074	24.1%
Supplies & Services	157,623	600,000	26.3%
Capital Outlay	0	0	0.0%
Debt service, lease payments	584	57,074	1.0%

FY24 Budgetary Comparison Through Q2

	Amount through Q2	FY24 Amended Budget	Amt as a % of Budget
PERMANENT FUND			
48 - Cemetery Perpetual Fund			
REVENUE	19,925	8,500	234.4%
Charges for Services Revenue	16,360	7,500	218.1%
Interest Earnings	1,970	1,000	197.0%
Investment Fair Value Adjustments	1,594	0	0.0%
EXPENDITURE	0	0	0.0%
Capital Outlay	0	0	0.0%
Transfers Out	0	0	0.0%

FY24 Budgetary Comparison Through Q2

	Amount through Q2	FY24 Amended Budget	Amt as a % of Budget
ENTERPRISE FUNDS			
51 - Water Fund			
REVENUE	2,164,512	6,269,200	34.5%
Charges for Services Revenue	1,535,183	2,827,200	54.3%
Devel/Impact Fees Received	279,848	3,325,000	8.4%
Developer Contributions of Infrastructure	0	0	0.0%
Financing Proceeds	0	0	0.0%
Financing Proceeds - Interest earnings	197,516	0	0.0%
Misc Revenue	22,801	5,000	456.0%
Sale of Assets	0	90,000	0.0%
Interest Earnings	71,395	22,000	324.5%
Investment Fair Value Adjustments	57,768	0	0.0%
EXPENDITURE	1,760,621	13,375,652	13.2%
Payroll	488,309	1,224,952	39.9%
Supplies & Services	596,229	1,022,550	58.3%
Capital Outlay	278,405	10,582,500	2.6%
Debt service, lease payments	397,677	545,650	72.9%
52 - Sewer Fund			
REVENUE	1,433,171	2,563,000	55.9%
Charges for Services Revenue	1,420,372	2,553,000	55.6%
Misc Revenue	174	0	0.0%
Interest Earnings	6,978	10,000	69.8%
Investment Fair Value Adjustments	5,647	0	0.0%
EXPENDITURE	1,053,929	2,431,627	43.3%
Payroll	20,588	41,127	50.1%
Supplies & Services	1,033,341	2,360,500	43.8%
Capital Outlay	0	30,000	0.0%
Transfers Out	0	0	0.0%

FY24 Budgetary Comparison Through Q2

	Amount through Q2	FY24 Amended Budget	Amt as a % of Budget
53 - Garbage Fund			
REVENUE	1,076,667	2,022,300	53.2%
Charges for Services Revenue	1,049,958	2,012,300	52.2%
Misc Revenue	385	0	0.0%
Interest Earnings	14,551	10,000	145.5%
Investment Fair Value Adjustments	11,774	0	0.0%
EXPENDITURE	688,507	2,004,673	34.3%
Payroll	76,979	146,212	52.6%
Supplies & Services	611,528	1,783,461	34.3%
Capital Outlay	0	75,000	0.0%
54 - Storm Water Fund			
REVENUE	669,600	2,388,000	28.0%
Charges for Services Revenue	534,504	1,027,000	52.0%
Cost Sharing, Contributions Received	0	0	0.0%
Devel/Impact Fees Received	76,944	1,291,000	6.0%
Financing Proceeds	0	0	0.0%
Licenses, Permits, Fees Received	9,535	5,000	190.7%
Misc Revenue	2,642	0	0.0%
Sale of Assets	0	0	0.0%
Interest Earnings	25,413	65,000	39.1%
Investment Fair Value Adjustments	20,562	0	0.0%
EXPENDITURE	1,053,811	2,778,537	37.9%
Payroll	300,809	658,599	45.7%
Supplies & Services	76,038	264,938	28.7%
Capital Outlay	646,964	1,825,000	35.5%
Debt service, lease payments	0	0	0.0%
Transfers Out	30,000	30,000	100.0%

FY24 Budgetary Comparison Through Q2

	Amount through Q2	FY24 Amended Budget	Amt as a % of Budget
55 - Ambulance Fund			
REVENUE	392,624	1,052,000	37.3%
Charges for Services Revenue	347,617	1,042,000	33.4%
Intergovernmental	0	0	0.0%
Misc Revenue	949	0	0.0%
Sale of Assets	0	0	0.0%
Interest Earnings	24,353	10,000	243.5%
Investment Fair Value Adjustments	19,705	0	0.0%
EXPENDITURE	570,381	1,254,060	45.5%
Payroll	175,923	360,848	48.8%
Supplies & Services	116,217	240,000	48.4%
Capital Outlay	278,240	153,212	181.6%
Write-off of Uncollectibles	0	500,000	0.0%
56 - Transportation Utility Fund			
REVENUE	368,016	755,000	48.7%
Charges for Services Revenue	356,798	750,000	47.6%
Misc Revenue	0	0	0.0%
Interest Earnings	6,201	5,000	124.0%
Investment Fair Value Adjustments	5,017	0	0.0%
EXPENDITURE	357,187	668,000	53.5%
Supplies & Services	768	5,000	15.4%
Capital Outlay	356,419	663,000	53.8%
60,67 - Recreation and Special Events			
REVENUE	1,652,855	2,203,650	75.0%
Charges for Services Revenue	456,225	1,032,235	44.2%
Cost Sharing, Contributions Received	0	2,650	0.0%
Misc Revenue	5,855	24,250	24.1%
Sale of Assets	0	0	0.0%
Interest Earnings	28,887	6,000	481.4%
Investment Fair Value Adjustments	23,373	0	0.0%
Transfers In	1,138,515	1,138,515	100.0%
EXPENDITURE	1,155,589	2,603,030	44.4%
Payroll	804,301	1,626,482	49.5%
Supplies & Services	325,942	910,915	35.8%
Capital Outlay	25,346	65,633	38.6%

CITY COUNCIL AGENDA

For Council Meeting:
January 16, 2024

BUSINESS: **Zone Text Amendment – Lot Size Flexibility.**

GENERAL INFORMATION:

See staff report prepared Lyle Gibbons, Assistant Community Development Director

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Lyle Gibson – Assistant Community Development Director
Date: 01/16/2024
Subject: Zone Text Amendment – Lot Size Flexibility. (ZT-1-24)

RECOMMENDATION

Move the City Council adopt the enclosed enabling ordinance approving the proposed changes to Titles 11 and 12.

Findings:

1. As proposed, the zone text amendments clarify conflicting provisions found in city code as currently adopted text.
2. The proposed changes reflect what staff believes was the intended direction of the city council in 2021 and is consistent with the recently approved process for subdivision review and approval.
3. The proposed text changes will allow flexibility for property owners to better make use of their land while maintaining the number of homes or lots anticipated by the zoning district.
4. As proposed, the zone text amendment removes barriers and additional process for the creation of moderate income housing.

BACKGROUND

Before August of 2021, the city ordinances allowed a subdivision to include a variety of lot sizes without requiring open space, moderate income housing, or the PUD process. Under these ordinances, a developer would provide a yield plan indicating the number of lots they could produce using standard lot sizes and dimensions, then staying within that proven density, the developer could vary the size and dimension of lots to better arrange a project. The yield plan was created based on the lot size identified in the applicable zoning district, while a minimum lot size and frontage requirements for any variation were established in Chapter 11-12.

When the city adopted its Moderate Income Housing ordinance in August of 2021, the adopted ordinance required that a developer provide open space, moderate income housing, or some other benefit in order to qualify for

additional lots, but the way the ordinance read also require that one of these elements be provided in order to even vary lot dimensions even without obtaining additional units or density. It appears that soon after it was determined that requiring moderate income housing or open space without granting additional density was not the intent. The city adopted a clarifying ordinance in October of 2021 in which alternate lot sizes could be permitted for subdivisions which did not seek additional density.

While the clarifying ordinance was approved by the city council, the modified text was never updated or codified in the city's books. Using the language codified in the city's ordinances, the recent subdivision process overhaul maintained language that required extra process in order to consider flexibility in lot size.

The proposed ordinance is intended to bring back the missing text and its intended purpose while further reconciling language with the newly updated subdivision ordinance approved in late 2023.

In addition, the proposed ordinance seeks to remove a barrier to the creation of moderate income housing when a project seeks to follow the clearly identified of including moderate income housing with a deed restriction.

The Planning Commission voted unanimously to recommend approval of the proposed ordinance.

Supplemental Information

1. Example Diagram and Additional Information
2. Enabling Ordinance

Respectfully submitted,



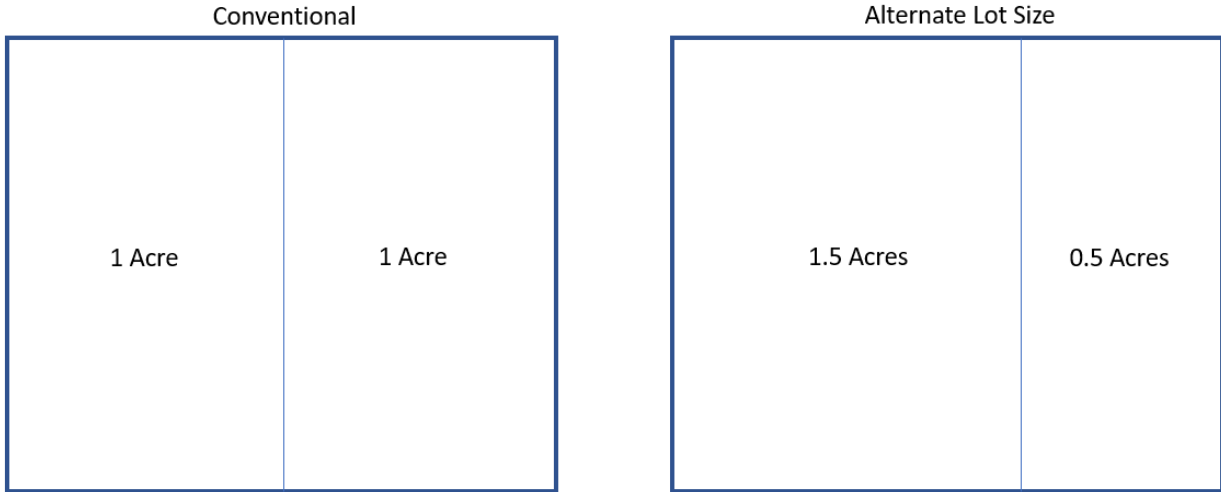
Lyle Gibson
Assistant Community Development Director

Review and concur,



Brigham Mellor
City Manager

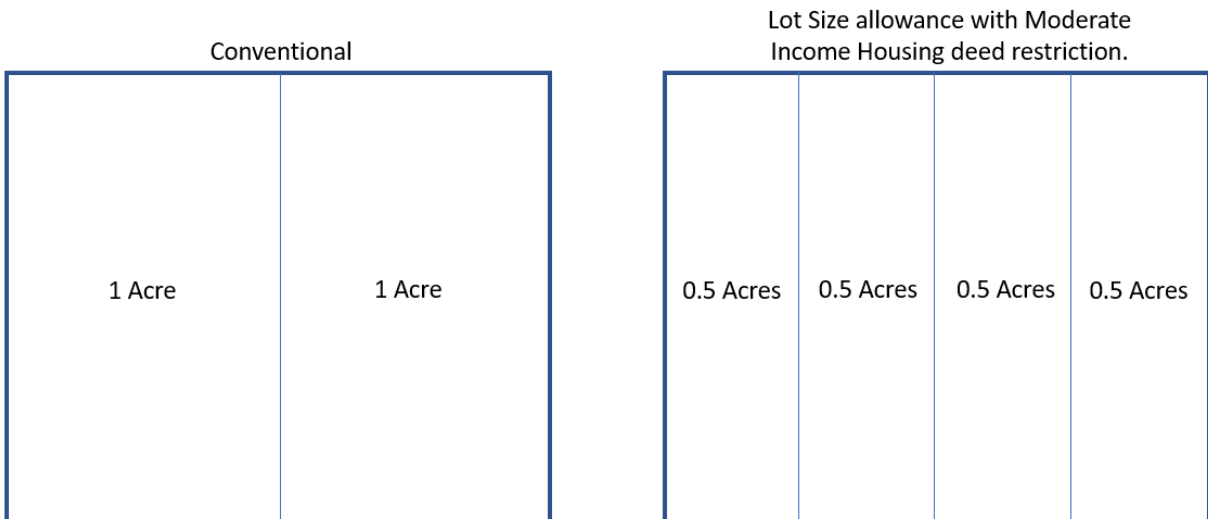
Example – AE zone – 2 acre site - conventional lot options



- **No increase in the number of lots, just variation in sizes of lots**

.....

Example – AE zone – 2 acre site - conventional lot options



- **Additional lots per providing deed restricting housing.**

Past Ordinance (pre-August 2021)

11-10-040: LOT AND SETBACK STANDARDS:

A. Minimum Standards: The following shall be the **conventional** minimum lot areas, widths and main building setbacks in agricultural zones:

Zone	Lot Area	<u>Alternative Lot Size</u> ^{1,2}	Lot Width		Front	Side	Side Corner	Rear
			Interior	Corner				
AA	10 acre	5-acre	150'	160'	40'	15' minimum, total 30'	30'	40'
A	2 acre	1-acre	100'	110'	30'	10' minimum, total 24'	25'	30'
AE	1 acre	12,000 square feet	100'	110'	30'	10' minimum, total 24'	25'	30'

Notes:

- ~~1. The total number of lots in the subdivision shall not exceed the total number of lots in a conventional subdivision yield plan.~~
- ~~2. Lot width and setback standards for alternative lot areas may meet such standards set forth in Chapter 12 of this Title.~~

Approved Ordinance (October 2021)

C.2. Standards

Lot width, setback, and other dimensional requirements for **conventional and** additional lots may meet such standards set forth in Chapter 12 of this Title, **but the number of lots in the subdivision cannot exceed the total number of lots resulting from the respective yield plan.**

Alternate Lot Size Min.
From Ch. 11-12

SUBDIVISION YIELD PLAN DIMENSIONAL STANDARDS

Zone	Lot Area	Lot Width	
		Interior	Corner
R (Residential)	8,000 square feet	75 feet	85 feet
LR (Large residential)	10,000 square feet	85 feet	95 feet
S (Suburban)	15,000 square feet	95 feet	100 feet
LS (Large suburban)	20,000 square feet	100 feet	110 feet
AE (Agriculture estates)	1/2 acre	100 feet	110 feet
A (Agriculture)	1 acre	100 feet	110 feet
AA (Agriculture - very low density)	5 acres	150 feet	160 feet

Dimensional Standards

D. Yard Regulations: The builder or developer of a conservation subdivision may consider variations in the principal building position and orientation, but shall observe the following minimum standards for buildings within a conservation subdivision. Exceptions to these minimum setback regulations may be approved by the City, in its sole discretion, during plat approval process when deemed appropriate and desirable under the circumstances.

1. **Front Setback:** The minimum front yard setback for main buildings in a conservation subdivision shall be twenty feet (20'). Notwithstanding the foregoing, the minimum front yard setback for front-loaded attached garages which extend past the front of the dwelling toward the front property line in any conservation subdivision shall be thirty feet (30').
2. **Rear Setback:** The minimum rear yard setback for main buildings within a conservation subdivision shall be thirty feet (30').
3. **Side Setback:** The minimum side yard setback for main buildings within a conservation subdivision shall be ten feet (10') for lots within the S, LS, AE and AA Zones, and a minimum of five feet (5') for lots within the R and LR Zones, but the total of both side setbacks in the R and LR Zones shall be no less than thirteen feet (13').
4. **Side Corner Setback:** The minimum side corner setback for main buildings within a conservation subdivision shall be fifteen feet (15') from the property line in compliance with clear vision standards set forth in section 11-28-150 of this title.

C. Lot Width At Building Line: The minimum lot width at the building line for main buildings within a conservation subdivision shall be seventy five feet (75'), except in the R and LR Zones the minimum lot width shall be sixty feet (60').

FARMINGTON CITY, UTAH
ORDINANCE NO. 2024-__

AN ORDINANCE AMENDING MULTIPLE SECTIONS OF TITLE 11, ZONING REGULATIONS AND TITLE 12, SUBDIVISION REGULATIONS TO MODIFY THE PROCESS BY WHICH SUBDIVISION S AND BOUNDARY LINE ADJUSTMENTS ARE CONSIDERED TO ALLOW FLEXIBILITY IN LOT SIZE. (ZT-1-24)

WHEREAS, recent development review and use of recent changes to the subdivision ordinances has identified potential for improved process; and

WHEREAS, addition research in city policy determinations has brought forward some discrepancy in the code that is resolved by this ordinance; and

WHEREAS, the City is desirous to more readily facilitate an appropriate amount of flexibility in how lots are laid out to promote better design but to also promote more efficient use of property; and

WHEREAS, the City is seeking to improve its processes in order to better promote the creation of moderate income housing units within the city; and

WHEREAS, the City Council has held a public hearing pursuant to notice and as required by law and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:

Section 1. Amendment. Multiple Sections of Title 11, Planning and Zoning and Title 12, Subdivision Regulations, of the Farmington City Ordinance are hereby amended as set forth in **Exhibit “A”** attached hereto and by this reference made a part hereof

Section 2. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 3. Effective Date. This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 16th day of January, 2024.

FARMINGTON CITY

ATTEST:

Brett Anderson, Mayor

DeAnn Carlile, City Recorder

Exhibit A

11-10-040: LOT AREA, WIDTH, AND SETBACK STANDARDS:

A. Conventional Standards: The following shall be the minimum lot areas, widths and main building setbacks in agricultural zones:

Zone	Lot Area	Lot Width		Front	Side	Side Corner	Rear
		Interior	Corner				
AA	10 acre	150'	160'	40'	15' minimum, total 30'	30'	40'
A	2 acre	100'	110'	30'	10' minimum, total 24'	25'	30'
AE	1 acre	100'	110'	30'	10' minimum, total 24'	25'	30'

B. Additional Lot Alternatives And Standards:

1. Alternatives:

a. Open Space: As an incentive for a subdivider to provide open space, the City, at its discretion, may approve a transfer of development right (TDR) or conservation subdivision as follows:

(1) Additional lots are those the City approves in exchange for a TDR as set forth in section [11-28-240](#) of this title; or in exchange for which the City obtains improved or unimproved land in fee title, or easement, for public purposes, such as parks, trails, detention basins, etc. The value of which, and the total number of lots related thereto, shall be determined by the City at its sole discretion as part of the subdivision process. Any applicant seeking additional lots under this section must provide a subdivision yield plan as defined in Chapter 2 of this title consistent with the underlying zone and the conventional subdivision standards within that zone to establish the base number of lots allowed prior to a request for additional lots, and the yield plan must also conform to subsections [11-12-070A](#) and B of this title.

(2) Additional lots under this section may also be available for subdivisions consisting of five (5) acres or more, or for subdivisions located in the Conservation Subdivision Overlay Zone as set forth in Chapter 12 of the title "Conservation Subdivision (CS) Overlay Zone And Development Standards"; or

b. Moderate Income Housing: The City may approve a smaller lot size as set forth in the following table which will result in additional lots than what is conventionally allowed in the underlying zone as an incentive to a subdivider to provide moderate income housing.

Zone	Lot Area
AA	5 acres
A	1 acre
AE	½ acre

(1) Minimum Requirement: Subdividers must provide or set aside lots (or dwelling units at the option of the City) equal in number to at least ten percent (10%) of the total number of lots approved for the subdivision for moderate income housing subject to recording a deed restriction(s) to ensure the required number of lots or units are available for a qualifying

moderate income household; unless, at the sole discretion of, and by agreement with the City, the subdivider provides:

- (a) A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title;
- (b) Some other public benefit; or
- (c) A combination of (a) and (b) above.

2. Alternate Standards:

- a. Following the Subdivision Yield Plan defined in Chapter 11-2 and using the minimum standards of 11-10-040 (A) to establish a maximum number of lots, a subdivider may alter the lot area, width, setback, and other dimensional requirements of lots within a subdivision using standards set forth in Section 11-12-070 (C).
- b. Lot area, width, setback, and other dimensional requirements for additional lots may meet such standards set forth in Chapter 12 of this Title, **but the number of lots in the subdivision cannot exceed the total number of lots resulting from the respective yield plan identified in 11-12-070.**

11-11-050: LOT AREA, WIDTH AND SETBACK STANDARDS:

A. Conventional Standards: The following shall be the minimum lot areas, widths and main building setbacks for subdivision development in single-family residential zones:

Zone	Lot Area In Square Feet	Lot Width		Front	Side	Side Corner	Rear
		Interior	Corner				
R	16,000	75'	85'	25'	8' minimum, total 18'	20'	30'
LR	20,000	85'	95'	25'	10' minimum, total 22'	20'	30'
S	30,000	95'	100'	25'	10' minimum, total 22'	20'	30'
LS	40,000	100'	110'	30'	10' minimum, total 24'	25'	30'

B. Additional Lot Alternatives And Standards:

1. Alternatives:

a. Open Space: As an incentive for a subdivider to provide open space, the City, at its discretion, may approve a transfer of development right (TDR) or conservation subdivision as follows:

(1) Additional lots are those the city approves in exchange for a TDR as set forth in section [11-28-240](#) of this title; or in exchange for which the City obtains improved or unimproved land in fee title, or easement, for public purposes, such as parks, trails, detention basins, etc. The value of which, and the total number of lots related thereto, shall be determined by the City at its sole discretion as part of the subdivision process. Any applicant seeking additional lots under this section must provide a subdivision yield plan as defined in Chapter 2 of this title consistent with the underlying zone and the conventional subdivision standards within that zone to establish the base number of lots allowed prior to a request for additional lots, and the yield plan must also conform to subsections [11-12-070A.](#) and [B.](#) of this title.

(2) Additional lots under this section may also be available for subdivisions consisting of ten (10) acres or more, or for subdivisions located in the conservation subdivision overlay

zone as set forth in Chapter 12 of the Title "Conservation Subdivision (CS) Overlay Zone And Development Standards"; or

b. Moderate Income Housing: The City may approve a smaller lot size as set forth in the following table which will result in additional lots than what is conventionally allowed in the underlying zone as an incentive to a subdivider to provide moderate income housing.

Zone	Lot Area
R	8,000
LR	10,000
S	15,000
LS	20,000

(1) Minimum Requirement: Subdividers must provide or set aside lots (or dwelling units at the option of the City) equal in number to at least ten percent (10%) of the total number of lots approved for the subdivision for moderate income housing subject to recording a deed restriction(s) to ensure the required number of lots or units are available for a qualifying moderate income household; unless, at the sole discretion of, and by agreement with the City, the subdivider provides:

(a) A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title;

(b) Some other public benefit; or

(c) A combination of (a) and (b) above.

2. Alternate Standards:

a. Following the Subdivision Yield Plan defined in Chapter 11-2 and using the minimum standards of 11-11-050 (A) to establish a maximum number of lots, a subdivider may alter the lot area, width, setback, and other dimensional requirements of lots within a subdivision using standards set forth in Section 11-12-070 (C).

Lot area, width, setback, and other dimensional requirements for additional lots may meet such standards set forth in Chapter 12 of this Title, **but the number of lots in the subdivision cannot exceed the total number of lots resulting from the respective yield plan identified in 11-12-070.**

11-17-035: MODERATE INCOME HOUSING:

A. Minimum Requirement: Subdividers must provide or set aside lots (or dwelling units at the option of the City) equal in number to at least ten percent (10%) of the total number of lots approved for the subdivision for moderate income housing subject to recording a deed restriction(s) to ensure the required number of lots or units are available for a qualifying moderate income household; unless, at the sole discretion of, and by agreement with the City, the subdivider provides:

1. Open space; or
2. A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title; or
3. Some other public benefit; or
4. A combination of 1, 2, and 3 above.

B. Exemption: Subdivisions resulting in two (2) or fewer additional lots are exempt from the minimum moderate-income housing requirements of this Section.

C. Additional Lots: The City Council may approve additional lots than what is conventionally allowed in the underlying zone as an incentive to a subdivider to provide moderate income housing.

11-13-035: MODERATE INCOME HOUSING:

A. Minimum Requirement: Developers must provide or set aside dwelling units equal in number at least to ten percent (10%) of the total number of dwelling units approved for the development for moderate income housing subject to recording a deed restriction(s) to ensure the required number of lots or units are available for a qualifying moderate income household; unless, at the sole discretion of, and by agreement with the City, the developer provides:

1. Open space;
2. A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title;
3. Some other public benefit; or
4. A combination of 1, 2, and 3 above.

B. Exemption: Developments resulting in two (2) or fewer additional units are exempt from the minimum moderate-income housing requirements of this Section.

C. Additional Dwelling Units: The City Council may approve additional dwelling units than what is conventionally allowed in the underlying zone as an incentive to a developer to provide moderate income housing.

12-1-040: DEFINITIONS:

Conventional Subdivision: Any exclusively residential subdivision of property for single family, two-family, or townhome development which meets all development standards adopted by ordinances and all minimum lot size and frontage requirements identified by the applicable zoning district. Subdivisions which include variation in lot sizes but which follow established standards and do not increase density. Subdivisions which meet Moderate Income housing requirements for additional lots by setting aside units for moderate income housing via deed restriction also qualify as conventional subdivisions.

Non-Conventional Subdivision: Any subdivision which is not a Conventional Subdivision, including but not limited to 1 or more of the following processes or considerations:

- a. Planned Unit Development (PUD),
- b. Conservation Subdivision,
- c. Subdivisions which deviates from development standards for public improvements,
- d. Subdivisions seeking moderate income housing bonus density through means other than setting aside units for moderate income housing via deed restriction,
- e. Subdivisions which includes Commercial, Industrial, or Multifamily Development
- f. Any subdivision requiring a Project Master Plan (PMP) or similar approval memorialized by a development agreement.

CITY COUNCIL AGENDA

For Council Meeting:
January 16, 2024

BUSINESS: Proposed City Council Meeting Invocation Policy

GENERAL INFORMATION:

See staff report prepared Paul Roberts, City Attorney

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Paul Roberts, City Attorney
Date: January 16, 2024
Subject: **Proposed City Council Meeting Invocation Policy**

RECOMMENDATION(S)

Discuss the proposed ordinance, make any necessary amendments, and then adopt the policy.

Possible Motion: "I move that the City Council adopt the ordinance establishing the Farmington City Council Meeting Invocation Policy."

BACKGROUND

The City Council has a longstanding practice of beginning its council meetings with an invocation, but no formal process for those wishing to participate in the practice. Recognizing that the Supreme Court has upheld such practices in *Town of Greece, N.Y. v. Galloway*, 572 U.S. 565 (2014), the Mayor has requested that the Council adopt a formal policy that provides members of our community with an avenue to request the opportunity to participate.

The Supreme Court decision must be considered in combination with jurisprudence of the Utah Supreme Court, which interpreted the Utah Constitution to also protect the practice of legislative prayer at the municipal level. Both decisions provide parameters which the Council must respect.

This policy adopts a process by which a person may make a request to give a council meeting invocation, and establishes appropriate time limitations for all participants. Specifically, the invocation may not exceed two minutes in length, and participants are only permitted to give the invocation once every two years. In the absence of a community member giving the invocation, the Mayor may request that a member of the Council provide it or the Mayor may provide it. An invitee who fails to appear on their scheduled night more than once are ineligible to be placed on the agenda until two years have passed since their last missed appointment.

The policy does not prescribe the content of the invocation, nor does it require or ask for a preview of what is to be spoken. The policy does request that the speaker show respect to all and no disparage others, but it does not mandate it. Examples of

expected invocations include: a prayer, supplication, reflective moment of silence, solemnizing message, praise or thanksgiving.

The policy limits eligible community members to either: (1) current residents of Farmington City, Utah, or (2) individuals who represent or are employed by an organization located within Farmington. This would include employers in Farmington. Thus, if a service organization is located within Farmington, the City will not deny the request to the president of that organization merely because that person resides in another jurisdiction.

By adopting this policy, the Council would affirm that it will not take an individual's participation or non-participation in an invocation into account while conducting business. Nor will councilmembers or city staff direct opprobrium toward any person offering the invocation. It allows all participants to choose whether to participate, according to their consciences.

Respectfully submitted,



Paul Roberts
City Attorney

Review and concur,



Brigham Mellor
City Manager

ORDINANCE NO: _____

**AN ORDINANCE ADOPTING POLICY REGARDING OPENING INVOCATIONS
BEFORE MEETINGS OF THE FARMINGTON CITY COUNCIL**

WHEREAS, the Farmington City Council has a long tradition of opening its meetings with an invocation, prior to its commencement of official business: and

WHEREAS, the United States Supreme Court has declared constitutional the practice of invocations before meetings of local governing bodies in *Town of Greece, N.Y. v. Galloway*, 572 U.S. 565 (2014); and

WHEREAS, the Utah Supreme Court has also validated the practice of legislative prayer before council meetings as consistent with the Utah Constitution in *Society of Separationists, Inc. v. Whitehead*, 870 P.2d 916 (1993); and

WHEREAS, the City Council agrees with the Supreme Court’s declaration that such invocations “lend gravity to public business, reminds lawmakers to transcend petty differences in pursuit of a higher purpose, and express a common aspiration to a just and peaceful society,” *Galloway*, 572 U.S. at 1823; and

WHEREAS, the City Council will not act as “supervisors and censors of religious speech,” *id.* at 1822, by dictating the contents of the prayers; and

WHEREAS, the City Council will maintain neutrality in religious matters so that residents of Farmington City of any faith or no faith have equal access to presenting thoughts, supplications, praise, thanksgiving, readings and invocations at City Council meetings pursuant to the City’s policy, which shall be administered on a non-discriminatory basis,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:**

Section 1: Legislative findings.

- A. The City Council adopts the above recitals. The Council further makes its intentions clear that this policy is not intended to in any way affiliate the Council with, nor express a preference for or against any faith, belief, non-belief, opinion, religion, non-religion, or denomination.
- B. Ceremonial presentations such as the invocation have a secular purpose in that they:
 - i. Provide a moment for the Council members to reflect on the importance of business before the City Council;
 - ii. Promote an atmosphere of civility;
 - iii. Recognize cultural diversity within the City; and
 - iv. Show appreciation for contributions made by members of the community.
- C. The City Council acknowledges and expresses its respect for the diversity of religious and non-religious denominations and faiths represented and practiced among

Farmington residents. The Council's utilization of an invocation in its meeting demonstrates the Council's respect for its proceedings.

- D. The Council finds that the policy will avoid situations where any participant, whether an elected official, employee, applicant or attendee, is compelled to participate in the opening invocation.
- E. The City Council and staff shall not single out those who do not wish to participate in the invocation for opprobrium, nor shall a person's decision of whether to participate influence the Council's decisions.

Section 2: Adoption of Policy.

- A. At the commencement of Farmington City Council business meetings, the Council will allow for an invocation to be offered by a volunteer, which may include: a prayer; supplication; reflective moment of silence; short solemnizing message; praise or thanksgiving. It shall occur prior to the conduct of business and appear in the section of the agenda dedicated to items with a nature of celebration or recognition.
- B. Invocations are done on a volunteer basis without any compensation.
- C. The following are eligible to request inclusion on the agenda:
 - i. Current residents of Farmington City, Utah; and
 - ii. Individuals employed by or officially representing an organization physically located within Farmington City, Utah. For purposes of this policy, "organizations" includes churches, employers and civic organizations.
- D. Those who wish to be included on future agendas to offer an invocation may make their request by sending a written request to the City Recorder, which may be done electronically. The Recorder will transmit the request to the Mayor, and the City will place the volunteer on an upcoming agenda, notifying the volunteer at least five (5) days before the meeting at which the invocation will be provided.
 - i. If no requests for volunteers are received, or if the scheduled volunteer does not appear to participate, the Mayor may request a member of the Council to provide the invocation, or the Mayor may provide it.
- E. The City does not dictate the form or content of any invocation. It respectfully requests that those providing invocations to do so in a manner that neither proselytizes nor disparages others. The person offering the invocation should not direct or solicit gestures (such as by bowing heads, standing or raising hands) from the audience or other individuals present.
- F. Audience members, elected officials and staff may or may not participate, according to their own conscience. An individual's choice regarding participation shall not influence a councilmember's decisions, and shall not be the source of opprobrium from elected officials or city staff.
- G. Invocations are subject to the following limitations:
 - i. Invocations shall not exceed two (2) minutes in length.
 - ii. Volunteers who have provided an invocation in council meeting are ineligible to provide a subsequent invocation until two (2) years have passed since the date that they offered their previous invocation in council meeting.
 - iii. If a volunteer fails to appear and provide the invocation during the meeting on which they were listed on the agenda, they may request that their opportunity to provide an invocation be rescheduled. This may only be done one time. A

volunteer who fails to appear on two occasions is ineligible to be placed on the agenda until two (2) years have passed since the most recent meeting at which the volunteer failed to appear.

Section 3: Severability. If any section, clause, or provision of this Ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

Section 4: Effective Date. This Ordinance shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, THIS __ TH DAY OF _____ 2024.**

ATTEST:

FARMINGTON CITY

DeAnn Carlile, City Recorder

Brett Anderson, Mayor

CITY COUNCIL AGENDA

For Council Meeting:
January 16, 2024

SUMMARY ACTION:

1. Managed Services Statement of Work (SOW) Agreement for IT Services with Premier Tech Partners
2. Resolution appointing Council Members to various Committees and Boards
3. Amendments to the Youth City Council bylaws and governing code.
4. Approval of Minutes for 01.02.24

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Greg Davis
Date: January 11, 2024
Subject: Approval of Managed Services Statement of Work (SOW)
Agreement for IT Services with Premier Tech Partners.

RECOMMENDATION

Staff have forwarded the Managed Services Statement of Work (SOW) for the Council's review independent of the published packet. Due to the sensitive nature of the city's critical infrastructure in its network, the statement of work is designated as *protected* under GRAMA and is not a public document. Councilmembers are invited to discuss any concerns with the agreement with staff in a one-on-one setting, rather than in a public meeting. If additional time is needed in light of concerns identified by the Council, we recommend tabling this item. If no concerns are raised, then staff recommends approval of the SOW.

Possible motion: "I move that the Council authorize the Mayor to enter into the updated Managed Services Statement of Work with Premier Tech."

NARRATIVE

Premier has provided excellent service to Farmington City for many years and has a great working relationship with staff. They also have extensive knowledge of the city's network and IT infrastructure. The city has benefitted greatly by using this consistent resource, which includes various Premier personnel for thorough coverage and timely response.

Not only has the city expanded use of and reliance upon technology, but it has elevated the need for sufficient cyber security – like all organizations. Protection from cyber-attacks has become critical and has been a major initiative for the city's risk administration, in conjunction with the Utah Risk Management Agency (URMA). Administration wishes to expand the professional support and guidance from Premier.

With the increase of both reliance upon IT and cyber protection, the city needs additional base hours of support and various cybersecurity software products and features. The recommended SOW agreement increases base support from 32 to 50 hours monthly. The city has repeatedly incurred and paid for

overage hours (exceeding 32 monthly) over the last couple of years. This new agreement also includes additional security features, which are detailed in the SOW.

Annual support cost increases from approximately \$80,000 (actual with overage in FY23) to approximately \$162,000 (assuming 50 hours monthly is sufficient). This doesn't include projects outside of the basic services. Staff feels this is a wise investment for significantly increased protection.

A budget amendment will be presented during FY24 to the city council to accommodate the increase for the current year, and increased budget will be requested for next fiscal year, FY25.

Respectfully submitted,

A handwritten signature in black ink that reads "Greg Davis". The signature is written in a cursive style with a long horizontal stroke at the end.

Greg Davis

Review and concur,

A handwritten signature in black ink that reads "Brigham Mellor". The signature is written in a cursive style with a long horizontal stroke at the end.

Brigham Mellor

FARMINGTON, UTAH

RESOLUTION NO. 2024-04

A RESOLUTION PROVIDING FOR THE APPOINTMENT OF CITY COUNCIL MEMBERS TO AND DELEGATING AUTHORITY TO VARIOUS COUNCIL COMMITTEES, ASSIGNMENTS AND PROVIDING FOR THE APPOINTMENT OF CERTAIN INDIVIDUALS TO REPRESENT FARMINGTON CITY ON VARIOUS BOARDS, COUNCILS AND COMMISSIONS

WHEREAS, pursuant to Section 2-1-170 of the Farmington City Municipal Code, the City Council may from time to time delegate portions of its authority to Council Committees and/or assignments and appoint at least two members of the City Council to serve on such Committees; and

WHEREAS, pursuant to the provisions of Chapter 3 of Title 2 of the Farmington City Municipal Code, the Mayor has the right to appoint, with advice and consent of the City Council, persons to fill offices on various commissions, committees and entities; and

WHEREAS, the Mayor desires to make appointments as herein set forth and the City Council desires to consent to such appointments and to take such additional actions as are set forth herein;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Appointments to Council Committees and Assignments. The following appointments are hereby made by the Mayor to the Council Committees and assignments and are hereby consented to and approved by the City Council:

(a) Personnel/Problems Resolution Committee: **Mayor Anderson, Alex Leeman
Amy Shumway**

(b) Special Events Liaisons: **Mayor Anderson, Alex Leeman**

(c) Development Review Committee/Economic Development: **Mayor Anderson,
Scott Isaacson, Roger Child**

(d) Historic Preservation Liaison: **Melissa Layton**

(e) Youth City Council Liaisons: **Melissa Layton, Amy Shumway**

- (f) Parks, Recreation, Arts and Trails Liaisons: **Scott Isaacson, Melissa Layton**
- (g) Fundraising Committee Liaison: **Scott Isaacson**
- (h) Community Council Liaisons: **Mayor Anderson, Scott Isaacson**

Section 2. Appointments by the Mayor and Consent of City Council. The Mayor hereby appoints and the City Council hereby consents to the following:

Roger Child as Farmington City representative to the Davis Chamber of Commerce.

Mayor Anderson, Amy Shumway and David Petersen as Farmington City representatives to the Utah League of Cities & Towns.

Section 3. City Appointments to Special District Board. It is hereby confirmed and ratified that the following-named individual has been appointed as a member of the following special district board with term as indicated:

Scott Isaacson, Davis County Mosquito Abatement Board, January 2024 through December 2025.

Mayor Brett Anderson, Wasatch Integrated Waste Board, January 2024 through December 2025.

Section 4. Mayor Pro Tempore. In accordance with Section 10-3b-302(2) of the *Utah Code Annotated*, Council Member **Alex Leeman** has been elected by the City Council to serve as *Mayor Pro Tempore* for the period commencing January 1, 2024 through December 31, 2025.

Section 5. Right to Modify Appointments. The City of Farmington, acting by and through its duly-authorized Mayor and City Council, may change and/or terminate any appointment from time to time as deemed in the best interests of the City.

Section 6. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 7. Effective Date. This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, THIS 16th DAY OF JANUARY, 2024.**

FARMINGTON CITY

ATTEST:

DeAnn Carlile
City Recorder

By: _____
Brett Anderson
Mayor

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Emme Paget, FYCC Advisor; Paul Roberts, City Attorney
Date: January 16, 2024
Subject: **Amendments to the Farmington Youth City Council bylaws and governing code**

RECOMMENDATION(S)

Approve the proposed amendments.

Possible Motion: "I move that the Council adopt the amendment to City code related to the Farmington Youth City Council, and approve the proposed amendments to their bylaws."

BACKGROUND

The Farmington Youth City Council (FYCC) has been in effect for well over 15 years now and is still flourishing. This year we have more applicants than we can accept. Changes to the programming and organization have occurred over time and it is time to update the code and bylaws governing the FYCC.

It is proposed that the Council consider amending its code which removes most duplicate language from what is in the bylaws. As the Council still oversees bylaws amendments, it preserves control over the FYCC without needing a codified ordinance in its current form. We recommend substantially reducing the code contents.

We also propose amending the by-laws to better match the current state of the FYCC and its planned programming. Amendments include:

- Explaining the process for students (who are not Seniors) re-upping their participation
- Allowing the City Recorder to swear in the FYCC, which has been occurring anyway
- Removing several officer positions due to disuse. The responsibilities of those positions are vested in the remaining five officers.
- Establishing the Committee format that was tested in 2023, which assigns interested FYCC members in three committees to receive instruction and activities by city officials – public safety, public works, and administration.

- Providing more flexibility in the time and meeting places, so long as members receive at least two days' notice
- Emphasizing that service activities are mandatory, while committee activities are voluntary
- Allowing the advisor to excuse absences, rather than an officer
- Clarifying and adding in additional responsibilities for the advisor
- Shedding the unused Robert's Rules of Order for a more understandable and simple [Rosenberg's Rules of Order](#)

If you have any questions about these changes or recommendations for further modifications, please feel free to reach out to either of us.

Respectfully submitted,



Emme Paget
FYCC Advisor

Review and concur,



Brigham Mellor
City Manager

ORDINANCE NO: _____

AN ORDINANCE OF THE FARMINGTON CITY COUNCIL AMENDING SECTION 3-3-070 OF THE FARMINGTON CITY MUNICIPAL CODE AND THE BY-LAWS OF THE FARMINGTON YOUTH CITY COUNCIL

WHEREAS, Farmington City has a well-established youth city council with growing participation; and

WHEREAS, the activities and procedures of the Youth Council have evolved since its inception; and

WHEREAS, the City Council desires to continue supporting the Farmington City Youth Council going forward; and

WHEREAS, the City Council finds that the amendments to the code governing the Farmington Youth City Council and its bylaws are in the best interest of the program and its participants,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:

Section 1: Amendment of Code. Section 3-3-070 of the Farmington Municipal Code is amended as provided in the attached Exhibit A.

Section 2: Amendment of the Bylaws. The By-laws of the Farmington Youth City Council are amended as provided in the attached Exhibit B, subject to a majority vote of the Youth City Council accepting these changes.

Section 3: Severability. If any section, clause, or provision of this Ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

Section 4: Effective Date. This Ordinance shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS ___TH DAY OF _____ 2024.

ATTEST:

FARMINGTON CITY

DeAnn Carlile, City Recorder

Brett Anderson, Mayor

EXHIBIT A

3-3-070: FARMINGTON CITY YOUTH CITY COUNCIL:

There is hereby created and established the Farmington City youth city council (FYCC) within the city for the purpose of initiating, recommending, planning and implementing activities and programs authorized by the city council which promote and enhance youth citizenship and volunteerism within Farmington City. All activities and programs of the Farmington City youth city council shall be supervised by one or more duly appointed adult advisors and conducted in accordance with rules and regulations adopted by ordinance or resolution of the city council. The mayor of the city may appoint and remove adult youth advisors to assist with efforts of the FYCC.

A. Members:

~~—1. Qualifications: All members must reside within the Farmington City limits and must be in at least the ninth grade.~~

~~—2. Selection And Terms: Members will be selected by vote of the current FYCC according to the applicant's qualifications and the needs of the FYCC. Members are sworn in at the during a city council meeting ~~in March~~. Members may continue to serve until March 1 of their senior year unless disqualified, and-, and Members lose their voting status once new officers and members have been selected and sworn in, ~~however they may remain associated with the FYCC as a junior advisor through the consent of advisors and the majority vote of the new members.~~~~

~~—B. Attendance: FYCC members must attend seventy five percent (75%) of all FYCC activities and meetings. Members are expected to be in attendance to each regular meeting unless excused by an officer. Each member is also required to attend at least two (2) city council meetings each year while a member.~~

~~—C. Removal: Members may be removed if recommended by the officers and approved by a vote of the FYCC. Grounds for removal may include nonparticipation in meetings and other activities. A member may also be removed for cause.~~

~~—D. Voting And Quorum: Business of the FYCC may be conducted at any meeting where at least one-half ($\frac{1}{2}$) of the members are present. Action may be taken by a simple majority of those present, except for removal of a member or officer, which requires a two-thirds ($\frac{2}{3}$) majority of those present.~~

~~EB. Officers: The members of the FYCC shall appoint members of the FYCC to the positions of youth mayor, ~~director of youth citizenship,~~ director of volunteerism, ~~chairs of publicity,~~ historian, treasurer, and secretary, ~~parliamentarian and sergeant of arms~~. In the absence of the youth mayor, the other officers listed may serve as acting youth mayor in the order listed.~~

~~C. Bylaws: The FYCC shall adopt bylaws to govern the functions of the FYCC. Amendments to the bylaws may be made by the FYCC by a 2/3 vote of FYCC members, and must also be approved by the City Council before they are effective.~~

~~—1. Selection: Officers will be nominated and elected in February before the selection of new members occurs. Officers will be nominated and elected by current FYCC members. Advisors and the current youth mayor may not participate in the election of new officers. Officers are subject to the ratification of the city council.~~

~~— 2. Term: Officers will serve from the time elected until the time new officers are elected in February of the following year.~~

~~— 3. Vacancies: A vacancy in an unexpired term of office shall be filled by nomination and vote of the FYCC at the next regular meeting.~~

~~— 4. Removal: Any officer may be removed for cause.~~

~~— 5. Duties: Specific duties of the officers shall be as follows:~~

~~— a. The youth mayor shall preside at all meetings of the FYCC, coordinate all projects and activities that involve the FYCC, prepare agendas for regular meetings, notify the officers to contact and inform members of meetings and activities, and oversee the efforts of other officers.~~

~~— b. The director of youth citizenship shall notify youth council members of meetings and activities at the direction of the youth mayor, publicize all activities involving the community, and appoint members to chairs of publicity from schools or organizations in the Farmington City area.~~

~~— c. The chairs of publicity shall publicize activities of the FYCC in the schools and community of Farmington City and assist the director of citizenship.~~

~~— d. The director of volunteerism shall coordinate all activities which include the community, including fundraisers, collecting donations, contacting public places for use, etc.~~

~~— e. The historian shall collect pictures, articles, fliers, etc., from FYCC activities and projects and compile them into a book, which will remain with future councils.~~

~~— f. The treasurer shall keep record of all FYCC expenses and balance the FYCC budget.~~

~~— g. The secretary shall keep minutes of the meetings of the FYCC and assist all other officers.~~

~~— h. The parliamentarian shall ensure that the "Robert's Rules Of Order" are followed at all meetings.~~

~~— i. The sergeant of arms shall be responsible for maintaining order and removal from meetings of any disruptive person.~~

EXHIBIT B

BY-LAWS OF THE
FARMINGTON YOUTH CITY COUNCIL
Revised ~~December 2007~~February 2024

Article I: Name

Section 1: Name: The name of this organization is the Farmington Youth City Council, hereinafter designated as FYCC.

Article II: Purpose and Role

Section 1: Purpose: The FYCC has been created by the Farmington City Council as more particularly set forth in Section 3-03-070 of the Farmington City Municipal Code for the purpose of initiation, recommending, planning, and implementing activities and programs authorized by the City Council which promote and enhance youth citizenship and volunteerism within Farmington City.

Section 2: Compliance: The FYCC shall comply with all provisions of Section 3-03-070 of the Farmington City Municipal Code regarding the creation, role and duties of the Committee as well as provisions of Section 3-03-020 of the Farmington City Municipal Code regarding general rules for all City boards and committees.

Article III: Organization

Part 1: Membership and Appointment

Section 1: Membership: The selection, qualifications, expectations, and removal of FYCC members are governed by Subsections 3-03-070(a) - (c) of the Farmington City Municipal Code. Pursuant to these provisions, all members will be selected by vote of the current FYCC members according to the applicant's qualifications and the needs of the FYCC. All members of the FYCC must reside within the Farmington City limits, and must be in at least the Ninth Grade.

Section 2: Application Process: Youth who would like to serve on the FYCC must submit an application to the FYCC, care of the Farmington City Parks and Recreation officesOffice. Members who are not in 12th grade may renew their membership by filing a written request with the advisor, which request shall be granted unless the member is disqualified under Article V, Section 4 of these bylaws. Each application will be screened by current FYCC members who may also choose to interview

selected applicants. Applicants will then be chosen by current FYCC members according to applicant's qualifications and the needs of the FYCC and ratified by the Farmington City Council. Applicants selected for membership must be sworn in by the Mayor, the City Recorder, or a member of the City Council.

Section 23: Qualifications of Members: Subsections 3-03-070 (a) - (b) of the Farmington Municipal Code establish the qualifications and expectations that pertain to FYCC members. Pursuant to these provisions, all members of the FYCC must attend no less than 75 percent of all FYCC activities and are expected to attend all regular meetings unless excused by ~~an officer~~ the advisor. During the term of service, each FYCC member is also required to attend two City Council meetings.

Section 34: Term of Membership: A FYCC member's term expires on March 1st of his or her senior year in high school unless the member is removed prior to that time in accordance with the removal procedures in Article III, Part 1, Section 4 of these By-Laws. Once a member's term has been completed, he or she may remain associated with the FYCC and may be promoted as a Junior Advisor through consent of advisor(s) and majority vote of the FYCC members.

Section 45: Removal: A member of the FYCC may be removed if recommended by the officers and approved by a 2/3 vote of the FYCC members. Grounds for removal may include, but are not limited to: non-participation in meetings and other activities; use of foul and abusive language; and disrespectful or disruptive behavior. A member may also be removed for an offense deemed worthy of removal by a 2/3 vote of the members of the FYCC.

Section 56: Voting and Quorum: Business of the FYCC can only be conducted at a meeting where at least half of the members are present.

Part 2: Officers, Duties, and Appointment

Section 1: Offices and Officers: Section 3-03-070(e) of the Farmington Municipal Code sets forth provisions governing the election, duties and removal of officers. Pursuant to this Ordinance, there shall be the following offices and officers of the FYCC: Mayor; Director of Youth Citizenship; Director of Volunteerism; Chairs of Publicity; Historian; Treasurer; and Secretary.

Section 2: Duties of the Officers:

Mayor: The duties of the Mayor shall include presiding at all meetings of the FYCC, coordination of all projects and activities that involve the FYCC, preparation of agendas for regular meetings, notification to officers to contact and inform members of meetings and activities, and overseeing the efforts of the other officers. The Mayor maintains order and ensures orderly proceedings during FYCC meetings.

~~**Director of Youth Citizenship:** The duties of the Director of Youth Citizenship shall include notification of meetings and activities to a pre-set portion of the youth council once notified by the Mayor, and publication of all activities which involve the community; this includes contacting newspapers, schools, etc. The Director of Youth Citizenship may also appoint members to chairs of publicity from schools or organizations in the Farmington City area with the consent of the Mayor and a majority vote of the members.~~

~~**Chair(s) of Publicity:** The duties of the appointed Chairs of Publicity include publication of activities of the FYCC in the schools and community of Farmington, and assisting the Director of Citizenship.~~

Director of Volunteerism: The duties of the Director of Volunteerism shall include coordination of all activities, which include the community, such as fund-raisers, collecting donations, contacting public places for use, etc.

Historian: The duties of the Historian shall include the collection of pictures, articles, flyers, etc. from FYCC activities and projects, compilation of such into a book, which will remain with future Farmington youth councils.

Treasurer: The duties of the Treasurer shall include keeping records of all FYCC expenses and keeping a balance of the FYCC budget. The Treasurer works with the advisor to create and present a report to the FYCC on a quarterly basis.

Secretary: The duties of the Secretary shall include notifying members of FYCC meetings, keeping minutes of the meetings, ~~of the FYCC~~ and assisting all other officers.

~~**Parliamentarian:** Ensures Roberts Rules of Order are followed.~~

~~**Sergeant at Arms:** Responsible for maintaining order; removal from meetings of any disruptive person.~~

Section 3: Advisors: The Advisors' duties shall include supervising any activity or meeting conducted by the FYCC. The Advisors' duties also include helping and assisting the FYCC, overseeing the FYCC budget, and coordinating committee meetings and activities. The Advisors have no voting power; therefore, they have no power to make any motions. The Advisors may admonish or help FYCC members, but cannot participate in the function of the meeting.

Section 4: Selection of Officers: Officers will be nominated and elected in February before the selection of new members occurs. Officers will be nominated and elected by current FYCC members. Advisors and outgoing membersthe current Mayor may not participate in the election of new officers. All elected officers are subject to the ratification of the City Council.

Section 5: Term of Office: Officers will serve from the time elected until the time new officers are elected in ~~January~~ February of the following year. Any previous officer may run for another term, but must be re-elected in order to commence a new term.

Section 6: Vacancies: A vacancy in an unexpired term of office shall be filled by nomination from among current FYCC members, and by a majority vote of the FYCC at the next regular meeting.

Section 7: Removal: Any officer may be removed for any reason deemed necessary for removal by a 2/3 vote of the members of the FYCC.

Part 3: Executive Board

Section 1: Members of the Board: The members of the executive board shall include the Mayor, ~~Director of Youth Citizenship,~~ Director of Volunteerism, ~~Chairs of Publicity,~~ Historian, Treasurer, and Secretary.

Part 4: Committees

Section 1: Formation of Committees: ~~Committees will be appointed by the members of the FYCC by a majority vote. Standing Committees may be formed when the need arises. Members shall be sorted into three committees by the advisor:~~

- a. The Public Safety Committee;
- b. The Public Works, Parks and Recreation Committee; and
- c. The Administration and Community Development Committee.

Committees rotate on a quarterly basis until FYCC members have had an opportunity to participate in each committee during their term.

Section 2: ~~Duties Purpose and Activities of Committees:~~ The Committee will remain in place until its designated duty is complete. Committees meet monthly with city officials to receive instruction about the areas of responsibility for that official. Activities are designed to provide entertaining and enlightening opportunities for FYCC members to gain knowledge and experience in municipal governance.

Section 3: Participation: Participation in committees is voluntary and there is no requirement that a member attend a specific number of committee activities.

Article IV: Meetings

Section 1: General: All meetings of the FYCC shall comply with Section 3-03-070 of the Farmington City Municipal Code; ~~applicable provisions of the Utah Open and~~

~~Public Meetings Act, Utah Code Ann. SS 52-4-101, et seq. as amended;~~ and as established hereafter.

Section 2: Regular Meetings: The FYCC will meet at City Hall, or another location designated by the advisor, on the first Thursday of each month at a time determined by the advisor, providing at least two days' notice to FYCC members~~7:30 p.m.,~~ unless the time and location have been altered by the FYCC Mayor ~~and a two-day notification has been given to all members.~~ The Executive Board of the FYCC will meet fifteen minutes~~one half hour~~ earlier than the regular meeting.

Section 3: Service Activities: The FYCC participates in activities that provide service to the community. These service activities are separate and different from committee activities, and all members are expected to attend service activities as provided in this Article.

~~Section 3: Special Meetings: Additional meetings may be called for by the FYCC Mayor with a one-day notification. In addition, meetings of various committees may be scheduled as needed.~~

Section 4: Meeting Attendance: Members are expected to attend each regular meeting unless excused by ~~an officer~~the advisor. Members of the FYCC must attend 75% of all FYCC meetings and service activities also as provide in the Attendance Contract. Failure to do so constitutes grounds for removal from the FYCC or disqualification from renewal of membership in the following year.

Article VI: ~~Parliamentary Order and Procedure~~

Section 1: Source of Parliamentary Procedure: ~~Roberts Rules of Order Newly Revised 10th Edition~~Rosenberg's Rules of Order (2011 Revision) will be the Parliamentary Authority for the FYCC.

Article VII: Amendments to the By-Laws

Section 1: Qualifications of Amending: There must be a 2/3 vote of FYCC members in order to Amend the ~~Constitution~~bylaws. All amendments must be in writing and approved by the Farmington City Council.

Article VIII: General

Section 1: Limits of the FYCC: All the powers, authority, duties, and activities of FYCC, its members and officers, shall be exercised or carried out only in conformity with these ~~ByLaws~~bylaws, and all applicable laws, ordinances, and regulations of the City of Farmington, the State of Utah, and the United States of America.

FARMINGTON CITY – CITY COUNCIL MINUTES - **DRAFT**

January 2, 2024

WORK 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 City Manager/City Engineer Chad
Boshell,
Finance Director Greg Davis, and
City Lobbyist Eric Isom.*

Mayor **Brett Anderson** called the work session to order at 6:03 p.m.

DISCUSSION OF REGULAR SESSION ITEMS

City Manager **Brigham Mellor** said the zone text amendment on tonight’s agenda is pretty straight forward. Two new Planning Commissioners will be sworn in during the next Commission meeting, and one more Commissioner has asked to be replaced.

Mellor presented several items he said the Council should expect to encounter over the next year including a new water tank; construction of a new fire station; renewal of the Recreation, Arts and Parks (RAP) tax; and a new park project.

He said there will be a push for a new water tank, which is part of a more comprehensive water improvement project including new pipelines. Farmington previously allocated federal American Rescue Plan Act (ARPA) funds to this water project. These funds came out of COVID relief funding as passed by Congress and the U.S. President. Coronavirus Aid, Relief, and Economic Security (CARES) Act money went to public safety wages and local business grants. The water tank will go out to bid in March, and contractor-approved construction should start in April. Assistant City Manager/City Engineer **Chad Boshell** said he expects construction to last for nine to 12 months.

Mellor said this project supplies the water for the business park. The bike park’s furthest south trails—the steepest and most technical parts of the mountain bike trail system—will be impacted. The Parks, Recreation, Arts and Trails (PRAT) Advisory Board is aware of this. **Mellor** met with City Parks and Recreation Director **Colby Thackeray** and PRAT Chair **Jon Lowe** about alternatives until the system is permanently adjusted to the water tank.

Boshell said the water tank is expected to hold 3 million gallons, which is not the typical 2 million or 4 million. Staff decided on 3 million because the next tank will have to go up to a higher elevation for a certain pressure zone, and there is no use pumping 1 million gallons higher if it is not needed. The higher one can be smaller than 3 million gallons. If certain property higher up the mountain is annexed into Farmington, Staff will have to work with the developer for a water tank. This is the open space southeast of the cemetery up by Pretty Valley. **Mellor**

said there are open space and trail components that could come with annexing that property. While not needing the extra 1 million gallons for a long time, Farmington has been considering water storage there since 2015.

Regarding the fire station, fill will be needed to mitigate identified wetlands. Impact fees, which are collected when a building permit is issued, can't be used for a bond or to guarantee a bond, according to a recent update from Zions Bank. Sales tax will guarantee the bond, and interest rates are expected to be high. Farmington needs to be ready to go out for a \$14 million bond this spring, go out to bid in June, and approve a contractor by July. Construction is expected to start in August, with an anticipated 12-month construction process to be wrapped up by August of 2025. Annual payments on the bond would be around \$800,000, with an additional \$160,000 for the police portion.

Staff recently spoke with the Tax Commission about renewal of the RAP tax. They suggested to not even put it on the ballot, but to do it as a Council resolution instead. Zions Bank, however, doesn't recommend it. The opinion of the City Attorney will be sought. Staff has reached out to Davis County to see what would be expected if it is put on the ballot. The Council may need to approve a resolution in May or June to put it on the November ballot.

While City Staff can't advocate for the RAP tax, it can say what it will pay for. The Councilmembers can advocate for it. Councilmember **Amy Shumway** said that when the RAP tax was on the ballot years ago, she was on a committee that ordered signs and delivered pamphlets to residents informing them of what the tax was. The signs and flyers were financed by an anonymous donation. The City cannot fund such items. Farmington's RAP tax handily passed years ago on a ballot that also included three different taxes, such as a bond for the high school and \$6 million for the City gym.

Mellor doesn't anticipate a lot of opposition to renewal of the RAP tax. It would be worth it to organize the PRAT to get the word out, explaining it is a tax residents benefit from, paid for by people who do not live in Farmington. It would be funded by 1/10 of a percent sales tax, generating about \$800,000 a year. It is a resource that Farmington can bond against. Until recently, RAP tax revenues have been allocated primarily to pay off the gym bond. Now that that bond is paid off, it may go to fund the Parks and Recreation Department or other projects.

Mayor Brett Anderson would like this item discussed at the Council retreat in March, so priorities can be determined. **Anderson** said **Rusty Cannon**, president of the Utah Taxpayers Association, actually likes RAP taxes and is not against them. **Anderson** said it is unlikely Farmington will get much opposition to renewing the RAP tax. **Mellor** said the Association sent out a flyer against the gym bond years ago, but not against the RAP tax. The \$6 million gym bond barely passed by a few votes.

Mellor said the park is set to go out for bid in March, with construction starting in April depending on the condition of the roads. Staff will wait for the roads to be finalized. He said Farmington has the resources necessary to pay for the park. In Utah, there are many recreation funds available to pay for parks, bike trails in West Farmington, and a swimming pool addition. It can be done over the next 10 years, instead of all at once.

Conversely, public safety is not easy to pay for. The fire station bond will be \$950,000 each year for over 20 years and can be refinanced as interest rates come down. Impact fees are not

constant, so those can't be relied upon for a bond. Farmington expected to get more impact fee revenue to pay for water, but it has not come in as fast as expected in 2023. The lull has allowed the City to get prepared for what is coming. The fire and park impact fee has been amended, and the City has looked into the transportation impact fee. Evergreen is expecting to break ground this spring or fall. If the City doesn't have \$950,000 coming in in impact fees, then they will have to make up for it with sales tax, which guarantees bonds. Sales tax has been used recently to pay fire fighters and City employees. While Farmington can push off construction projects, they will inevitably still have to build them some time.

While sales tax hasn't decreased, it has stayed even with where it was last year while everything got more expensive. It was not a good year for Lagoon, and it shows in Farmington's sales tax figures. Lagoon had a decline in sales that Farmington expects to see across the board. As things get more expensive, people don't buy as much. Councilmembers pointed out that weather on both ends of Lagoon's summer season likely had an effect on sales taxes, as did the delayed opening of Primordial, Lagoon's newest roller coaster.

Farmington may have to match a grant to remove the metal off Francisco's Mexican Grill historic building. The daughter has taken over management of the restaurant.

Mellor said there is no reason to put off construction of the park or the water tower, as funds to finance them are already available. However, the City could pump the brakes on the fire station should they choose to. Impact fees can be used for police and fire, but those have been slow to come in lately. **Boshell** said the economic slowdown has led to an uncertainty of when impact fees will come in. They are a moving target.

Councilmember **Roger Child** said that until interest rates go down, there will not be any buildings coming out of the ground and thus generating impact fee revenue. Councilmember **Alex Leeman** said the downturn has allowed residents to catch their breath, which has been positive for public opinion in the long term. He was surprised Evergreen hasn't started building yet. If they had, and Wasatch had started their 1,200 units in 2023, the recent election could have been impacted, **Mellor** said. **Child** said he has concerns that something has to give: either prices or interest rates.

Mellor said that because of Old Farm, Farmington is land-rich and money-poor. Old Farm is land that is uniquely zoned and is doing nothing. It could be sold to finance City projects. A downturn could present amazing pricing and Farmington would not get stuck paying high interest rates.

Councilmember **Scott Isaacson** said that while today's interest rates are high, he remembers high interest rates of the past. In 1981, he paid 13.5% for his first home, which cost \$70,000. **Leeman** said housing is still a great investment because there is demand for it. The question now is where developers get their money: from banks or investors.

Isaacson asked about Utah Gov. Spencer Cox's \$150 million "Utah First Homes" Starter Home Program. The goal is to create 35,000 new starter homes by 2028. **Mellor** said Farmington townhome projects where units are being sold for \$600,000 would not qualify, and the only place this could be used in Farmington is the development by the Mercedes dealership. The average home in Farmington costs over \$800,000.

Councilmember **Melissa Layton** asked about registering Accessory Dwelling Units (ADUs) on the City website. She asked if they must be registered even if the homeowner doesn't currently rent it out. Community Development Director **Dave Petersen** said he would look into it.

Shumway asked if the trust fund to donate money for paying others' utilities has been set up yet. Finance Director **Greg Davis** said Farmington is gearing up for it this month, and details will be coming out on utility bills any day now.

Leeman said as the West Davis Corridor gets set to open on Saturday, it has been entertaining to watch people get used to the stop light at 950. **Boshell** said Commerce and Innovator are not opening yet, as they need to still be striped. Staff has informed Fox Hunter residents that when everything opens up, Fox Hunter will be barricaded by the church for a little while. If motorists take a right turn there, they can get clear to Station Park without ever using a blinker. Barricading it off will train people to find another route to Station Park.

Leeman asked if temporary arrow signage saying "Station Park, this way" could help. He also asked if signage would be needed at 950 for the Denver and Rio Grande Wester (D&RGW) Rail Trail. **Boshell** said he recently put in an order with UDOT for signals there and at Burke and Maker. It costs \$800,000 just for materials.

Petersen noted that Farmington did not get a bump in population as expected between 2010 and 2020. He thought adult children moving back in with parents would show a population increase in Farmington in that time.

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 City Manager/City Engineer Chad
Boshell, and
City Lobbyist Eric Isom.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:03 p.m.

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

City Manager **Brigham Mellor** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Melissa Layton**.

PRESENTATION:

Oath of Office for Newly Elected City Councilmembers

City Recorder **DeAnn Carlile** swore Councilmembers **Roger Child**, **Scott Isaacson**, and **Amy Shumway** into office, after each incumbent recently succeeded in re-election campaigns.

Recognize Mike Plaizier and Larry Steinhorst for their service on Planning Commission

Mayor Anderson presented this agenda item. Commissioner **Larry Steinhorst**, who served on the Planning Commission since 2020, was presented with a plaque recognizing his service.

BUSINESS:

Zone Text Amendment – Residential Driveway Material Type and Parking in Front and Side Corner Yards

Community Development Director **Dave Petersen** presented this agenda item. **Brent White**, the City's Storm Water Official, administers and implements federal, state, and local storm water regulations. In doing so, he reviews all commercial and residential site plans, including site plans for single-family and two-family dwellings. **White** wants less hard surfaces.

Paved residential driveways are an acceptable impervious surface as per Section 11-32-030 E. of Chapter 32 of the Zoning Ordinance, and this subparagraph also seems to imply a gravel driveway as an allowed surface. **White** is requesting that the City clarify this section to ensure that pavement and gravel are both approved surfaces. He is O.K. with either material.

In meeting this request, Staff found that it may be reasonable to make modifications to Section 11-32-060 A.1 as well. "Properly designated parking spaces" have been defined as those in a garage, carport, or parking pad located to the side of a dwelling but not located in the front yard or required side corner yard. The word "required" has been struck for front or side corner yards.

Because a required side corner yard is 20 feet, in some cases this would not allow an RV pad on the side of some homes in order to allow for proper view shed. It will be possible to ask the Planning Commission for special exceptions. The Planning Commission reviewed and recommended the proposed changes in the enabling ordinance at a public hearing on December 7, 2023. **Petersen** said he is very comfortable with the proposed changes.

Motion:

Leeman moved that the City Council adopt the enabling ordinance (enclosed in the Staff Report) approving the proposed changes to Sections 11-32-030 E. and 11-32-060 A.1. of Chapter 32 of the Zoning Ordinance.

Findings 1-2:

1. Impervious surface is a key element related to stormwater run-off. Clarifying allowed surface types for residential driveways will help the City in its administration of its regulations.
2. Impervious surface increases run-off sometimes to the detriment of the environment and may result in costlier infrastructure to handle the additional stormwater for the City to construct, operate, and maintain. Limiting residential driveway surface area to what is necessary helps the community to achieve its goals and objectives of managing stormwater runoff.

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:

- Item 1: Resolution appointing **Kristen Sherlock** and **Joey Hansen** to serve as members of the Planning Commission for a full term of four years, with terms to expire December 31, 2027. **Mayor Anderson** said he, **Petersen**, and Assistant Community Development Director/City Planner **Lyle Gibson** all endorse these two nominees. **Hansen** emcees the City’s parade and has a lot of fundraising experience. He would like to set up fundraising procedures for the Old Mill. **Sherlock** is a well-known Realtor who lives in West Farmington on the north side of Clark Lane, east of Eagle Bay Elementary, and close to the trail. She likes to be involved in the community and has previous planning experience. **Petersen** said all the City’s quadrants are now represented on the Planning Commission. Commissioner **Erin Christensen**, who has a new baby and three children under the age of 4, has recently asked to step down from the Commission a year early. Staff is now interviewing a central Farmington resident who applied for earlier vacancies to fill **Christensen**’s seat. **Shumway** said she likes having alternate Commissioners, as

they are consistently needed and involved. There should be a joint training session with both the Commission and Council on January 16, 2024.

- Item 2: Resolution appointing **Brian Shepherd** and **Spencer Klein** to serve as alternate members of the Planning Commission for a one-year appointment to expire December 31, 2024.
- Item 3: Approval of Minutes for December 5, 2023. **Isaacson** and **Shumway** listed several minor changes to the minutes, which will be made.
- Item 4: Approval of Minutes for December 6, 2023.

Motion:

Child 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 he and **Mayor Anderson** are still discussing portfolio assignments for each Councilmember for 2024, and they will be presented at the next Council meeting. **Mayor Anderson** asked if it is a good use of Council time to have a Councilmember on the Mosquito Abatement District-Davis Board. **Mellor** said it is a big board representing 16 cities, and Farmington doesn't have to necessarily be represented by a Councilmember. He will discuss alternatives with **Mayor Anderson**. **Child**, who has served on the board previously, said it may be critical to have a Councilmember present when the board approves budgets.

Mellor said the joint Council/Commission training scheduled for January 16, 2024, may have to be postponed, as Utah State House District 18 Representative **Paul Cutler** and Utah State House District 17 Representative **Stewart Barlow** will be attending the Council's work session that day prior to the State Legislative session.

Mayor Anderson and City Council Reports

Isaacson asked about the 1150 and Glover Lane round about. He is concerned that a motorist could drive up over it at night. It is a hazard at night and should be lit. **Mellor** said the City has an agreement and was given \$25,000 to do so, and a contractor quoted \$17,000 for the project. It should be done this April. Assistant City Manager/City Engineer **Chad Boshell** said the contractor is very busy, and public works could use water-filled barriers as a temporary solution. **Mellor** said he would talk to Public Works Director **Larry Famuliner** about the temporary barriers.

Shumway asked if an electrician can inspect the electrical light issue at Heritage Park, where the Tree of Hope is lit annually. There are recent reports of a power surge. **Mellor** said that would

come now that the holidays are over and running power conduit has been scheduled. Residents have been putting up Christmas lights on their own separate from the City. They run extension cords from their homes to the park, and some even use generators. It is all done through volunteer work.

Mayor Anderson said the City Attorney will soon circulate a proposed City ordinance about prayer in public meetings in order to establish a standard moving forward. It will be on a future work session agenda.

ADJOURNMENT

Motion:

Isaacson made a motion to adjourn the meeting at 7:36 p.m.

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

DeAnn Carlile, Recorder