

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, October 1, 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.

- Social Media Policy Discussion
- Green Waste Discussion

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation – Roger Child, Councilmember
- Pledge of Allegiance – Amy Shumway, Councilmember

PRESENTATIONS:

- Musical Number from Farmington City's production of Curtains
- Rotary Club Presentation

PUBLIC HEARINGS:

- Consideration of an ordinance vacating a certain portion of the 200 East Street right-of-way [pg 3](#)
- Lyon Meadows Preliminary PUD Master Plan (PUD Overlay), and Schematic Subdivision Plan [pg 12](#)

SUMMARY ACTION:

1. Public Works Surplus Property [pg 25](#)
2. Approval of Minutes for 09.24.24 [pg 27](#)

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 September 26, 2024

CITY COUNCIL AGENDA



PUBLIC HEARING

AGENDA TITLE: Consideration of an ordinance vacating a certain portion of the 200 East Street right-of-way

PRESENTED BY: David Petersen

DEPARTMENT: Community Development

MEETING DATE: October 1, 2024

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: David Petersen – Community Development Director
Date: 10/1/2024
Subject: Consideration of an ordinance vacating a certain portion of the 200 East Street right-of-way (STR-4-24).

RECOMMENDED MOTION

Move that the City Council approve the proposed ordinance vacating a certain portion of the east side of the 200 East Street right-of-way located at 105 South and 115 South subject to the following conditions:

1. The vacation shall include a remnant portion of right-of-way on the north side of the property located at 105 South 200 East (Parcel #07-033-0018) as illustrated on the enclosed vicinity map;
2. The applicant shall:
 - a. Provide a legal description for Exhibit A to the enclosed ordinance.
 - b. Prepare public utility easements acceptable to the City encompassing the vacated portion of the right-of-way, which shall be recorded by the City prior to or concurrent with the enclosed vacation ordinance.
 - c. Prepare easements, each of which are acceptable to the respective public service provider—Central Davis Sewer District, Benchland Water, and Farmington City encompassing the vacated portion of the right-of-way, which easements shall be recorded by the City prior to or concurrent with the enclosed vacation ordinance.

Findings:

1. The vacation is consistent with past street vacations on and along 200 East approved by previous governmental entities.
2. The vacation of the right-of-way as identified represents the way that the property is currently being used.
3. The City's Development Review Committee (DRC) has reviewed and is alright if the City vacates the proposed portion of the 200 East right-of-way so long as

the above conditions are met. Members of the DRC include, among others, Benchland Water, Central Davis Sewer District, Farmington City Public Works, and the Farmington City Engineer.

4. In documents submitted by the applicant, his engineer erroneously identified the proposed area to be vacated as SR-106. The portion of the proposed local street to be vacated is "200 East Street" ---the City does not have the authority to vacate State rights-of-way, or portions thereof.

Supplemental Information

- a. Vicinity Map
- b. Vacation Ordinance
- c. Information prepared by the applicant for the proposed area to be vacated prepared by the applicant, titled "SR-106 Road Vacation"

Respectfully submitted,



David Petersen
Community Development Director

Review and concur,

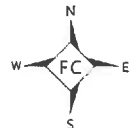
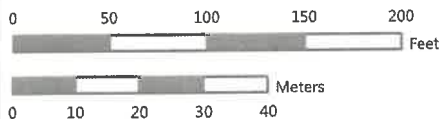


Brigham Mellor
City Manager



VICINITY MAP

200 East Street Vacation



Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

FARMINGTON CITY, UTAH

ORDINANCE NO. _____

AN ORDINANCE VACATING A CERTAIN PORTION OF THE 200 EAST STREET RIGHT-OF-WAY WITHIN FARMINGTON CITY, STATE OF UTAH.

WHEREAS, said request is for the vacation of a portion of the east side of 200 East Street public right-of-way located at 105 South and 115 South (Parcels #s 07-033-0018 and 07-033-0019); and

WHEREAS, the governing body of Farmington City has previously determined that there is good cause for the requested vacation and it will not be detrimental to the general interest of the public to grant the same; and

WHEREAS, the Farmington City Council has caused all required public notices to be given, and has held all appropriate public hearing regarding such vacation;

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

Section 1. Street Vacation. The City Council of Farmington City hereby declares that a portion of the 200 East Street public right-of-way as more particularly described in Exhibit “A,” attached hereto and incorporated herein, is hereby vacated and the such property shall be conveyed to the adjacent property owners.

Section 2. Rights not Affected. The action of the City Council vacating a portion of the public right-of-way provided herein shall operate as a relinquishment of the City’s fee therein, provided that nothing herein shall be construed to vacate, impair or otherwise affect any real property interest, easement, right-of-way, holding or franchise right therein of any public utility or other property owner, governmental or private.

Section 3. Recorded. A certified copy of this Ordinance shall be recorded in the office of the Davis County recorder, State of Utah, and the necessary changes made on the official plats and records of the County to accomplish the purpose thereof.

Section 4. 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 1st day of October, 2024.

FARMINGTON CITY

Brett Anderson, Mayor

ATTEST:

DeAnn Carlile, City Recorder

Exhibit "A"

811 CALL BEFORE YOU DIG
 24 HOURS A DAY
 7 DAYS A WEEK
 1-800-4-A-HEADLINE
 COMMERCIAL BY APPOINTMENT

APPROPRIATE TO THE CENTER OF THE ROAD
 CONSTRUCTION SHALL BE LIMITED TO THE CENTER OF THE ROAD
 15'± FROM THE CENTER OF THE ROAD
 15'± FROM THE CENTER OF THE ROAD

SR-106 ROAD VACATION

105 SOUTH 200 EAST
 FARMINGTON, UTAH 84025

INDEX OF DRAWINGS
 C-001 GENERAL NOTES
 C-100 SITE UTILITY PLAN

**FOR REVIEW
 NOT FOR CONSTRUCTION**

DATE PRINTED
 July 23, 2024

EN SIGN
 THE STANDARD IN EXPRESSION

LAYTON
 319 North 400 West
 Layton, UT 84041
 Phone: 801.547.1100

SANDY
 Phone: 801.258.8629

TORRILE
 Phone: 435.543.3560

CEARX CITY
 Phone: 435.695.1453

ROCHESTER
 Phone: 435.994.2963

WWW.ENSIGNINC.COM

105 SOUTH 200 EAST
 FARMINGTON, UTAH 84025

SR-106 ROAD VACATION

105 SOUTH 200 EAST
 FARMINGTON, UTAH 84025



COVER

DATE
 2024/07/23

PROJECT
 SR-106

NOTICE TO CONTRACTOR

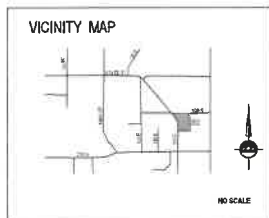
ALL CONSTRUCTION SHALL BE CONFINED TO THE CENTER OF THE ROAD, AS SHOWN ON THE PLANS, AND SHALL NOT EXCEED THE CENTER OF THE ROAD. CONSTRUCTION SHALL BE LIMITED TO THE CENTER OF THE ROAD AND SHALL NOT EXCEED THE CENTER OF THE ROAD. CONSTRUCTION SHALL BE LIMITED TO THE CENTER OF THE ROAD AND SHALL NOT EXCEED THE CENTER OF THE ROAD.

NOTICE TO DEVELOPER/CONTRACTOR

ALL CONSTRUCTION SHALL BE CONFINED TO THE CENTER OF THE ROAD, AS SHOWN ON THE PLANS, AND SHALL NOT EXCEED THE CENTER OF THE ROAD. CONSTRUCTION SHALL BE LIMITED TO THE CENTER OF THE ROAD AND SHALL NOT EXCEED THE CENTER OF THE ROAD.

UTILITY DISCLAIMER

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

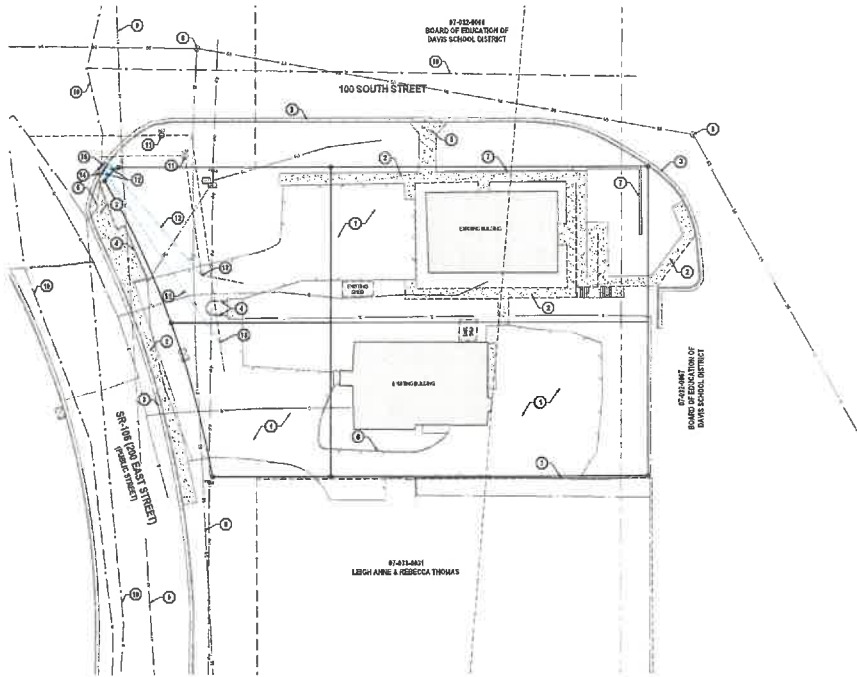


GENERAL NOTES

- ALL WORK SHALL BE CONFINED TO THE CENTER OF THE ROAD.
- CALL BEFORE YOU DIG (800) 4-A-HEADLINE (435-8827) PRIOR TO CONSTRUCTION.

811 CALL BEFORE YOU DIG
 811 UTAH AT-A-RAMM
 PREPARE THE SITE
 CONDUCT DESIGN OF ANY
 UTILITY AND RECORDING
 BEFORE ANY
 CONSTRUCTION

AN ENDORSEMENT OF THE QUALITY
 OF THE WORK
 PERFORMED BY THE CONTRACTOR
 IS NOT GUARANTEED BY THE BOARD OF
 EDUCATION OF DAVIS SCHOOL DISTRICT



GENERAL NOTES

- ALL WORK TO COMPLY WITH THE QUALITY AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND RECORDATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDATION.
- ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND RECORDATION.
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SCOPE OF WORK:

- EXIST UTILITIES
- NEW UTILITIES
- EXIST CURB AND GUTTER
- EXIST DRIVE PAVEMENT
- EXIST DRIVE PAVEMENT
- EXIST DRIVE PAVEMENT
- EXIST DRIVE PAVEMENT
- EXIST DRIVE PAVEMENT
- EXIST DRIVE PAVEMENT
- EXIST DRIVE PAVEMENT
- EXIST DRIVE PAVEMENT

EN SIGN
 THE EXPERTS IN ENGINEERING

LAYTON
 119 South 400 West
 Layton, UT 84041
 Phone: 801.547.1100

SANDY
 Phone: 801.248.1609

TOWLE
 Phone: 435.843.3500

CEGAR CITY
 Phone: 435.895.1453

RICHFIELD
 Phone: 435.898.5883

WWW.ENSIGNONLINE.COM

SR-106 ROAD VACATION
 105 SOUTH 200 EAST
 FARMINGTON, UTAH 84025

UTAH
 STATE
 ENGINEERING
 BOARD

REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 12345

DATE: 10/15/2024

PROJECT NO: 2024-100

DESIGNED BY: J. SMITH

CHECKED BY: M. JONES

SCALE: AS SHOWN

C-100

CITY COUNCIL AGENDA



PUBLIC HEARING

AGENDA TITLE: Lyon Meadows Preliminary PUD Master Plan (PUD Overlay), and Schematic Subdivision Plan

PRESENTED BY: David Petersen

DEPARTMENT: Community Development

MEETING DATE: October 1, 2024

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: David Petersen – Community Development Director
Date: October 1, 2024
Subject: Lyon Meadows Preliminary PUD Master Plan (PUD Overlay), and Schematic Subdivision Plan. (S-9-24)

RECOMMENDATION

Move that the City Council approve the schematic subdivision plan and preliminary PUD for the Lyon Meadows Subdivision subject to all applicable Farmington City development standards and ordinances and the following condition:

1. The Planning Commission recommend, and the City Council approve a moderate-income housing proposal including executable and recordable documents prior to the applicant receiving approval of a Preliminary Plat and/or the Final PUD Master Plan.
2. The City Council will consider adopting an enabling ordinance enacting the PUD overlay prior to or concurrent with approval of the moderate-income housing proposal with accompanying documents.

Findings:

1. The proposed use of land and lot size is consistent with the existing zoning on the property and surrounding development.
2. The street layout and project configuration comply with applicable design standards and completes the street network without creating any new dead ends.
3. The requested flexibility in setbacks will allow for the construction of desirable homes which will complement the surrounding neighborhoods.

[Note: the above proposed motion was recommended by the Planning Commission on September 19, 2024].

Background Information

The subject property which lies on the border of Farmington and Kaysville along the I-15 frontage road was previously occupied by 1 home. The home which had been on site for many years was recently demolished and the property now stands vacant.

The property is zoned the same as the adjacent residential to the east which consists of .25-acre single family home lots and only a bit further east and also in Kaysville are .20 acre sized single family home lots.

The existing LR zoning allows for 10,000 sq. ft (.23 acres) sized lots, but only as an alternate lot size. Also of note, the property is triangular in shape adding complexity to laying out typical lots. With this background and an interest in doing something similar to the surrounding community, the applicant is requesting the PUD overlay zone to allow for some flexibility in how the lots would be situated to best utilize the property shape.

The plan previously included 16 lots, but now includes 17 lots each of which are greater than or equal to 10,000 sq. ft. in size. To be eligible for this lot size within the zone, the applicant intends to provide moderate income housing within the project. The complete proposal for moderate income housing will require review and approval before granting Preliminary Plat and Final PUD Master Plan approval.

The Planning Commission held a public hearing and reviewed this application on July 11, 2024, but tabled the agenda item "until the applicant can come back with more details and information about if they want to and where they want to put in rights for ADUs and moderate-income housing" (see PC Minutes, 7.11.24). The following table summarizes some moderate-income housing options, and the applicant desires to implement Alternative C.

Lyon Meadows Moderate Income Housing Alternatives (9.19.24)		
A	B	C
Two Family Dwelling Or Fee in Lieu	SSF (Subordinate Single-family Dwelling)	SF (Single-family Dwelling)/Fee in Lieu
A duplex on Lots 116 and 117 (Applicant shall combine the parcels into one lot)	Two SSFs each on a DADU Parcel	SF's on Lots 116 and 117
25-year deed restricted rent 60% AMI (\$1,167 in 2020, but must be adjusted to present market conditions) Or Fee in Lieu or pro-rata portion thereof equal to \$153,351.50 but adjusted to present market conditions, for each for the 2 units.	Value of each—less than the fee in lieu amount for a single-family home under present market conditions.	Sale price for one 15-year deed restricted SF not to exceed \$412,397.00, but adjusted to present market conditions Plus A fee in lieu of 60% of \$412,397.00, but adjusted to present market conditions
Note: A table updated to present market conditions will be presented at the Planning Commission meeting		

All streets within the project are proposed to be standard public local streets.

The allowances sought by the PUD are shown on the schematic subdivision plan.

Items of note requested as part of PUD:

Setback Reduction:

Typical side yards are 10' minimum 22' total.

Request is 10' side yard. 20' total.

Typical rear yard is 30'.

Requested rear yard is 20'.

Lot 106

Unique setbacks including 10' yard on north part of lot.
Typical frontage is 85'. This lot is more of a flag lot configuration.

Lots 116 and 117

These triangular lots show a 5-foot setback on the middle lot line dividing the two parcels.

Ultimately the setbacks and lot widths are simply memorialized by the plat rather than by a development agreement for example.

The Development Review Committee (DRC) has reviewed the proposed schematic plan and has indicated that it can serve the development as proposed. Detailed engineering would be reviewed at future steps in the process if the Planning Commission and Council are supportive of the initial design.

The applicant is proposing to do on-site storm-water detention, and the schematic plan shows two detention basins adjacent to the Frontage Road in the SE corner of the development.

Supplemental Information

1. Vicinity Map
2. Lyon Meadows Schematic Subdivision Plan / Preliminary PUD Master Plan, 9.19.24
3. Lyon Meadows Schematic Subdivision Plan / Preliminary PUD Master Plan, 7.11.24
4. Proposed Building Elevations
5. Section 11-28-260 of the Zoning Ordinance—Moderate Income Housing Fee in Lieu Analysis

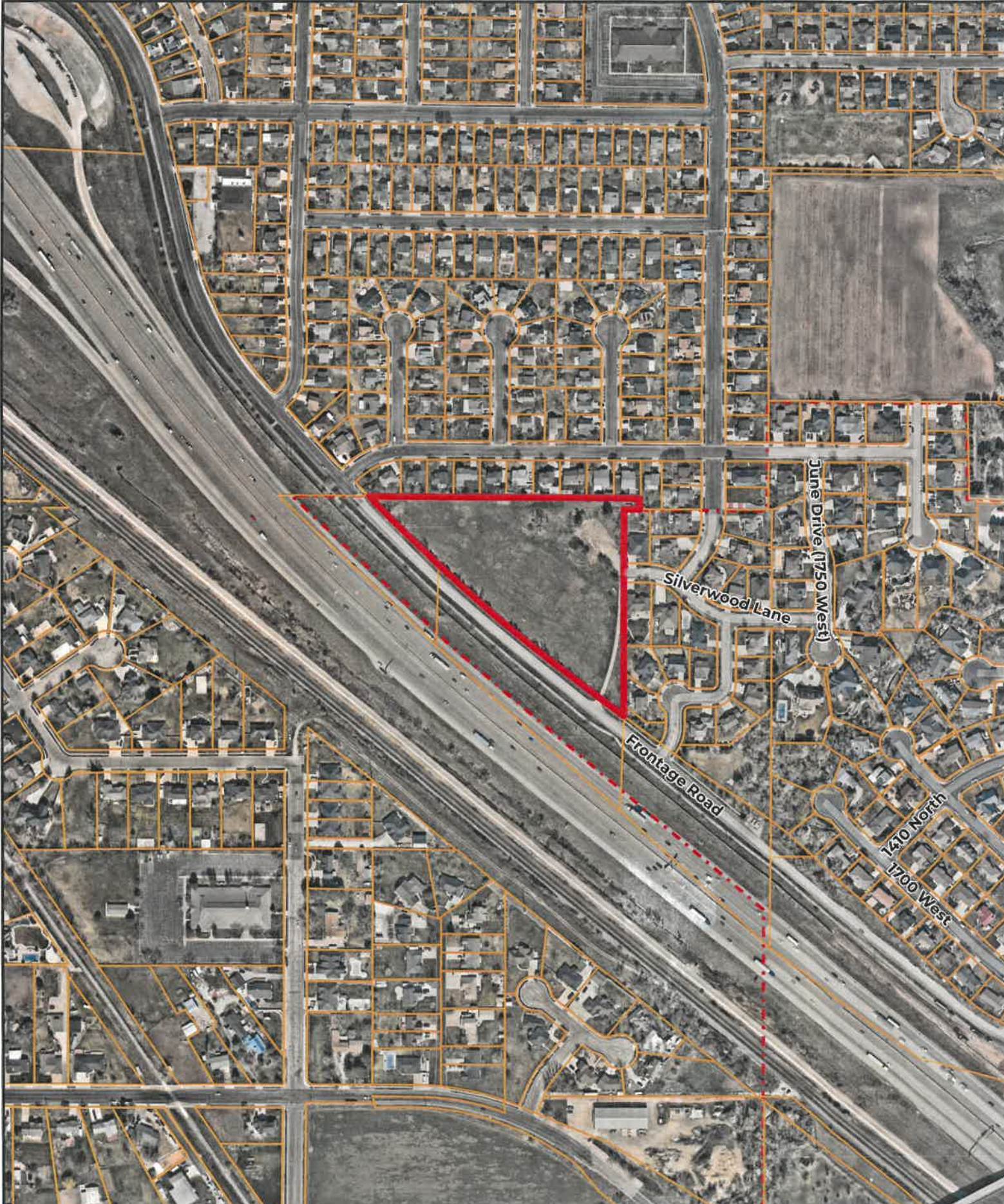
Respectfully Submitted,



David Petersen
Community Development Director

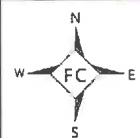
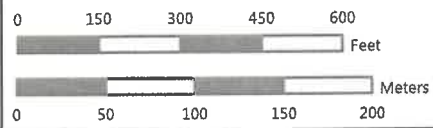


Ingham Mellor
City Manager



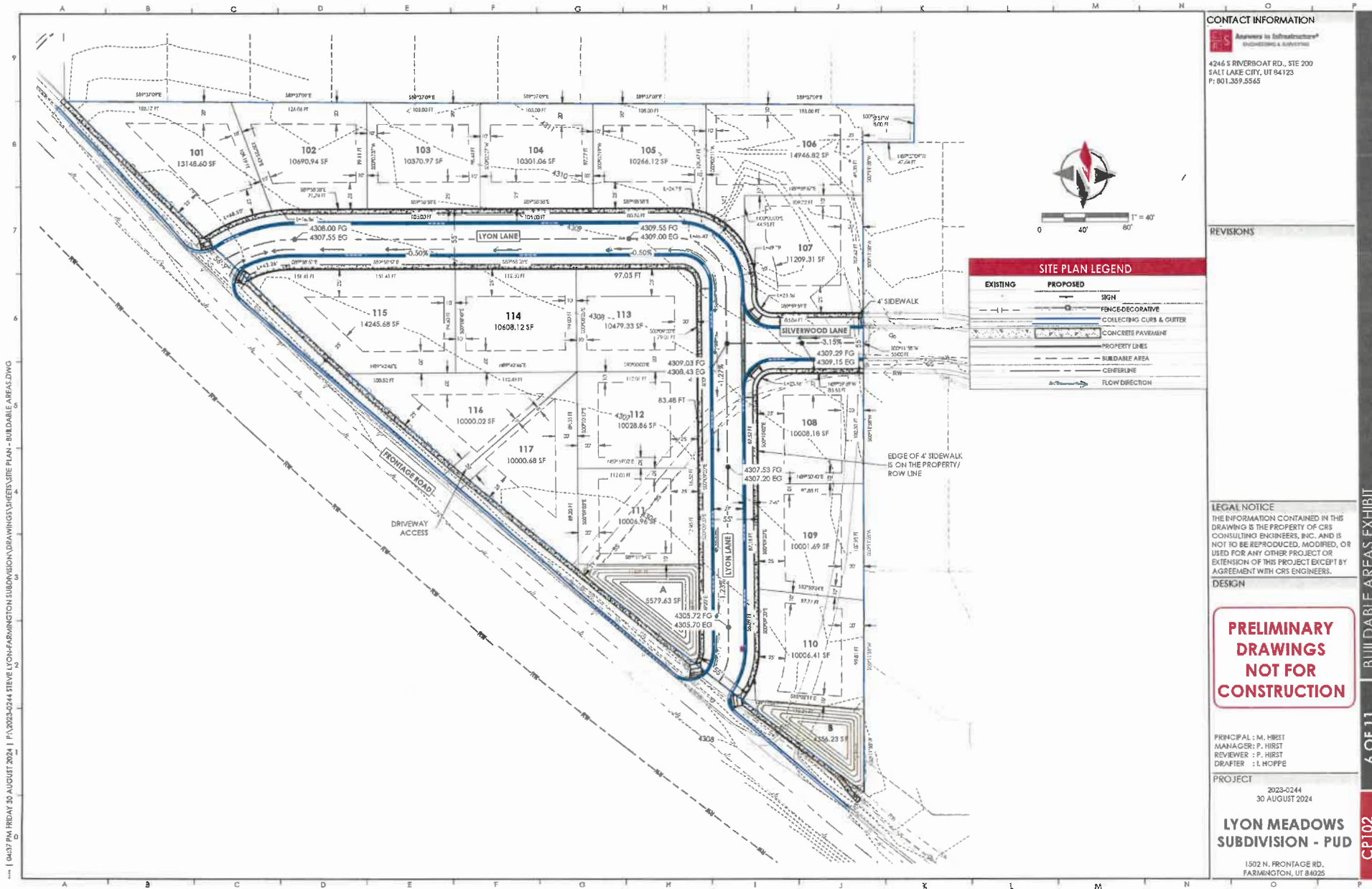
VICINITY MAP

Lyon Meadows PUD



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Reviewed by the P.C. on 9.19.24



1:04:07 PM FRIDAY 30 AUGUST 2024 | P:\2023-0244 STEVE LYON-FARMINGTON SUBDIVISION\DRAWINGS\BICEIS\SITE PLAN - BUILDABLE AREAS.DWG

6 OF 11 BUILDABLE AREAS EXHIBIT CP102

9/19/24

CONTACT INFORMATION
Accession to Submittals
ENGINEERING SURVEYING
4246 S RIVERBENT RD., STE 200
SALT LAKE CITY, UT 84123
P: 801.369.5565



REVISIONS

SITE PLAN LEGEND	
EXISTING	PROPOSED
	SIGN
	FENCE DECORATIVE
	COLLECTING CURB & GUTTER
	CONCRETE PAVEMENT
	PROPERTY LINES
	BUILDABLE AREA
	CENTERLINE
	FLOW DIRECTION

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DESIGN

**PRELIMINARY
DRAWINGS
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CONSTRUCTION**

PRINCIPAL : M. HRST
MANAGER : P. HRST
REVIEWER : P. HRST
DRAFTER : L. HOPPE

PROJECT
2023-0244
30 AUGUST 2024

**LYON MEADOWS
SUBDIVISION - PUD**

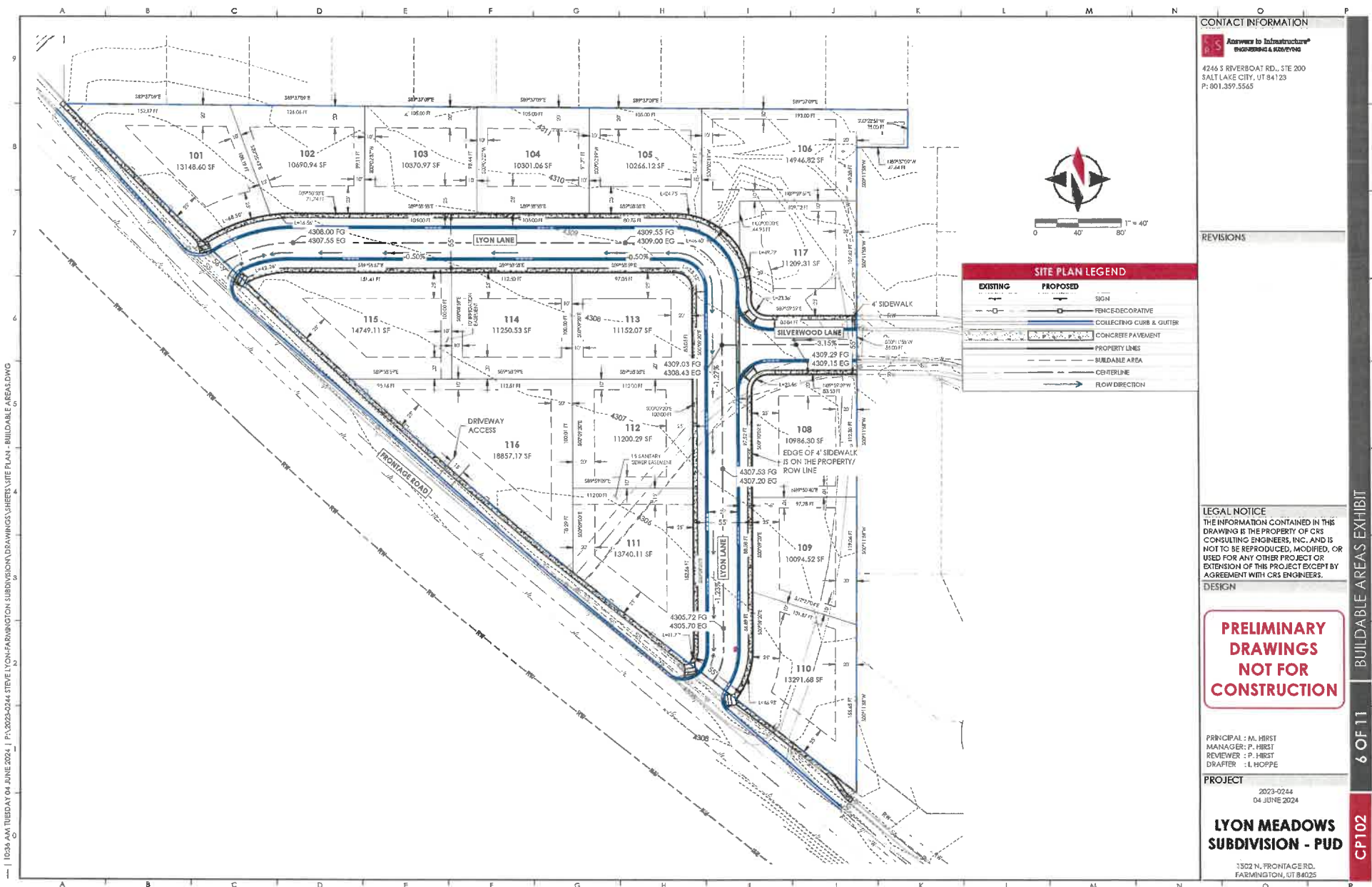
1802 N. FRONTAGE RD.
FARMINGTON, UT 84025

1 04:37 PM FRIDAY 30 AUGUST 2024 | P:\2023-0244 BEVEE LYON FARMINGTON SUBDIVISION\DRAWINGS\CSHREETS\SITE PLAN - BUILDABLE AREAS.DWG

6 OF 11 BUILDABLE AREAS EXHIBIT

CP102

Reviewed by the P.C. on 7.11.24
1 of 2



CONTACT INFORMATION
CRS Answers to Infrastructure
 CONSULTING ENGINEERS & ARCHITECTS
 4246 S RIVERBOAT RD., STE 200
 SALT LAKE CITY, UT 84123
 P: 801.359.5565

REVISIONS

SITE PLAN LEGEND

EXISTING	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	SIGN
(Symbol)	(Symbol)	FENCED/DECORATIVE
(Symbol)	(Symbol)	COLLECTING CURB & GUTTER
(Symbol)	(Symbol)	CONCRETE PAVEMENT
(Symbol)	(Symbol)	PROPERTY LINES
(Symbol)	(Symbol)	BUILDABLE AREA
(Symbol)	(Symbol)	CENTERLINE
(Symbol)	(Symbol)	FLOW DIRECTION

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DESIGN

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

PRINCIPAL : M. HIRST
 MANAGER : P. HIRST
 REVIEWER : P. HIRST
 DRAFTER : L. HOPPE

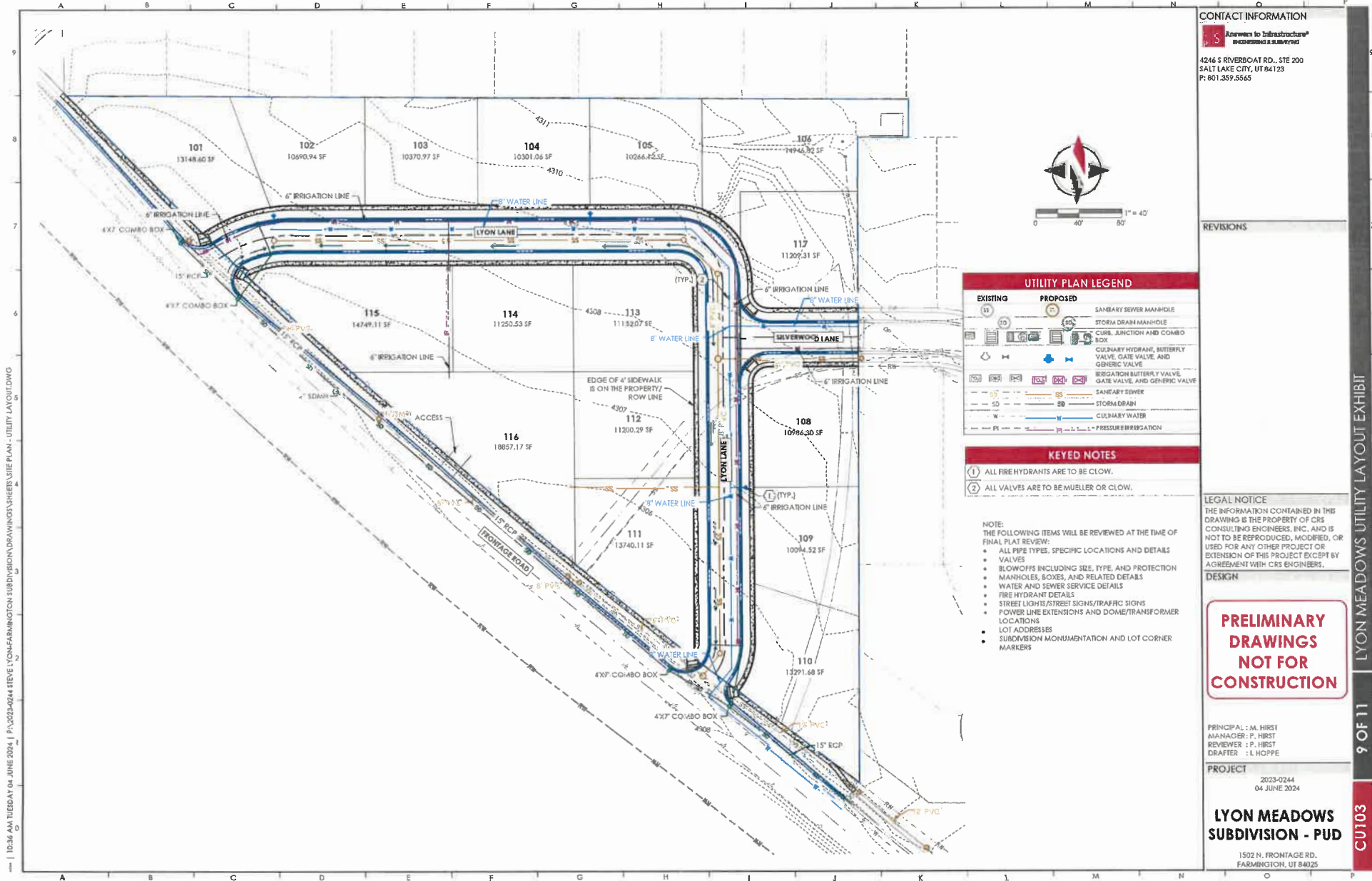
PROJECT
 2023-0244
 04 JUNE 2024

LYON MEADOWS SUBDIVISION - PUD
 1302 N. FRONTAGE RD.
 FARMINGTON, UT 84025

10596 06/04/2024 04:06:00 TUESDAY 04 JUNE 2024 | P:\3023-0244 STEVE LYON-FARMINGTON SUBDIVISION DRAWINGS\SHEETS\SITE PLAN - BUILDABLE AREAS.DWG

6 OF 11 BUILDABLE AREAS EXHIBIT CP102

Reviewed by the P.C. on 7.11.24
2 of 2



CONTACT INFORMATION
 **Answers to Infrastructure**
 4246 S RIVERBOAT RD., STE 200
 SALT LAKE CITY, UT 84123
 P: 801.359.5565

REVISIONS

UTILITY PLAN LEGEND

EXISTING	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	SANITARY SEWER MANHOLE
(Symbol)	(Symbol)	STORM DRAIN MANHOLE
(Symbol)	(Symbol)	CURB, JUNCTION AND COMBO BOX
(Symbol)	(Symbol)	CULINARY HYDRANT, BUTTERFLY VALVE, GATE VALVE, AND GENERIC VALVE
(Symbol)	(Symbol)	IRRIGATION BUTTERFLY VALVE, GATE VALVE, AND GENERIC VALVE
(Symbol)	(Symbol)	SANITARY SEWER
(Symbol)	(Symbol)	STORM DRAIN
(Symbol)	(Symbol)	CULINARY WATER
(Symbol)	(Symbol)	PRESSURE IRRIGATION

KEYED NOTES

① ALL FIRE HYDRANTS ARE TO BE CLOW.
 ② ALL VALVES ARE TO BE MULLER OR CLOW.

NOTE:
 THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW:

- ALL PIPE TYPES, SPECIFIC LOCATIONS AND DETAILS
- VALVES
- BLOWOFFS INCLUDING SIZE, TYPE, AND PROTECTION
- MANHOLES, BOXES, AND RELATED DETAILS
- WATER AND SEWER SERVICE DETAILS
- FIRE HYDRANT DETAILS
- STREET LIGHTS/STREET SIGNS/TRAFFIC SIGNS
- POWER LINE EXTENSIONS AND DOME/TRANSFORMER LOCATIONS
- LOT ADDRESSES
- SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS

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DESIGN

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

PRINCIPAL : M. HIRST
 MANAGER : P. HIRST
 REVIEWER : P. HIRST
 DRAFTER : L. HOPPE

PROJECT
 2023-0244
 04 JUNE 2024

LYON MEADOWS SUBDIVISION - PUD
 1502 N. FRONTAGE RD., FARMINGTON, UT 84025

10:36 AM TUESDAY 04 JUNE 2024 | P:\2023-0244 STEVE LYON-FARMINGTON SUBDIVISION\DRAWINGS\THE SITE PLAN - UTILITY LAYOUT.DWG

LYON MEADOWS UTILITY LAYOUT EXHIBIT
 9 OF 11
 CU103



SYDNEYS CORNER
SUBDIVISION PHASE 1



SYDNEYS CORNER
SUBDIVISION PHASE 1



SYDNEYS CORNER
SUBDIVISION PHASE 1



THE ROSE
SUBDIVISION



11-28-260: MODERATE INCOME HOUSING FEE IN LIEU ANALYSIS:

A. Analysis Input Factors: Respective zone district standards in this Title, which require a minimum moderate-income housing set aside, also may allow a fee in lieu thereof at the sole discretion of the City. In determining a fee in lieu amount, the City may use the following information:

1. Average last twelve (12)-month home sales price in Farmington City of homes constructed within the previous three (3) years;
2. Average rent of new condos/apartments to include, among other things, studio and one (1) to four (4)-bedroom dwelling units;
3. HOA/Property Management Fees as part of the rent expense in an apartment analysis;
4. Current prevailing thirty (30)-year fixed home loan/mortgage interest rate;
5. Utility allowance/expenses; and
6. Eighty percent (80%) and sixty percent (60%) AMI (Average Median Income) for Davis County.

B. Analysis Resources: Data necessary to prepare the fee in lieu analysis may come from, but not be limited to, the following sources: real estate professionals, such as brokers and appraisers; MLS (Multiple Listing Service); mortgage loan brokers; Davis Housing Authority; on-line tenant rent income housing calculators; etc.

C. Analysis: The City may determine the fee in lieu amount for single-family, two-family (same as multiple-family), and multiple-family dwellings as set forth in the table below:

Affordable Housing Fee in Lieu Calculations-Sample Table Only				
Single-Family Calculation				
80% AMI Davis County	30% of the 80% Income for Davis County			
\$ 74,640.00 5 person HH	\$ 22,392.00			
A	Average Home Price in Farmington (for homes sold since March of 2020 and built in 2018 or later)			\$ 802,397.00
B	80% AMI Affordable Home Price			
	Annual Housing Costs			
	Mortgage Amount	100%	\$ 390,000.00	\$ 390,000.00
	Interest Rate	3%	4.0%	
	Annual P&I		\$ (15,000.01)	
	PMI	0.75%	\$ (2,925.00)	
	Utility Allowance	4 bedrooms	\$ (1,980.00)	
	Insurance	0.15%	\$ (585.00)	
	Taxes	0.50%	\$ (1,950)	
Total		\$ (22,440.01)		
Affordable Housing Fee in Lieu Amount (A less B)				
Multi-Family Calculation				
Three Bedroom				
60% AMI Affordable Rent				\$ 1,347.00

Utility Allowance		\$ 100.00
HOA Fees		\$ 80.00
Total		\$ 1,167.00
A	Market Rent (Monthly)	\$ 1,800.00
B	60% AMI Affordable Rent	\$ 1,167.00
Difference (A less B)		\$ 633.00
Annual Difference		\$ 7,596.00
Affordable Housing Fee in Lieu Amount: NPV (30 Year at above interest rate (3%))		\$ 153,351.50

D. Analysis Update: The City may annually update its affordable housing factors and tables.

E. Use Of Fees In Lieu: All fees in lieu received by the City shall only be used for moderate income housing purposes. (Ord. 2021-20, 8-3-2021)

CITY COUNCIL AGENDA



SUMMARY ACTION

1. Public Works Surplus Property
2. Approval of Minutes for 09.24.24



160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Larry Famuliner, Public Works Director
Date: October 1, 2024
Subject: Surplus Property

RECOMMENDATION(S)

Request that the City Council declare the following vehicle(s) as surplus and allow us to sell them.

BACKGROUND

'04 Dodge	Ram 1500 4X4 Quad Cab	VIN # 1D7HU18DX4J255779
'03 Ford	F250	VIN # 1FTNX21S63EA32892
'07 Dodge	Durango	VIN # 1D8HB48297F578116
'07 Dodge	Durango	VIN # 1D8HB48207F578117
'02 Caterpillar	Mini Excavator	VIN # CAT03018HBFA01138
Unknown	Home Build - Trailer	Single Axle Spray Trailer
'07 Chevrolet	Colorado	VIN # 1GCCDT13E378113295
'08 Dodge	Durango	VIN 3 1D8HB482X8F156177
DR	Brush Mower	Model # ATMO 76891
'05 Sase	Push Cart for Scarfire	
'05 Sase	VA 30S Scarfire	VIN # 6650509013
'00 Sase	VA 30S Scarfire	VIN # 6650001013
North Star	Pressure Washer 3500 PPW	Serial # 08002801
'14 Brite Striper	BS 3000 SP Field Painter	VIN # C10224

These vehicle(s) have been replaced. We recommend that these vehicle(s) be sold. These vehicle(s) will go to JJ Kane Auctions at 2353 N. Redwood Road, Salt Lake City.

Respectfully submitted,



Larry Famuliner
Public Works Director

Review and concur,



Brigham Mellor
City Manager

DRAFT FARMINGTON CITY – CITY COUNCIL MINUTES

September 17, 2024

WORK SESSION

Present:

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

*City Attorney Paul Roberts,
City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,
Community Development Director Dave
Petersen,
Finance Director Greg Davis, and
City Lobbyist Eric Isom.*

Mayor **Brett Anderson** called the work session to order at 6:08 p.m. Councilmember **Roger Child** was excused.

CENTERCAL SHUTTLE DISCUSSION

City Manager **Brigham Mellor** introduced **Dave Anderson**, who has been with CenterCal Farmington since its beginning. **Anderson** was recently presented with a concept in correlation with the Western Sports Park (WSP) opening in May. Farmington City could budget for it for the upcoming fiscal year.

Anderson said the WSP, which is adjacent to Station Park, is now in the drywall phase. The WSP has 2,000 total parking spaces; 55 acres; 750,000 total square feet of playing field area; and is expected to attract 500,000 visitors. Station Park is now at 100% occupancy in both retail and office space, which has not been hit since he has been with Station Park for 11 years. Dali Crepes had its grand opening and ribbon cutting this weekend. Vuori is under construction, and Sprinkles is set to open soon. Hyatt Place leads the market in the area. Additional growth from the WSP will contribute to the positive momentum in the area.

The area is now looking at an internal shuttle program in cooperation with Davis County’s WSP, CenterCal/Station Park, and Farmington City. Davis County is currently exploring options with the Utah Transit Authority (UTA) for something similar to the trolley being used in Layton.

Currently, UTA has runs from FrontRunner and going around to Station Park, Lagoon, Hampton, and on to State Street, although he is not sure of the ridership. With the WSP opening up, FrontRunner can be promoted more. He would like to focus on a smaller-scale shuttle, a green initiative to keep people out of their cars. That way people could park at the WSP and take the shuttle to and from Station Park and the surrounding community. The shuttle would be heated and offer protection from the elements in the winter, but be opened up in the summer. The shuttle would have the option to transport wheelchairs and strollers. The hotel, sushi, and FrontRunner station would be stops in Phase 1. The WSP is looking to shut their gates at night. He wants the shuttle to be in the heart of the WSP parking lot for maximum visibility. He would like to look at the County’s calendar so it can be determined when the shuttle would be most needed.

Mellor said all parties could work together to be more cost-effective and pointed than what UTA currently provides. Changing a UTA bus route is similar to changing code in the planning world. It can take six months to change. UTA may be able to help procure a vehicle, but he wants to leave them out besides that.

Councilmember **Scott Isaacson** said he would like the shuttle to loop to area restaurants as well, because WSP patrons would want to have somewhere better to sit and eat than just what is provided inside the WSP.

Anderson said pedestrian connectivity and electric vehicle (EV) chargers are needed. There are four at Harmon's grocery store. He would like to create a cluster of EV chargers in the old cell tower area. The cell tower doesn't provide enough revenue to keep it there long-term, and the pipeline through the area limits uses there. People would have to pay for use of the EV chargers.

Mellor said if Farmington is strategic in rolling this out to be accessible to patrons, it can be done cost effectively. This is the right time, and the City wants to budget for the next fiscal year. Time needs to be given for the WSP to open, the County to provide an event list, and a plan to be formulated.

Anderson said it would start with one shuttle that has good run times and a capacity of about 25. Considering the office component, he thinks a total of two shuttles, each with a capacity of 25, could handle it all.

Mellor said Davis County would not spend \$63 million without doing a lot of due diligence researching the economic impact. There will be enough resources to test this out with one shuttle, and then possibly move on to two. The shuttle could be shown to increase the economic impact of the WSP facility. It will take some time to learn what works best.

Councilmember **Amy Shumway** said the shuttle would provide for transportation when games have half-time and people want to quickly come and go. She asked if they would want to cooperate with UTA in order to handle liability issues.

Anderson said the shuttle would be a fun and exciting amenity that would be well utilized. It could be a focal point. UTA's current ridership is low and limited to Lagoon employees and those with special needs. An insured third party would be needed to handle liability issues.

DOWNTOWN RDA AND FAÇADE RENOVATION DISCUSSION

The work session was held to consider renovation of the Sessions building in downtown Farmington. **Travis Sheppard**, with GSBS Architects, is concerned with erosion of the northeast corner of the building. The roof is rough, as it is a single-ply membrane. There is one apartment on the top floor that is in rough shape. All the window casings seem to be original. The basement has low ceilings.

Councilmember **Alex Leeman** said when it was presented on Facebook, many residents expressed interest in using tax money to preserve the building. While he likewise supports restorations, he was overwhelmed with how positive the public feedback was.

Mellor said **Sheppard** is also helping Farmington with the Old Rock Mill project, and the City appreciates his expertise on both projects. **Sheppard** presented the Council with historic photos of the Sessions building, as well as current interior photos. In 1891, it was built as a commercial

and manufacturing building. The American Telephone and Telegraph Company was built next door in 1896. The building's architect designed many buildings around Farmington and Davis County. There are a lot of details in the original building including a balcony and keystones with faces in them. The brick work is unique and intricate. Architecturally, it is nicely done. Later on, Farmington river rock was added, and voids were filled with mortar and rubble. The base was chiseled off. The original sandstone quarry is closed, but there is a similar strata of sandstone that is an identical match in another quarry. Therefore, the sandstone is repairable.

While the building is in a historic district, it is not on a historic register and is not a contributing building because of the rock and metal paneling that was added later. If the City's intent was to take it back and get it on the historic registry, the white paint would need to be removed. A historic structures report would be needed to determine which period of significance it would be best to restore it to, which may not be the original. The paint contains lead, and is rough; removing it would likely necessitate further brick repair. The old balcony is gone, but it could be recreated. The keystone stylized faces are in perfect condition. In buildings of this age, parapets to the roof regularly caused damage.

Sheppard said he works with historic masons who specialize in brick repair. The doors would need to be reset to their original design. Francisco's Mexican Grill rents the main floor of the building that is owned by Sessions. The cost estimate is \$1.5 million before selective demolition. They were pleased with the detail that still appears to be there. The cost estimate includes repositioning the door opening, entrance glazing, balcony door, and the entire façade. Parapet repair, seismic upgrades, and a new roof would need to be dealt with. If the interior is not affected, they would not be obligated to do seismic upgrades. These things were not included in the cost estimate.

REGULAR SESSION

Present:

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

*Councilmember Amy Shumway,
City Attorney Paul Roberts,
City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,
Police Chief Eric Johnsen,
Youth City Councilmember Adley Garn, and
City Lobbyist Eric Isom.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:05 p.m. Councilmember **Roger Child** participated electronically via Zoom. Councilmember **Melissa Layton** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Alex Leeman**.

PRESENTATION:

Introduction of Police Officers Filipo Mokofisi and Chandler Poulsen

Police Chief **Eric Johnson** presented this agenda item. **Johnsen** coached **Filipo Mokofisi** since he was a ninth grader at Woods Cross High School. He grew up in Woods Cross, met his wife in high school, has a 1-year-old daughter and a son on the way.

Detective **Chandler Poulsen** was recruited when the City advertised for a detective. He came from the Ogden City Police Station, and worked on the road for two months with Farmington PD in order to get familiar with the City. He grew up in Logan and worked for Ogden City for five years. He married his wife seven years ago and now has two children.

Promotion ceremony for Sergeant Cameron Fairchild

Johnsen presented the promotion of **Cameron Fairchild** from officer to the rank of sergeant. He has been with Farmington PD for just under one year. He will round out the sergeant gap, becoming the sixth and final sergeant in the City. He was born and raised in Utah, and moved to Louisiana when he was 17 years old. He worked in Louisiana for 14 years, and then in Layton for three years. He appreciates the support Farmington City gives its police.

Recognition of Davis County Commissioner Randy Elliott for service

Mayor Anderson thanked **Randy Elliott** for his service as a Davis County Commissioner. He has juggled a lot of irons in the fire, and made Farmington feel like they had an insider keeping them in the loop. He presented **Elliott** with a woodsman tool for his help developing Farmington.

Davis County update from Commissioner Elliott

Elliott said his eight years serving as a County Commissioner has gone by quickly. His wife and four daughters accompanied him at the meeting. He is a fourth-generation resident of Farmington. His great-grandfather moved to the City before the Great Depression and had a dairy on the City's east side before the highway came through. He also worked an Idaho ranch

beginning in 1993. He said Farmington has been good to work with. He served the County as it started to change the fairgrounds to what it will be next spring. A new horse arena has been built in Kaysville, and it has been packed and busy since its opening. He is excited for a new animal care building will be coming in a few years.

Elliott is concerned with where the homeless shelter in Davis County will be located in the future. The County needs a plan for Code Blue this fall. He doesn't know what the State's plan is or what the rotation will be. It is scary for all in the County, and every city is anxious. If enough housing can be secured, a shelter may not be needed.

He is also concerned with the potential of flooding this upcoming spring. Public Works is aware of what was a problem in 1983, and they are on top of it.

City Manager **Brigham Mellor** said he didn't know **Elliott** until he ran for office. **Mellor** worked for Syracuse at the time, and served on the Farmington City Council. Farmington used to have a bad relationship with the County, but he can pinpoint that it changed when **Elliott** became part of the County Commission. Now Farmington and Davis County have the best relationship they have ever had. He has had Farmington's back from the beginning, and he will be missed.

Regarding his next professional move, **Elliott** said he has things in the works depending on the outcomes of the next Congressional races.

Councilmember **Amy Shumway** said **Elliott** has been her go-to, and she appreciates his quick answers to her texts and phone calls.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including:

- Item 1: Approval of Minutes for September 3, 2024
- Item 2: Monthly Financial Report
- Item 3: Fraud Risk Assessment

Motion:

Layton moved to approve the Summary Action list items 1-3 as noted in the Staff Report.

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

Mayor Pro Tempore/Councilmember Alex Leeman	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 gets a Davis County CRDA property report each year. It details the distribution tax increment of every parcel in the redevelopment areas, whether it is triggered or not. Station Park generated \$35 in property tax in 2007. As of last year, it generated over \$4 million in property taxes. It is a capital investment that the City gets the benefit of on the back end. The Highway 89 Redevelopment Agency (RDA) where Kmart was is now closing out, so there will not be a CRDA report on it anymore.

The Station Park Community Reinvestment Area (CRA) had a base taxable value of \$73,000, and is now over \$300 million. This is taxable value coming in for an \$18 million investment that can be leveraged to incentivize private development. CRA 1 now has a base of \$6,000. Now, there is \$18 million worth of tax increment just from the northernmost development. That number will go up dramatically in coming years.

In 1998, Farmington created an RDA that covers the downtown area including the Sidwell apartments, Wells Fargo, and Sessions building. The City is a participant in the RDA that predates the current City Hall and community center. While reports have been coming in since 1998, the RDA has never been triggered because there was not a project Farmington wanted to divert the revenue to. It could produce a revenue of \$229,000 per year for 20 years, for a total of \$4 million. That could be \$2.8 million in bonding capacity, which would take \$33,000 a year from Farmington. The best way to leverage this asset is to have a private-public partnership like Station Park, where Farmington gave \$18 million and they built \$300 million.

Farmington wants someone who will invest a certain amount that the City can contribute to. Farmington wants a partner to also invest. Farmington wants to find someone who can buy the current Sessions building landowner out, or incentivize them. The City is dealing with the Sessions daughter, not the father. The recent due diligence cost \$15,000 in consultant fees to get the siding off. That money does not go to waste because it produced presentable data. The roof is not going to hold up and is a ticking time bomb. **Mellor** prefers the City doesn't buy it and own the real estate. He would rather the City be a contributing entity to it, but not be involved in the transaction. He wants a personal capital investment instead.

The old RDAs—such as this one put together in 1998—operate under different rules than CRAs. This RDA is on the books, but no one has done anything with it. The first RDA in Utah was in Salt Lake in 1988. Since, the State and counties have become more sophisticated with how they operate. Now there are caps, deadlines, and times triggered. This old one is grandfathered in under the old rules, and has never been triggered. Farmington has known it was there and thought about triggering it for the Sidwell apartments. The Sessions building might be the right opportunity. The rules are that it has to be spent within the boundary, unless it benefits property within the boundary. The substation is outside CRA1, but Farmington used some housing money to buy ground that Rocky Mountain Power will buy from the City.

Mayor Anderson said he and **Mellor** have talked about revitalizing that corner for years now. It is a unique part of the City that is grossly underutilized. Triggering the RDA could help acquire the land around it and try to create something unique in the area. This is how it could be done.

Mellor said when the City bought the Sidwell property, the RDA's condemnation power was brought up. While it is controversial to condemn property for commercial development, Farmington has never had to actually follow through with it. The threat of condemnation is enough for anyone to get out of a project.

Mayor Anderson said Millcreek used something similar to acquire over 40 different properties. An auto dealership had to find a new location, and now it is performing better in its new locale. Farmington is trying to find places where Wells Fargo could relocate. This is an opportunity to do something to possibly create a gathering place. **Layton** said she recently visited the Millcreek area, particularly to roller skate, climb the wall, eat at a pizza place, visit the main floor market, listen to a cellist, and take in the open air market.

Leeman said this is a good way to use funds that haven't yet been utilized. The second floor apartment of the Sessions building may be a good place to spend affordable housing money.

Mellor said by November, the City will have to notify the County of its intent to start collecting tax increment. If Councilmembers are in agreement, the item will be brought for approval from the RDA board. **Travis Sheppard** of GSBS has ties to individuals interested in historic preservation and could possibly line up an interested buyer.

Councilmember **Scott Isaacson** said he sees no reason the City shouldn't do this. **Layton** said she is excited with the prospect.

Mayor Anderson and City Council Reports

Youth City Councilmember **Adley Garn** said the City should restore the Sessions building.

Isaacson asked if the Youth City Council could advise on the matter of high school students parking in residential neighborhoods. **Garn** said she had heard it discussed in both the Youth City Council as well as school councils, including ticketing. She had thought it would be brought up during weekly school announcements.

Isaacson said the mosquito abatement district met at an airport hangar where they viewed three planes used in abatement efforts. The budget for the year is \$7 million. Residents can submit spray requests, and Farmington has had 59 such requests while Davis County as a whole has had 1,100 requests. Davis County has had one West Nile case. They will have their annual conference in St. George for everyone on the board at the end of October.

Layton said she recently visited **Tom Owens** at the Rock Mill, and he is doing well. He is insistent that the City commission a history of the Rock Mill to be written. **Mayor Anderson** said it wouldn't be hard to transcribe and compile things.

Layton said she appreciates **Sergeant Hansen**, who is a key leader at Communities That Care meetings. **Hansen** shared a background story on a 19-year-old who recently committed suicide. He had met him three years ago after he had punched holes in the wall and stole tequila from his parents. The parents at the time pushed the police not to press charges and refused any further help. He would like a way to help parents get the right help for their children so it doesn't end the way this story did.

Shumway said she was surprised to hear from a Red Barn client who said his addiction had started when he was between ages 11 and 14 when he got into his parent’s liquor, and his parents were aware of his actions.

Layton asked why the State of Utah is allowing flavored vapes to be sold. In January it is set to be banned. Once the ban hits, vapes will be sold at 75% off. She suggested a buy-back program.

Isaacson mentioned that he recently observed a lot of kids on motorcycles around town. **Mellor** said since the school sent a text out about the motorcycles, he has not been seeing as many. It is good they are talking about it at the school.

Leeman said the West Davis Corridor (WDC) betterment working group still needs to happen. It would be nice to have a “Welcome to Farmington” sign off the WDC exit at 950, as it is a major entrance to the City. It could help point people to Farmington Station. **Mellor** said City Engineer **Chad Boshell** had been waiting on a list of more people in addition to just those in The Ranches. **Leeman** said he may have a few names to add to the list.

Mayor Anderson said he hopes to announce an opt-in program for green waste cans in the future. He will get more information next week.

Layton said she recently attended a homelessness simulation in connection with the Utah League of Cities and Towns. It was well done and informative. She will forward the information on to **Mellor** in case the City Council would be interested in participating in the future.

ADJOURNMENT

Motion:

Shumway made a motion to adjourn the meeting at 8:18 p.m.

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

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

DeAnn Carlile, Recorder