

FARMINGTON CITY – CITY COUNCIL MINUTES

October 15, 2024

WORK 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,
Community Development Director Dave
Petersen,
Assistant Community Development
Director/City Planner Lyle Gibson,
Finance Director Greg Davis, and
Assistant Finance Director Levi Ball.*

Mayor **Brett Anderson** called the work session to order at 6:04 p.m.

FIRE STATION FUNDING DISCUSSION

City Manager **Brigham Mellor** said Staff started this week on a Request for Qualifications (RFQ) for the new fire station. It is dependent on selling off City property. There is never a perfect time to build a fire station. **Mayor Anderson** said when he recently spoke with Farmington fire fighters, they were thankful the City is building a new fire station. It has been a morale boost for them.

Finance Director **Greg Davis** said he is working to see how affordable the new fire station is and how soon it can be built. He estimates the latest cost to be \$16 million, with \$2.7 million for the police substation. Already, the City has incurred \$1 million for this project with the design work and fill to raise the ground higher. The design was \$71,191 and the construction fill was \$647,000. The police substation design was \$420,000. It is hoped impact fees will be the main funding source for the \$16 million. Already, the fire station has used \$719,000 in impact fees so far, with another \$420,000 for the police substation.

If the City pays for the new fire station this year without bonding, funds will be very short. Even using every bit of impact fees that are expected to be collected this year, the City would be short \$13.9 million. If the City bonds for that \$13.9 million to cover the remaining cost, the debt service would be \$1 million annually.

Impact fees collected for the fire facility so far total \$561,265, while those for the police total \$369,885. Staff has helped project immediately expected impact fee collection based on development plans. The timing for those projects is difficult to project, but they are large projects nonetheless. **Mellor** said a lot is contingent on the number of units and square footages of future development. There is development planned around the interchange including mixed commercial in the STACK North Station. It could be retail, office, hotels, or data centers. As development initially kicks off, the City will collect a lot in impact fees. But that will plateau over time.

Councilmember **Roger Child** said he can see a gap in impact fees over the last few years. He would hate to see the gap in revenue come out of the General Fund. It would be a painful pill to swallow. The City is playing a cat and mouse game of when impact fees will roll in.

Davis said figuring \$1 million (including \$853,000 for the fire station and \$173,000 for the police substation) in debt service every year would mean the total eventual cost would be \$20.5 million. However, dropping in the \$10 million sale of Old Farm would change the debt service, affordability, and sustainability. It would change what Farmington would bond for from \$14 million to \$4 million. The debt service would drop from \$1 million to \$289,000 annually. The interest rate to bond would be 3.6% for 20 years. **Child** said that is a good rate.

Mayor Anderson said this analysis of **Davis**'s is interesting. He recently had lunch with former Mayor **Jim Talbot**, who thinks the City Council is doing a great job. **Talbot** is reluctant to sell Old Farm, but it would not be easy to find \$1 million each year to pay for the new fire station.

Mellor said that according to Zions Bank, there is no benefit to forgoing interest. The State prohibits cities paying themselves interest. It is better to hold the cash in order to make payments, or put more down to borrow less. Cities are supposed to redo their impact fee analysis every six years. Typically, Farmington hasn't done that, but he plans to now.

Mellor said the financial cost of delaying the build is not known at this time. When fire crews go across the Park Lane overpass, they do not turn on their lights or try to circumvent traffic. They go the flow of traffic even in an emergency in order to avoid accidents. As time goes by, it will be harder and harder to get from the east side of Farmington to the west, which is what is currently required of emergency vehicles. Things like an earthquake or rail line catastrophe could prevent travel from east to west. Farmington only has four crossings from east to west, and they are likely not going to be getting any additional crossings in the future. With the possibility of 5,000 housing units in the 300 acres around Station Park, the western fire station will be necessary.

City Attorney **Paul Roberts** said the fire station could cost between \$18 million and \$20 million in the future if construction is delayed, and estimates will not be going down.

Mellor said the City is getting proposals next week from eight developers who have shown interest in purchasing the Old Farm property. What happens with the new fire station is all based on what happens at Old Farm. There is a lot of funding sources for parks and roads, but not many for public safety except property taxes.

Councilmember **Scott Isaacson** said that a lot of Davis County facilities are protected by Farmington fire and police. It may be worth asking if the County has any funding sources that could help Farmington with its fire station. **Mellor** pointed out that Davis County also pays impact fees. The Western Sports Park (WSP) did not pay storm water impact fees, but they did pay fees for public safety.

Councilmembers indicated their support of proceeding with the fire station project. **Child** pointed out that Farmington controls the zoning of the Old Farm property. **Isaacson** said he knows the opposition, but Farmington very much needs a western fire station. Councilmember **Melissa Layton** said building this new fire station will help the morale of the City.

ROCK HOTEL DENTAL AND COUNTY COMPLEX PARKING

Community Development Director **Dave Petersen** said Staff is considering a three-way agreement among the City, Davis County, and the Rock Hotel Dental (RHD). RHD is worried that their “handshake” parking arrangement will expire in January. The County Commission may soon change, so it is important to expedite this.

The County complex has 371 parking spaces all together. RHD needs 44 spaces. There is a shortage of 79 to 80 spaces total. However, if the City vacates 0.21 acres of the 100 East Right of Way, it could help reduce the parking shortage. He said it should be a permanent thing not to tear down the County building. No one will want to buy the building if it doesn’t have the required parking.

It is not part of Farmington ordinance to do the landscaped middle islands and endcaps as it has been done. The County went overboard and has never used all of their space. Of the 7.61 acres, 34% has been in open space when only 15% was required. Of the 0.54 acres for the dental office, they have 22% in open space. The City would retain the public access easement for the sidewalk. If the new owners take out the landscaped islands and endcaps, there is a lot of room to be had.

Mellor said it may be to the City’s advantage to use this situation to get something with the Sessions building. RHD has no debt on its building, but is not open to selling it.

DISCUSSION OF REGULAR SESSION ITEMS UPON REQUEST

Councilmember **Alex Leeman** said that code requires by law that as a proponent of the Recreation, Arts, and Parks (RAP) tax renewal, the City puts out a statement in favor. Likewise, any voter can submit a statement in opposition. If more than one opposing statement is submitted, the County Clerk can mesh them together. In this case, no opposing argument was submitted. **Roberts** said each side is allowed an argument phase, each followed by public comment.

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,
Assistant Community Development
Director/City Planner Lyle Gibson, and
Youth City Council Secretary Joseph Miller
and Treasurer Eric Rasmussen.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:02 p.m. Councilmember **Scott Isaacson** offered the invocation, and the Pledge of Allegiance was led by **Mayor Anderson**.

PRESENTATION:

Student Spotlight: Sarah Miller, Farmington Youth City Council

Farmington Youth City Council Advisor **Emme Kovacs** presented this agenda item, nominating **Sarah Miller** as student of the month. **Miller** is a “cherished” member of the Youth City Council who demonstrates outstanding leadership and dedication. She leads by example and often serves her community. Her regular attendance at Council meetings shows her dedication to civic engagement. She is kind and respectful to all she encounters. She is also an active member of Farmington High School’s cross country and track team. She has a sincere and genuine desire to make a positive impact.

Presentation to the Children’s Justice Center

Farmington Event Coordinator **Tia Uzelac** presented this agenda item. Both the Police and Fire Departments decided to share the proceeds of their annual Festival Days softball game with the Children’s Justice Center. It is the charity of their choice. Farmington gave them a check for \$1,500, which is 50% more than the check last year. They hope to double it next year.

BUSINESS:

Consider approval of SIRQ Construction to be the Construction Manager/General Contractor (CM/GC) for the Ivy Acres Park Project

City Manager **Brigham Mellor** presented this agenda item. While there are still some final items to address with this contract, he would like the Council to approve working with SIRQ while the final contract is ironed out.

Rather than re-bid the Ivy Acres Park, the City has decided to utilize a construction manager/general contractor method. Using this method of construction, the City hires a contractor to be the construction manager and the general contractor. The CM/GC will work with the City and its design to value engineer portions of the project and then bid out the individual trades of the project while allowing the City input and decision-making on it. This allows the

City to remain within budget and involved throughout the whole process of subcontractor selection.

The City received eight proposals for the project. The proposals were reviewed and evaluated by various Staff and the landscape architect for experience, project team, work plan, and cost. The selection committee narrowed the search and interviewed three companies. The project includes sidewalk, construction of the park buildings, a regional basin, pickleball courts, splash pad, the new Farmington City Tree feature, and parking. City Staff recommends awarding SIRQ Construction the project.

Councilmember **Amy Shumway** said she is looking forward to working with SIRQ. They sound like a really good, assertive contractor. They were by far the most qualified of the eight received proposals.

Mellor said the park’s groundbreaking should be in November with work starting this winter. He said pump tracks for use by anything non-motorized (like the one in West Jordan) are more popular than skate parks. **Mayor Anderson** would like to go on a field trip to see one.

Motion:

Isaacson moved that the City Council approve proceeding to engage SIRQ Construction be the construction manager and general contractor for the new park subject to further amendments and review of proposed contracts satisfactory to the City Attorney.

Shumway seconded the motion. All Councilmembers 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

Recreation, Arts, and Parks (RAP) Tax Ballot Issue – presentation of arguments

City Attorney **Paul Roberts** presented this agenda item. Earlier this year, the Council submitted notice to Davis County of Farmington’s intent to submit the RAP tax to voters this November. Davis County will not be imposing a county-wide tax, which cleared the way for the opinion question to appear on the ballot. Necessary steps have been taken and the re-authorization of the RAP tax will appear on the ballot as Proposition #4. Utah law requires the governing body of a taxing entity to conduct a public meeting allowing equal time for presentation of arguments both in favor and against a ballot proposition. Everyone must have the opportunity to comment for or against. Notice to the public accepting arguments in favor and in opposition of Proposition #4 were posted as required by law, and no arguments in opposition were received.

Farmington submitted the argument in favor. The 0.1% tax was first authorized in 2014 and is paid by residents and visitors alike. It was set to expire in July unless voters approve its re-authorization. If voters approve it on November’s ballot, it will be in place for the next 10 years, or until 2034.

Mayor Anderson opened and closed the Public Hearing at 7:25 p.m. as nobody signed up in person or electronically to address the Council on the issue.

Mayor Anderson said the tax comes from sales tax, and a lot is generated by those coming into Farmington to shop. The money is used to pay for things like recreation, arts, and parks. If it didn't pass, it could affect the City's swimming pool, which operates \$200,000 in the red each year. Without this tax, Farmington would have to pay even more of that deficit.

Councilmember **Alex Leeman** said it is equivalent to one penny for every \$10 in purchases. It has added up to \$4 million in the last 10 years, and covers 20% of the arts budget. **Shumway** said it has also helped build the gym. Councilmember **Roger Child** said it could help make improvements to the Old Mill over the next 10 years.

Public Comment on RAP Tax Ballot Issue

Mayor Anderson opened and closed the Public Hearing at 7:27 p.m. as nobody signed up in person or electronically to address the Council on the issue.

Consideration of a Rezone and Development Agreement for an RV resort at approximately 650 W. Lagoon Drive

Assistant Community Development Director/City Planner **Lyle Gibson** presented this agenda item. This agricultural property is located off Lagoon Lane north of the Mercedes dealership and currently has a barn on it. The owner wants to change the use to an RV resort, and has requested a zone change. The Council has a lot of discretion with this legislative action to make new rules and determine what is appropriate. The East Park Lane Master Plan shows what the area might become, and the Council can reference that when making a decision.

Gibson said that Staff is divided on if this is the right use for this property. However, it can be serviced, and both the Police and Fire Departments don't have any concerns with the proposed use. Since this was last presented to the Council, Staff has cleaned up language in the Development Agreement (DA), so now a clean and complete version is available for review. It includes how it ties into the property to the south, references landscaping details, mentions the resort amenity packages, and spells out improvement responsibilities.

Applicant **Harv Jeppsen** (727 Leonard Lane, Farmington, Utah) said he has named this project Spring Creek at Farmington. He is proposing landscaping similar to that approved for the Wright development to the north. If the Wright developer doesn't do it, the DA says that **Jeppsen** will do it. The landscaping plan includes a park strip, 4-foot sidewalk, and 3-foot berm. Fountain grasses and small shrubs are planned for landscaping along the road. The owner will furnish, install, and maintain the rock wall. SimTek Fence blocks 98% of direct sound, is color- and fade-resistant, and is engineered for high winds up to 130 miles per hour. A corner water feature at the RV resort entrance will be able to be seen from Lagoon Drive. There will be two trees per RV site, with a strip down the side of each RV pad separated with shrubbery. The clubhouse is designed with four full bathrooms including showers. It will be ADA compliant with an exercise room, pickleball courts, pet area, and common fire ring. Amenities are planned to be completed within two years of opening and may include a pool, splash pad, hot tub, horseshoes, and a playground.

Jeppsen said right now he pays \$54 in property taxes, which would jump to \$10,000 each year if it had office space or an RV resort. The same land could provide an expanded economic impact including \$95,000 in sales taxes.

He said his neighbors are fully aware of his intentions, including **Spencer Wright** to the north and the residential, single-family homeowner to the east. The input he has received so far is very positive. An RV resort in Heber is known as the best in the United States, and his goal is to be even better. One side of the resort would be for guests 21 years of age and older. It will not be dense, as he wants extra space for tables. The RV Resort in Layton has a density of 14 pads per acre. His will be between nine and 10 per acre with 22-foot-wide pads and 15 feet between pads. Some guest don't want trees because it could result in sap and excrement on their million dollar rigs. It will have a 28-day maximum limit for stays, which can be renewed only at the landowner's choice. The RV resort on Interstate 215 (I-215) is always full and is not looking for new customers. The RV resort in Layton has an occupancy rate in the high 70s, even in the winter. **Jeppsen** said he can still make things work for his resort even if his occupancy rate was lower than that. **Jeppsen** said the land further south is really wet, but it would be a great spot for Mercedes to eventually push to the north.

Isaacson said he recently looked around at the Valley View RV Resort, which was full. He is worried about access for the property to the south, as he doesn't want to landlock it.

Mayor Anderson said the Council has already held a public hearing on this item. There are some concerns with traffic, but it is a logical spot for an RV resort.

Leeman said he didn't like this proposal the first time he saw it, but he has since warmed to it. He is concerned about circulation issues and road access to the property south of this parcel.

Gibson said the more access, generally the better. The existing gate will not be removed during this project, as it is just an emergency access for the City, not the public.

Child said **Jeppsen** is a dear resident of Farmington who has done much good for the City. However, he does have some concerns that he wants to put on the table. This is a significant corner of vacant property that is the entrance to a commercial, mixed-use development. It sets the tone of what will follow. An RV resort isn't really an anchor that can help future commercial development thrive. Mercedes is an anchor on the south side, and he wants a similar anchor on the north side. There is not a whole lot of commercial that likes to be next to RV parks. If it is allowed to go in, he is concerned about what will follow and the impact it will have on the residential homes in the area. RV parks will thrive well for three to four months out of the year, but not for the rest of the year. As the first development in this area, it will impact all future development there. This may affect the ability of the two properties to the south to develop. It would be easier for the RV park to be on the wetland features, because commercial is not good with wetlands. Frontage on Lagoon Lane is more adaptable to commercial use and master planning. While he has complete trust in **Jeppsen**, that doesn't determine how his posterity will manage this in the future.

Child is a big proponent of affordable housing and the tiny home craze. RV parks are transient by nature, and that poses some instability to family-style neighborhoods on the north side. He is concerned that tenants will push for longer stays than 28 days because they are looking for affordable housing. The RV is the new tiny home that is commercially available and easier to buy. Building codes are not adaptable to the type of construction needed for tiny homes. He

would like to find a place for a tiny home subdivision in Farmington. He had the opportunity to manage a mobile home park in California. In his experience, because it was an affordable housing option, it was difficult to vacate tenants without having to pay a huge relocation cost. He hopes it will not end up like the KOA-type of campground that is on North Temple.

Child is concerned with the lack of access through the middle of the property. The two parcels on the south side are way too deep for any commercially viable use. They could become dysfunctional properties. In essence, approving an RV park on the frontage could be condemning the whole property from Lagoon to Mercedes from becoming a commercial development. If this is approved, Farmington will have to forever deal with the wetlands back there that will not lend to other commercial uses. It could impact residential values going into the north.

Leeman agreed with what **Child** had to say. The two south parcels become useless, and the arterial road becomes a wall. However, this is the land **Jeppsen** owns and the City can't tell him to trade property with other landowners. The Council can only look at the proposal before it tonight and make a call on that. This is a discretionary rezone.

Shumway said she has a different way of looking at this. She drives this road home all the time, and those properties have great frontage to many cars every day. She doesn't think it will be tricky to get into the future RV resort. Councilmember **Melissa Layton** said if she were a resident near this RV resort, she would rather have a fence and landscaped buffer near her home than a car parts store.

Isaacson said he is not happy with the AP District process in general as it seems like spot zoning. Applicants can come in with an overlay zone and do whatever they want because the standards are so broad. There is nothing agricultural about this application; it is simply a commercial use. The City has had this AP District for a year now, and he wants more discussion about it because it seems to be used for almost anything, which undermines the point. However, this is the ordinance now, and the applicant has every right to apply for this use under the statute.

Jeppsen said he understands the Council's fear of trailer parks and also of this setting a precedence. However, trailer and mobile home parks are different from RV resorts. He would not want to bring a trailer park to Farmington. He has always been told not to bring a commercial use to this area that would compete with Station Park. He owns an access easement to the east, if that would make the Council feel better. He has contacted every single car dealer to come and lease this land from him, but there has not been any interest. A car dealership is what would be best for the City on this property, but he can't keep waiting for that to happen.

Isaacson said he is surprised that there has been no interest from other car dealerships.

Layton said she loves this proposal. She has been to RV resorts, and they are nice. It would be a nice buffer for the neighbors from more intense commercial. She loves that there would be a local person with boots on the ground managing this. Those using the resort would add to Farmington's RAP tax, so she is all for it.

Mayor Anderson said he holds a Community Council every two months with 20 random members of the City. He presented this proposal to them, and he was surprised that none of them were against it. They just didn't want it too dense. **Mellor** said that is because members of the Community Council must frequent places like this.

Shumway said with the Western Sports Park (WSP) in the City holding multiple-day tournaments, she thinks the RV resort will get a lot of use, even in the winter. Families will want this as an option. You just can't get big RVs into Cherry Hill. Every spot in a National Park is different and many are too short for RVs. Since Covid, things have changed over to monster RVs. Echo State Park just redid their entire park so that large RVs could better access it. The spots are larger, wider, and longer. The bow hunt in Farmington Canyon will likewise create demand for an RV resort in the fall. She thinks an RV Resort in Farmington will get used more than is currently anticipated.

Mellor said a connecting access was part of the equation when Mercedes was originally approved, but due to the accompanying excitement, there was less attention to the details. They figured there was time to figure things out after Mercedes came in. When dealing with retailers, even at Station Park, at the end of the day, tenants come back and modify things.

Child said cutting a road in the middle of an RV park would be a management nightmare for the applicant, unless there would be totally different product types. If one area of the park were a more permanent tenancy, then the City would have the ability to license it to some extent. However, the City doesn't want it to become a mobile home park. He would like to make a way to work out an agreement to provide access to the properties to the south.

Roberts said enforcement of not allowing tenants after 28 days would be a zone violation or injunction for relief in a public court.

Motion:

Shumway moved that the City Council approve the enabling ordinance for the proposed AP District overlay zone and the accompanying Development Agreement.

Findings 1-3:

1. The items allowed by the agreement are appropriate at this location and there are sufficient mitigating factors within the agreement to adequately mitigate the impact of the allowed business activity on surrounding properties.
2. The use considered by the Agreement is consistent with the Farmington City General Plan and applicable small area plan.
3. The proposed use and accompanying Development Agreement adhere to the purpose of the AP District per 11-27B-010.

Layton seconded the motion.

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

The motion carried 4-1, with **Child** voting "nay."

Mayor Anderson said this is an interesting issue that the Council has spent hours debating.

Isaacson said Child's points are all valid. **Shumway** said she has used these products, and hasn't experienced the negative side.

Zone Text Change allowing Rear Yard Averaging on all residential lots

Gibson presented this agenda item. Rear yard averaging is a tool that may be used by the Zoning Administrator to allow the rear setback for a main building to be determined using distances of multiple points along the building measured to the rear property line. The concept is used mostly for cul-de-sac lots or other oddly shaped lots that would otherwise have a difficult time complying with the required rear setback.

Applicants **Brian and Ashley Thompson** have requested the consideration of the zone text amendment because they are in the process of obtaining a building permit for a proposed deck measuring approximately 10 feet wide, and at its closes point, about 20 feet from the rear property line. This does not meet the required rear setback of 30 feet in the Residential (R) zone. One possible solution Staff looks at for such situations is rear-yard averaging. However, the ordinance states that this may only be used on “non-rectangular” lots. The lot in question is perfectly rectangular and therefore the existing ordinance would not apply. The current ordinance is used regularly, and Staff has never ran into an instance where a lot is perfectly rectangular. The Planning Commission agreed that flexibility is likewise needed for even rectangular lots, but only on a case-by-case basis instead of a whole subdivision at a time. They were concerned that a 20-foot rear yard would become the new norm. Any structure connected to the main structure that is over 30 inches in height is considered part of the main structure, even if it is not enclosed.

The Planning Commission recommended the following text:

Rear Yard Averaging in Residential: The zoning administrator may approve a variation in the required rear yard on a residential lot as follows: The average distance between the main structure and rear property line (measured from the rear corners of the main structure) shall be equal to the required rear yard (setback) in the zone in which the main structure is located, except that the distance measured at either corner shall not be less than twenty feet (20’).

Motion:

Child moved that the City Council approve the zone text amendment to 11-28-050(D) Rear Yard Averaging in Residential.

Finding 1:

- 1. The proposed amendment allows for a reasonable amount of flexibility already allotted to many properties within the City.

Leeman seconded the motion. All Councilmembers 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

Zone Text change to include a new definition for “Live/Work Residential”

Gibson presented this agenda item. The City’s mixed-use zoning districts currently include an allowed use called “live/work residential.” The City has even approved multiple projects yet to be constructed that include units with ground-floor store/shop space. Buildings which include this type of space could be available for purchase or rent by early 2025.

Staff is looking to define what this means in order to prepare to manage and license the types of businesses that may fill these spaces. After reviewing this with the Planning Commission over multiple meetings, the proposed language reflects their input and recommendations ensuring that appropriate signage is allowed. The Commission also asked Staff to explore the possibility of the commercial space being leased to a business entity that is not the resident of the dwelling. Staff has determined that this concept is possible in the mixed-use zones of the City, but it would not be considered a “live/work” unit. Rather, it would be constructed differently per building code.

If residents want to act like a home occupation, they need to follow the rules of limited signs, parking, and traffic. If someone were to drive by, they shouldn’t even know the home business exists. Customers would be by appointment. But if residents want to have a commercial business, there are rules for that as well. SeGo Homes will probably be the first, and it will be interesting to see how they sell on the commercial side of existing on a busy collector street like Burke.

Leeman said the concept is neat, but he has yet to see one function. Utah is car-based, and wants parking in front of the places they visit. The environment really locks in where people are on foot getting where they need to go. **Child** said it is hard for “mom and pop” shops to compete with big box retail. **Shumway** said housing affordability is calling for a shift in the economy. She was glad to see that blade signs will be allowed, as it lends to an international feel compared to flat signage.

Motion:

Isaacson moved that the City Council approve the zone text amendment to chapter 11-2, definitions of Title 11, Zoning Regulations and 15-5-070, mixed-use zones of Title 15, sign regulations, to provide for a new definition for “live/work residential” and to identify allowed signage.

Finding 1:

- 1. The proposed changes provide clarity to an already allowed use which has not yet been defined including clarification regarding what signage is permitted.

Leeman seconded the motion. All Councilmembers 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

Sale of Lupine Park, Parcel ID 08-098-0023

Mellor presented this agenda item. Based on a February 2023 parks survey performed with Y2Analytics, Lupine Park is the most underutilized park in Farmington’s system. None of the survey respondents visited the park in the last 12 months. The playground equipment was deemed too old for safety and removed two years ago, never to be replaced due to its \$25,000 price tag. The park is less than 0.13 acres, which is smaller than most backyards in the area.

The primary objective of selling the property is to remove the City’s “legacy expense” of caring for the property. The Parks Department estimates that caring for this space costs \$500 per year in mowing alone, not including materials and labor related to the irrigation system. Liquidating this property allows the sale proceeds and saved labor costs to go towards other park resources.

In the meantime, adjacent property owner **Doreen Hagar** reached out interested in buying the park from the City. The sale proceeds can be earmarked via ledger note for certain uses during the next budget opening, possibly at the Dec. 10 Council meeting.

Mayor Anderson said it is important to note that when selling a public amenity, the proceeds will go to another public amenity in its place. **Child** said that the property would be more valuable to an adjacent property owner than it would be to a third party. Therefore, it would be difficult for an appraiser to assign a value to this property.

Motion:

Layton moved that the City Council approve the sale of Parcel 08-098-0023 Kenneth Hager and Doreen Hagar Trustees for \$30,000.

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

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	<input type="checkbox"/> Nay
Councilmember Roger Child	X Aye	<input type="checkbox"/> Nay
Councilmember Scott Isaacson	X Aye	<input type="checkbox"/> Nay
Councilmember Melissa Layton	X Aye	<input type="checkbox"/> Nay
Councilmember Amy Shumway	X Aye	<input type="checkbox"/> Nay

Shumway said she is glad to see movement on this, as the City has been talking about this park for way too long. **Leeman** said this park only services the cul-de-sac where it is located, and the homes are actually closer to another City park.

Mayor Anderson said the City is going to continue looking at pocket parks throughout the City in order to save water, maintenance, and labor costs. He would like the City to be more efficient across the board.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including:

- Item 1: Public Works Surplus Property
- Item 2: Monthly Financial Report

- Item 3: Correcting an ordinance vacating street right-of-way commonly known as Lagoon Lane

Motion:

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

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

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	<input type="checkbox"/> Nay
Councilmember Roger Child	X Aye	<input type="checkbox"/> Nay
Councilmember Scott Isaacson	X Aye	<input type="checkbox"/> Nay
Councilmember Melissa Layton	X Aye	<input type="checkbox"/> Nay
Councilmember Amy Shumway	X Aye	<input type="checkbox"/> Nay

GOVERNING BODY REPORTS:

City Manager Report

Mellor said the Nov. 5 City Council meeting was canceled, with Nov. 12 and Dec. 10 being the next regularly scheduled meetings. There will be an upcoming groundbreaking for the new park. Staff is working to have the architect consultant at the Council’s Nov. 12 work session to discuss upcoming General Plan open houses. A short canvass meeting will need to be held Nov. 19 on Zoom. Staff is coordinating with Lobbyist **Eric Isom** to have Utah State Senator **Stuart Adams** at the Dec. 10 meeting. The tentative 2025 meeting schedule will be on the Dec. 10 meeting agenda. In the past, the March City Council meeting has been cancelled for the caucus.

Mayor Anderson and City Council Reports

Leeman said he applauds the repair of the street lights on Park Lane, as well as the quick reaction for stop signs. **Mellor** said that the temporary signs were stolen, and Staff recently put up lights on the tops of the stop signs due to the width of the road. **Leeman** also said that now that Innovator is open, 70% of the traffic there is traffic going to and from the high school. There are rave review about this from area residents. He asked that Staff prioritize stop light installation on Burke, where the east-west traffic is heaviest.

Shumway recently discovered the Utah Department of Transportation’s (UDOT) recommended I-15 widening decision. Farmington’s bridges will be corrected with pedestrian access on both sides, which she is grateful for. The possibility of doing a tunnel for the Farmington Creek Trail wasn’t really clarified.

Mellor said the only way Farmington wouldn’t have to pay for that is if it piggybacks with the drainage system for the creek. It is interesting how fast the I-15 widening project was funded. Last year, they said it would take five years until it would be under construction, and now it is under construction. 1525 will be its own element and not part of the widening project. **Mayor Anderson** encouraged Councilmembers to speak with elected officials to get some traction on this, at is not currently on any radar for funding.

Shumway referred to a recent email from a resident concerned about parking large vehicles that unload ATVs that go up the canyon. The ATVs may be using public Farmington roads while not

registered or street legal. The concern is if the Forest Service provides enough parking, and if the problem is trickling down to Farmington.

Mellor said Farmington Police do not plan on going after people with unregistered ATVs parking two to five blocks away from the Farmington Canyon crash gate. They have other more important priorities. They can be ticketed for parking more than 24 hours on a public Right of Way. There is an issue with Davis County having a lot of junk and debris on the fire break road. He also said that there has been talk of Fruit Heights closing down their firing range, which may lead to more public use of the canyon and benches for recreational shooting.

Isaacson asked about residents on Compton Road being able to connect to All West internet. **Mayor Anderson** said he reached out to the CEO, who was going to speak with his engineers.

Isaacson said he is concerned with possible flooding on Farmington’s west side, and thinks culverts may be needed in the future. He asked if anyone had done further engineering on the impact of the North Davis Corridor on future flooding, because the City is always the one blamed in those kinds of situations. The Great Salt Lake will likely raise some day. In 1980, residents were sandbagging homes near the Centerville Megaplex. **Mellor** said he was shocked to see land is being sold west of the freeway. He thought that land was turned over to the nature conservancy. **Isaacson** said Farmington may need to revisit some of its own ordinances. He raises it as a future concerns because if Utah keeps having wet years, the water levels will be up. That road could actually make mosquitoes worse because it could dam up more water. He expects to see development proposals out there in the future.

Layton said the trailer speed sign recently stationed by her home should be moved, since it is posting really low numbers. It needs to be moved up further to be more accurate.

ADJOURNMENT

Motion:

Shumway made a motion to adjourn the meeting at 9:40 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

 /s/ DeAnn Carlile

DeAnn Carlile, Recorder