

FARMINGTON CITY – CITY COUNCIL MINUTES

January 21, 2025

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,*

*Community Development Director Dave
Petersen,
Assistant Community Development
Director/City Planner Lyle Gibson,
Assistant City Manager/City Engineer Chad
Boshell,
Finance Director Greg Davis,
City Parks and Recreation Director Colby
Thackeray,
Public Works Director Larry Famuliner,
Police Chief Eric Johnsen, and
Fire Chief Rich Love.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:00 p.m. Councilmember **Alex Leeman** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Roger Child**.

PRESENTATION:

Eagle Bay Elementary presents a musical selection from Disney's Moana Jr.

Eagle Bay Elementary has two casts performing this musical on February 5, 2025, at 5:30 p.m. and February 6, 2025, at 6 p.m.

Update on Public Works projects

Assistant City Manager/City Engineer **Chad Boshell** presented this agenda item. He said the City is spending a lot of time and money on water projects this year.

Public Works Director **Larry Famuliner** said the well project on the end of Main Street is currently in progress. Some permitting through the Utah Department of Transportation (UDOT) is needed for the transmission line on Main Street. There is a lot of corrosion on the cast line, which will be replaced with 16-inch line. The current pipes were made in 1931. Replacing them will help with fire flow and tanks being able to transfer water efficiently. The project will be intrusive to the public in the old part of town, and it will impact their lives for four months. Work is being done on 6th North now. As soon as the UDOT permit is granted, crews will start at State Street and move north.

Famuliner said the City has squeezed all the life possible out of Main Street, and Staff has been talking about replacing this water line for a few decades now. Many leaders have not wanted to take the project on, so he thanks the current leaders for now deciding to do this. He said Public Works will field the phone calls, which will be troublesome for four to five months. Main Street will be milled up, made brand new, and hopefully stay nice for a lot of years.

During the project, traffic on Main Street will be one-way. The best alternative route would be Lagoon Drive to State Street. Staff will communicate these detours and other project details well in advance on social media. Main Street is a State road, but the City is responsible for the underlying water lines. The impact fees collected from developers and when people pull building permits can help pay for sewer, water, and other city infrastructure.

The City is getting a new 3 million gallon water tank that will dramatically boost Farmington's water storage. These have to be placed in certain areas to avoid fault lines. Current citywide consumption is roughly 1.5 million gallons per day. The City has 9 million gallons in reserve, and the new tank will increase that to 12 million gallons. The Utah Division of Drinking Water mandates that cities have to have so much water storage per residential unit, as well as a certain production.

Boshell said the States asks Farmington to provide so many gallons per minute per household. Now, Farmington needs a new well. Additional wells will help the City be able to turn them on and off when needed. After getting the new well this year, Farmington will not need another one for 10 years. The new tank is bigger than any existing, and it had to be moved back further into the mountains because of fault lines.

Boshell said the water line project is challenging because if crews replace the line where it currently is, a lot of trees would be killed. Since the 1930s, all utilities over the years have been placed on the side of the old concrete Lincoln Highway. This project will be a traffic control challenge. He hopes it is done by May so the Festival Days parade can maintain its normal route. The section of Main Street that had no sidewalk, curb, and gutter between Park and Shepard Lane will get that infrastructure due to \$3.5 million awarded by Davis County.

Councilmember **Melissa Layton** said she is concerned because a lot of children walk to school along this route.

Boshell said the four Public Works projects this year will cost \$24 million. There is not a current plan in place to help pay for the well that is needed in 10 years. If the southeast bench is annexed into Farmington City, the City may put a well there in the next few years.

Farmington Fire Station 72 Presentation by Architect Kevin Blalock

Boshell presented this agenda item. Farmington is unique in that there are a lot of things out of its municipal control including the Davis County Jail, the County Western Sports Park, the courts, Lagoon, and the University of Utah Health Center. However, Farmington fire and EMS have to respond to these facilities. They are responding more to those than the City can handle, so 7% of the time, entities to the north and south cooperate to help out. If Farmington gets more than two calls at the same time, they have to have help from the outside. There is a huge need for a fire station on the west side, so Farmington started the design 1.5 years ago.

Architect **Kevin Blalock**, with Blalock and Partners, presented the final design of the two-story fire station including estimates and finance requirements. It is almost ready to go out to bid. The fire station is 22,700 square feet with eight firefighter dorms, four pull-through bays, a small satellite police component on the second floor, and an education/community event space on the upper floor. The construction budget is \$13,788,200 including \$450,000 in construction contingency. The consultant is forecasting an 8% construction cost increase from 2024 to 2025. This will be across from the new city park with a clear line of sight to Flag Rock. There will be

dedicated covered parking space for officers. The first floor will include an enclosed courtyard and a main public entrance off Innovator Drive. Designed to current code, it is projected to have a 60-year life span with regular maintenance and is programmed for room to grow as well.

Leeman said this is very overdue, as fire fighters are now sleeping in broom closets in the current fire station. The City parks a fire truck on the west side in case the interstate collapses.

Boshell said the City has nowhere else to house fire crews, so the demand for the new station is overwhelming. Once the new fire station is built, all fire staff will move into it while the old one is remodeled. There are some plans in place for the apparatuses that will be needed in the future. There was a bit of a delay in the selection of the site for a while because it was unclear where the West Davis Corridor (WDC) was going to go, and if there would be a Farmington interchange or not. He is not sure on the date for the future WDC/1525 interchange. Because of I-15, WDC, and Legacy Highway bisecting the City, response times from the east to the west side of the City are greatly increasing. When emergency crews respond to the west side, they don't use their lights in interchanges; they just go the flow of traffic.

Finance Director **Greg Davis** established that the need for the station is now. The concern is that construction costs are increasing by 8% annually. Another five years later, costs will increase from \$14 million to \$21 million. Farmington doesn't have enough resources in its coffers to cover a debt service like that. The City relies on impact fees that are unreliable as far as timing, and interest rates likewise vary. After consulting with its municipal debt service advisor, it was brought up that proceeds from the sale of Old Farm could be put toward the new fire station in order to knock down the amount the City needs to borrow. A \$12 million sale of Old Farm could knock down the annual debt service payments from \$1.1 million to \$163,000 over the course of 20 years. A \$10 million sale of Old Farm would result in a \$323,000 annual payment for the new fire station. A \$6 million sale would result in a \$643,000 annual payment. If Old Farm is not sold but the fire station is built, the City would have a \$1.1 million annual payment, which its current budget could not handle.

Mayor Anderson said there is not even \$163,000 available in the current annual budget. The only other way to finance this is through a property tax increase. This is sad and sober.

Councilmember **Scott Isaacson** said that for every \$1 million the City has to bond, it would pay \$600,000 in interest, assuming 6% interest rates, and they are now higher. Farmington has the highest bond rating a city can have.

GSBS Tom Owens Park Master Plan Presentation

City Parks and Recreation Director **Cobly Thackeray** presented this agenda item. The Planning Commission will provide recommendation regarding adding the Tom Owens Park Master Plan to the General Plan and Farmington City Parks Master Plan as respective addendums. He has been employed with Farmington for 28 years, and this property acquisition is the most exciting and important so far. The City hired GSBS Architects to focus on preservation.

Mayor Anderson said the City hasn't decided yet what they are going to do with the Old Mill, and they are trying to gather information on alternatives.

Shawn Hill, planner with GSBS, said the purpose of this master plan is to identify a concept for this site, for it to serve a guidance for rehabilitation of the property as a multifunctional park that

respects its rich history. The design, development, and construction drawing will come later. This is what could conceptually happen on this site based on input. To be on the National Registry of Historic Places, the historic period that has the most intact resources has to be identified. In this case, it is the Heidelberg period from 1960 to 1989. The Heidelberg restaurant was at its height during this period. The current condition of the buildings is fair to poor, and they are simple in construction. There is a steep slope from north to south, and the wind flow patterns were also taken into account.

Ben Rodes, landscape architect with GSBS, said there is also a slope from east to west. A stream runs through it, but it has been piped now. He would like to bring the stream back to the surface.

Hill said the public has been engaged with a newly created website, survey, and open houses in March, July, and September of 2024. They sought input on what the public wanted to see and how it should be configured.

Rodes said the four main elements are community attraction, open space, a caretaker to tell the historic aspects, and parking. They heard from the community that they want event space higher away from the homes. A heritage historic plaza next to the Rock Mill would be in the center. The north would have an event space with a big open lawn where a farmer’s market could be held. Based on the slopes, the main site access is on the northwest. An orchard used to be there, and it could be a community attraction again. Botanical gardens would be on the south end. Based on this master plan, improvements to bring buildings up to functional would cost \$350,000. The Rock Mill was not part of the costing or analysis, but the Heidelberg was included. Site improvements would be \$8 million, for a total cost of \$10 million.

Hill said the next step is a Conditional Use Permit review that will require two public hearings at the Planning Commission level. There will be another opportunity for the public to give feedback. If granted, a final grade and landscape plan would be presented.

Isaacson said the Parks, Recreation, Arts and Trails (PRAT) Advisory Board has been very involved in this. **Mayor Anderson** encouraged Councilmembers and the public to go check out this property. It is an oasis. City Manager **Brigham Mellor** said the City is the applicant, and this will be sent to the Planning Commission for the amendment to be made to the General Plan.

Motion:

Layton moved to instruct Staff to send the design to the Planning Commission to receive a recommendation regarding adding the Tom Owens Park Master Plan to the General Plan and Farmington City Parks Master Plan as respective addendums.

Isaacson 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

PUBLIC HEARING:

Purchase Agreement with The Boyer Company for the Old Farm Property

Assistant Community Development Director/City Planner **Lyle Gibson** presented this agenda item. This 16-acre property is north of Main Street off the interchange. It was zoned Neighborhood Mixed Use (NMU) in 2005-2006. Staff was directed to look for opportunities to work with a developer. Several responded to a Request for Qualifications (RFQ), and all went through a screening process. The City chose to enter a Letter of Intent (LOI) with The Boyer Company.

Spencer Moffat with Boyer addressed the Council. This is a bubble plan with two-story, non-overbearing townhomes along Main Street. Also proposed are three-story townhomes with a community clubhouse for gathering space. They would work with the community for public amenity space that would benefit the surrounding areas. The UDOT parcel is 2 acres. There is a well house to plan around, and a signalized intersection is proposed.

He recently had an opportunity to attend a neighborhood meeting, where he received helpful feedback. He heard it has to look good. As a resident of Farmington himself, he wants it to look good and tie into the City's history. He doesn't want to put driveways on Main Street, as there needs to be a streetscape that fits in. He heard they want a mix of product type including units with two, three, and four bedroom options.

He does not seek to put apartments on this site. They have no intent and zoning doesn't allow it. It will include open greenways within the community, private roads, dog parks, yards, spa, and a pool. They want to ask the Staff and Community what they want to see in the 2 acres of public amenity space as they don't have a concept plan yet. The NMU zone guidelines call for walkability, parking, architectural style, and roadway access. It has been designed around leaving the existing building as-is.

Leeman said the concept has to go through the whole development process, and the contract is based on them getting through that process. Next it goes to the Planning Commission, which will schedule a public hearing. After that, it would come to the City Council for another public hearing. However, there are many more steps before it gets to that point.

Isaacson said the proposed agreement allows both parties to terminate for any reason, with cause or not, at any moment. He said the Council wants to maintain control of what happens on this property. Instead of putting it out for sale, they did an RFQ to investigate the financial backing and past experience of the responding companies. When the City signs this contract, it is not bound to sell the property to Boyer. During the feasibility period, the agreement can be terminated and Boyer's earnest money would be returned. This is structured so the City has input on everything including design, before it is sold to Boyer.

Child said the contract is subject to a Development Agreement (DA), details of which still need to be negotiated. **Isaacson** said the DA and Project Master Plan with all the details will be negotiated; that is when it becomes a binding agreement.

Moffat said this is a great piece of property with great potential. There is a certain level of trust needed to work through this process.

Mayor Anderson told the large audience that the City will not zone this property for apartments; that is not even on the table. There is no interest in that. It has been zoned NMU for 30 years, and they don't want a rezone. It is zoned for single-family to a townhome mix, with a spectrum of density in the middle. The Council is interested in hearing the public's input, as they are still assessing and analyzing their options. They want to gauge opinions. Up to this point, the City is unaware of any prior formal applications made on this property, or any bona fide offer made. Staff and the Council have been debating for over a year what to do with this land in order to help pay for a new fire station. Nothing has been done in the dark or in back rooms.

Isaacson said in the five years he has been on the Council, he remembers someone showing the City some ideas for the property, but he doesn't remember who or what it was. However, he is not aware of any prior formal proposal.

Jeff Taylor (1719 Hampton Court, Farmington, Utah) asked about the LOI and if the City would still have the ability to shut it off at any time. He wanted to know the rationale for what equates to a huge risk for Boyer.

Mayor Anderson said he is employed in real estate law, and this arrangement is indeed very unusual. It is not something he has seen very often. However, once the City sells the property, they may lose control. The LOI is a get out of jail free card.

Mayor Anderson opened the Public Hearing at 8:33 p.m.

Mark Howard (673 W. Eton Court, Farmington, Utah) lives on the north end of the City. He needs adequate notice for hearings. He did not receive a mailer, and the packet information was not readily available on the City website. He found the information tonight, but that was not soon enough. He looked up noticing requirements, and saw it posted in the City building. He feels the contract could be better written, but he didn't get a chance to provide input. Facts need to go out to community members in advance so discussion can be made. The contract is prospective and does not tie down either party. It contemplates 140 units minimum. However, it may not be determined until after due diligence is done if 140 units are even reasonable.

Sharon Treu (931 Northridge road, Farmington, Utah) has lived in the City for 45 years. This could alter the livability of North Farmington and have detrimental impacts on traffic safety and Main Street. She doesn't believe there are viable options for a road on the south. All traffic would likely be assigned only to North Main Street, and it is unlikely that a traffic light would go in. The amount of bikers and vehicles between Zions Bank and Highway 89 has increased dramatically in the last 20 years as the population has grown. If this project is built as proposed, Main Street won't be able to accommodate the traffic. An amendment to the NMU zone was recently made that gutted it.

Benjamin Worthington (1539 Old Shepard Road, Farmington, Utah) raised his family here for the last 10 years. The proposed plan would completely change his environment. When he looks out his front door, he can see fox, deer, horses, and wildlife that live here, which is an important part of why he chose to live in this particular area. He understands if this is needed to fund the fire station. There is already so much traffic that he can't get off Shepard Lane, and that will become overwhelming if this is passed. The traffic is already extremely noisy during peak hours, and they would like a barrier to protect from the sound. He would also like Boyer to put in a buffer zone to cushion from the existing homes. They are proposing an access in the area where

all the children come to play in the summer time. This should be kept as only an emergency access.

Rick Dutson (2083 Summerwood Drive, Farmington, Utah) said it is hard to wear both a property owner had and City Councilmember hat at the same time. He encouraged the Council and Mayor to contact the member of the community who wishes to provide funding for the fire station. **Mayor Anderson** said he spoke with him last week, and he only wishes to participate in an aspect of the project, not finance the entire fire station. **Leeman** said there is no benefactor that is going to give the City \$14 million.

Dutson said it is embarrassing that fire fighters are living in closets. If the City has known for over a decade that they need a new fire station, they should have planned for it. **Leeman** said it is against State law to have savings in the General Fund.

Dutson said he is worried the Council's judgement is clouded, and he suggested delaying some of the fun things like the Rock Mill in favor of funding the fire station. He is afraid the City is hiding behind some of the details. If the City gets money, it wouldn't have a density problem right now.

Charity Rowberry (170 S. 300 E, Farmington, Utah) grew up in North Farmington when it had beautiful botanical gardens. She doesn't have issues with the sale of the land. The City needs to be careful and thoughtful moving forward with this proposal. The City owning the property gives them the opportunity to consider needs. The proposal is not what she feels the City needs at this time. The City needs attainable property for starter homes. Townhomes can be attainable, but not if there is a clubhouse. This will be \$500,000 townhomes with monthly \$250 Homeowner's Association (HOA) fees. She discouraged allowing clubhouses and amenities that drive up costs. Many people are aging in this community and have no place to size down. Backyards can help people stay longer. She left a condo because she didn't have a yard for her child to play in safely outside.

Andrea Hall (1137 Robyn Way, Farmington, Utah) moved to Farmington 28 years ago. Her daughter runs Buttered Bakeshop while her other daughter runs a flower farm on this property, and she wants to make sure the bakeshop continues.

Taylor Felt (903 Stowe Court, Farmington, Utah) feels this plan is contrary to the small-town charm of the City. It now is a rural community with a peaceful pace and access to hiking, nature, and the outdoors. He said that according to the Mayor's campaign statement, he hopes Farmington stays true to those things. He asked the Mayor to live up to his campaign promises.

Patricia Andersen (671 Somerset Street, Farmington, Utah) said she purchased three properties in this area, which was rich with streams and history. The water used to continuously flow through this 15 acres. It is an unusual watershed that Utah State University may be interested in for growing experimental trees. The best future use of this property would be associated with nature. In order to mitigate water flow around them, homes in the area have sump systems and stepped foundations to be above the water. She is concerned with five driveways opening up on Main Street.

Libby Hansen (832 Emerald Oaks court, Farmington, Utah) is a 40-year resident of Farmington and has made her living as a real estate agent there for 30 years. Most of the properties she sells are in the Davis County area, and she always saves Farmington for last when showing properties.

Boyer did not share a price point, and she is concerned the homes may not be affordable. If the structures are three stories, they will not appeal to older residents. She said the class sizes at nearby Knowlton Elementary School are between 30 and 55 students, while the national average is 20. Adding a potential of 265 more units with two children average living in each will impact area schools. Students in that area walk to school and are not bussed. She does not expect the price point to be below \$500,000. Currently the lowest priced homes in Farmington are between \$425,000 and \$650,000. She discouraged high density in this area. She does not want to see a 17-foot sound wall here like can be found in Centerville, Kaysville, and Fruit Heights. Sound walls are coming down in California. She would rather see a berm and 4-foot sound wall. There is a housing need for single and elderly people.

Steve Mason (814 Southampton Court, Farmington, Utah) has lived in Farmington for 23 years. He understands that the density will determine the selling price. He asked the Council to consider selling it for between \$6 million and \$8 million so the density would be less.

Leeman said Farmington has been in growth mode for a long time. During this time, the City did not increase property tax rates for 13 years. The State caps the money cities can retain as savings in their general fund. If a city saves too much, the State will take it. Impact fees come in only as construction takes place.

Jared Snow (1819 Kensington Street, Farmington, Utah) said the benefactor mentioned earlier is willing to work with Boyer and the City Council. He feels that things have gone in a way that everyone doesn't feel comfortable. He would like to see something put together that is better than initially proposed, and this is an opportunity to think more creatively.

Jake McIntire (1830 Okehampton Court, Farmington, Utah) said this project would impact roads and public services. He would rather have seen community engagement defining the vision and what is possible before the City went to RFQ to find a partner. It is important to find a partner to match the vision. The pre-determined solution here seems to be housing at nine or more units per acre, but there is still time to push pause and flip the script. This should be approached creatively to do something different, especially for a site with so much historic significance. The City is missing middle, multi-generational housing. This could be put into a land trust to buy the land, which would both protect this land and give the City the money it needs for the fire station.

Josh Cummings (1952 Kingston Road, Farmington, Utah) hopes the Council will listen during community engagement. Since the City owns the property, it can do with it what they want and form what is best for this area.

Mayor Anderson said he would like to form an action committee with people who live in the area. The group would come together with Staff and City Councilmembers.

Laura Wilson (957 Lands End Road, Farmington, Utah) said she is a data nerd who often reads government financial statements, so she understands general funds. According to the Utah Housing Inventory Explorer, Farmington has 5,818 single-family homes; 1,204 apartments; 1,124 townhomes; and 80 duplexes. That totals 29% non-single-family homes. A second Redevelopment Agency (RDA) project that has already been approved will bring over 2,000 non-single-family dwellings, which will bring the total to 30% to 40% non-single-family homes

in Farmington. Farmington is not Salt Lake City. She moved her to live in a rural atmosphere. A park is not as necessary as a fire station. She doesn't want two- to three-story townhomes.

Abigail Martin (1981 Kingston Road, Farmington, Utah) has lived in Farmington for two years. This is not the right move for Farmington. Her husband and his mother, an immigrant single mother from China, have lived in their Farmington home for almost 20 years. That is unheard of now. If there must be homes, let there be homes for families who need to downsize, need space, and want to get out of Salt Lake. Don't get stuck in the tunnel vision of Boyer's proposal. People have good profitable ideas for this land. Everyone who lives in Farmington is on the same team, so they need to play on the same team.

Victoria Wang (1981 Kingston, Farmington, Utah), Martin's mother in law, has lived in Farmington since 2008. She came from Hong Kong. She would like Farmington to keep its charm, and told the Council that residents' lives are in their hands.

Amy Torman (1661 Somerset Court, Farmington, Utah) was raised in Syracuse and moved here six years ago from midtown Layton. Both Layton and Syracuse deteriorated after getting high density housing and townhomes. The more apartments that came, the louder it got. She asked the Council to consider noise in this proposal. Safety becomes an issue with higher density. Somerset has walking paths and open spaces in its HOA. Townhomes are nice for 15 years, then they turn into rental homes.

Martha Felt (903 Stowe Court, Farmington, Utah) helps manage property owned by the Andersons on Main Street across from the bakery. She cares for animals on this property, and it is a place many visit, especially during COVID. It is a quiet and beautiful pasture where people come to escape from city life. She is alarmed at classrooms in Knowlton, Farmington Junior High, and Farmington High School that have too many kids. Students and teachers are overwhelmed. This project would bring in more students and traffic. She would rather see something incredible on the property in question. She asked the Council not to take the "farm" out of Farmington.

Matt Poulsen (1732 N. Main Street, Farmington, Utah) has lived in Farmington for 54 years. The history and legacy of his ancestors matters. As the next generation, we owe it to them to manage things properly. He understands the need for a fire station.

Heather Simonsen (978 Melbourne Court, Farmington, Utah) has lived in Farmington for 27 years. North Farmington has never seemed a part of Farmington, as it has no signs there welcoming people to the City. There used to be botanical gardens here that she loved.

Flint Holbrook (1834 Ramsgate Road, Farmington, Utah) said the fire department should get everything Farmington can give them. He opposes high density in this area, as it would affect his life and the life of his family. While living in Bountiful, he witnessed first-hand the effects of adding high density housing near single-family dwellings. The collateral effects included an increase in travel times to and from the freeway, increased times to get to the grocery store, reduced values of existing homes, increased crime, water restrictions, and increased class sizes. At a recent community meeting, he was disappointed with City representatives. He requested that the City give comprehensive information on proposals, conduct careful research, and listen to residents. He doesn't see the necessary data and doesn't feel the community is being considered. He wants more transparency.

Lou Brown (819 White Hall Court, Farmington, Utah) has been the director of real estate for Red Lobster and Olive Garden. He said he is proud of the Council for taking a piece of land that nobody has made offers on and getting someone willing to enter a contract to develop it. He endorsed the Boyer Company. While he doesn't know what the right use is for the community, he said the Council is approaching it the right way. The Council is trying to balance this, and it is a hard job. In America, people have the right to use their property. The State Legislature and Governor are putting pressure on cities to provide affordable housing.

Gary McCloy (261 s. 1100 W, Farmington, Utah) said the public hearing has been civil tonight, especially considering that this is an uncomfortable situation. He is proud to belong to the Farmington Fire Department. In 1988 when he started his career, he earned \$7 per call.

Mayor Anderson closed the Public Hearing at 10:01 p.m.

Isaacson said he is distressed that people feel they didn't get notice, and Staff knows that he raises that concern repeatedly. He asked Staff to collect email addresses from the audience so that they can get notice for this project. Farmington can do a better job and will try to remedy that in the future. The City follows State law concerning noticing, which refers to a certain distance. However, he thinks that required noticing distance is way too small.

He moved to Farmington 20 years ago and lives on 1100 West. When he moved in, there were beautiful fields with horses, and no Station Park. He could see Antelope Island and there was a nice county fair facility at the end of the street. Although Farmington has changed around him, he still has an acre of land, orchard, and garden that he enjoys. This is the reality that Farmington residents live in as the City is near an international airport. Residents have to accept that it is reality that every bit of developable land in Farmington is going to be developed in the future. His challenge as a Councilmember is that whatever happens, it is as good as the Council can make it while respecting private property rights and laws. He wishes he could preserve open land and still have the horses. But he has to face reality that this land is north of townhomes, Zions Bank, and between Main Street and the freeway. He has been amazed at how many Utahns want to live near the freeway. In most other cities, they put storage units, warehouses, and big apartments near freeways. Frankly, Farmington is lucky to be looking at housing being proposed in this area. It could be more dense and more commercial. He said the packet was late this time because of continuing negotiations.

Mayor Anderson said he would like to find an app the City could use that is interactive, where a map would indicate every development that is proposed along with notices and packets. If anyone could develop an app like that, he would be interested.

Leeman said Councilmembers get the packet at the same time it is put online. Residents can call the City to ask when a particular development will be on the agenda again.

Child said the City doesn't have the money to improve the Old Mill at this time, even though they showed pretty pictures and paid for an architect. The City is not putting the Old Mill above building a fire station. He would never put public safety at a lower level than a historic element. The question comes down to if the City borrows money, or sells an asset to pay for the fire station. For 13 years, the City did not raise taxes. At the same time, it became necessary to increase the salaries in the police and fire departments. On the heels of that, the City was gun shy

about raising taxes. Paying for the new fire station would be the equivalent of raising taxes \$170 annually per household, which is not cool in an inflationary environment.

Child said there has been talk of land trusts. He has worked with land trusts in his career, and they are not friendly. They are expensive to fund, and basically the equivalent of raising taxes. Special assessments are another option, but that is worse than anything. Therefore, how much density to allow is the discussion tonight. A certain amount of density pays for itself. Otherwise, it could cost the City and become a burden. He is intrigued with the public comments asking for senior housing, something he is not opposed to. There is one senior project in the City where residents pay \$4,500 a month in rent, which blows him away.

After hearing about the many kids in the neighborhood, **Child** asked the audience to please send their kids to his neighborhood, because his neighborhood is dying. There are very few children living there, and he doesn't want to see his neighborhood die. He said his neighborhood is just 10 years ahead of Somerset, and they may see the same thing in a decade's time. He wants to find a balance for housing affordability. The homes described could cost \$1.2 million. He wonders how a new family can afford a home in Farmington anymore. His fire paramedic son lives in Evanston, Wyoming, and commutes to Weber County each day to work because he can't afford to buy a home for his wife and two children in Northern Utah. Housing affordability is a critical issue. The State is aware of the situation, and is requiring cities to comply with housing affordability measures. If cities don't comply, the State will tax them on a daily basis for being out of compliance. Luckily, Farmington is ahead of that game.

While living in the old part of town against the mountain for 32 years, **Child** has had to get flood insurance for his home due to water runoff after the hillside has been burnt down. Fires eventually can cause mudslides into nearby neighborhoods. He is a strong proponent of building safety and security, which requires adequate fire protection. Someone recently lit cottonwood trees and brush on fire merely so he could be caught and provided a place to sleep in jail. Recent fires in Los Angeles have taught the nation about what can happen to run away fires.

Child said density will pay for the property; it is the only way. If residents want some density flexibility, it can be discussed. He likes that the proposal is residential rather than commercial, which would be acceptable in the NMU zone. As elected officials, they are weighing the value of the property, density levels, special assessments, or an increase in property taxes.

Leeman said this has been a good meeting tonight. He has sat in public hearings for 10 years now, and he can say that the quality of comments, residents' respect for each other, their approach, and the communication has been some of the best he has seen. He has a love for the Somerset neighborhood, as all his friends lived there while he attended high school. He doesn't want to negatively impact it, as it is a gem in Farmington.

However, what **Leeman** has learned over the years serving on the City Council is that everything is a balancing act and there is always a trade-off. This is a classic example. The Council doesn't want to develop the Old Farm property, but it is a means to an end. The only reason they would develop Old Farm is because the City needs the money. The City needs fire coverage, and it doesn't want to end up like L.A. To pay for a new fire station, the City has been eyeing funding sources. If everything in Western Farmington developed all at the same time, impact fees could cover the expense of the new fire station. But that is not how development happens. Taxes, fees, and assets are the only funding sources. He feels that as a councilmember, he would be

committing malpractice if he increased property taxes to build a fire station without first selling Old Farm. He can't do it. The City has cut everything it could and still needs \$14 million for a fire station. He feels it is time for the City to sell this asset. However, that is not the end of the conversation. What Farmington gets is depending on what the City is willing to do with it. If they allowed 2,000 apartments and 10-story buildings, they could get \$20 million for that land.

Having public outreach before getting proposals is a chicken-or-egg thing. The RFQ was upfront in mentioning that the City wanted \$10 million to \$12 million for the property. Density is driving the process. He thinks it is the right idea to sell the property in order to get a fire station. **Leeman** is thankful for residents bringing up their concerns like access and traffic, and he will ask Boyer to take them all into account. He personally doesn't like the south access Right of Way. The Council needs to get more information on price points and how those relate to affordable housing. He wants to see more meat on the bones and how it can benefit the surrounding areas. Affordability and a nice product is important to him.

The deal tentatively on the table is a minimum of 140 units for \$10 million. This could go up or down depending on upcoming geological, traffic, and groundwater studies. There are still a lot of meetings to go through, and he feels land use development decisions are the hardest ones the Council decides. **Leeman** reminded the audience that this is his community also. He has lived in his home for 15 years and loves this town.

Councilmember **Amy Shumway** agreed with what her fellow Councilmembers had said. All five of her children attended Knowlton Elementary School. She has heard kindergarten classes are small throughout Davis County and is going to follow up on class sizes.

Layton said she took six pages of notes, and she wants the public to feel heard. This has been a positive meeting, and the Council wants feedback. She loves living in North Farmington and likes the idea of getting a sign there welcoming people to the City. She has been a substitute teacher for 14 years and has never seen 36 students in one class. She is concerned with the bakery, which is a gem in Farmington. Farmington is an aging community missing "middle housing." Growth is coming from within, but a lot of children can't afford to live in Farmington. Councilmembers represent 25,000 Farmington residents, and the City should listen to them all. All residents need a fire station, but the City is sitting on this piece of property so that she and her 300 neighbors can enjoy it. That doesn't represent all of Farmington. Taking a step back, she realizes that this is not just about her and her direct neighbors. It used to be that coming up 1400 to her home, there were horse fields on both sides. Now that is all filled with homes. However, it is good to extend the welcome to people looking for a home and refuge.

Isaacson asked about two places in the proposed contract that referenced that in the event the buyer terminates, their earnest money would be returned after the expiration of the feasibility period.

Boyer Attorney **LaMont Richardson** said that the contract provision is so unusual, this was the first time in 25 years that they have agreed to something like it. However, Boyer is comfortable with it. Hearing that clarification, **Isaacson** said he is comfortable approving the contract.

Mayor Anderson said he had taken a whole page of notes. He said that he has been on the Council for six years, and now been mayor for three years. In that time, there was never an extra

\$1 million to save up for today's needs. There has not even been an extra \$140,000. There was never a way to prefund a new fire station.

In the last four years, the biggest drain on the City budget has been wages. When Salt Lake lost 30% of their police officers, they raised wages 30%. The Utah Highway Patrol (UHP) also chose to raise wages. Both Salt Lake City and the UHP have deeper pockets than Farmington and other surrounding cities. Now, every city is dealing with this problem. Farmington used to have the rock bottom lowest police wages in Davis County, which made it hard for the Police Chief to staff his department. Farmington found itself in the middle of a self-destructive game that became an unsustainable wage fight with every other city and department. Farmington raised taxes to give police increased wages. Now, Farmington is no longer the lowest in the County; they are second from the top. The impact has been huge on hiring, and now Farmington can hire the best officers. When he started, the City had 22 police officers and only one officer on duty to cover the whole City between 11 p.m. and 7 a.m. Farmington imports its crime, as others see it as a soft target. Now, the department is up to 29 officers and fully staffed. But there is a ripple effect. Farmington has 100 full-time employees, and they all want higher wages as well.

Mayor Anderson said the City has been dragging its feet to sell Old Farm. It was seen as plutonium: if you touch it, you die. If a benefactor wants to buy down the density, the City is open to that option. If density is bought down, the City wouldn't need to demand as much money from Boyer. A park could be named after the benefactor. He noted a recent study that found Farmington emergency crews respond more to single-family homes than they do to apartments. Right now, the fire department is disproportionate to the east side, so the west side is bearing more of the burden. However, he chooses not to look at this as an east side vs. west side issue. He would like to put together a six to 12-member committee to help vet this out, and he encouraged residents to personally reach out to him if they are interested in being on the committee. Two councilmembers would also be on the committee.

Child said part of the discussion should be density, as that is what pays for the product. He is open to clustering density. He encouraged the residents to provide feedback on clustering development. He personally feels that the more price points that are in a subdivision, the healthier the community is. That could mean five acres of more dense development, and 10 acres of less density.

Isaacson noted that the latest version of the contract was not in the packet. City Attorney **Paul Roberts** provided the key changes that have been made since the packet was distributed. It does not convey half an acre of the well site. Property descriptions have been updated. Modifications have made it clear that the Council is not bound to future land use. That is a separate consideration. Any price and density changes would be handled by addendum, similar to making negotiations on a home purchase.

Mayor Anderson said he doesn't want the residents to feel the Council has predetermined a particular price and density. In reality, the Council doesn't know what it wants. But whatever density is chosen will directly affect the price of the land. **Isaacson** said the price could also be affected by other things such as amenities. Until it is negotiated, the City doesn't have a deal. **Roberts** said the agreement has been designed so the Council didn't feel obligated to make a land use decision at this point. There should be no expectation. He appreciates Boyer being open to that concept. Any addendum would have to come back before the Council for approval.

Motion:

Isaacson moved that the City Council approve the Purchase Agreement with Boyer Project Company L.C. as the version that was circulated to the Council today, incorporating Findings 1-4 in the Staff Report.

Findings 1-4:

1. The Purchase Agreement maintains the City’s discretion as the Land Use Authority and allows for a public process to play out to determine what development is appropriate.
2. The Purchase Agreement allows each party the ability to back out of the agreement at any point without penalty.
3. The Purchase Agreement establishes an estimated purchase price which will ultimately be representative of an entitled project still to be determined, with the final purchase price to be determined based upon various factors such as density and amenities.
4. The City published notice of its intent to dispose of this property through a Class A notice for at least 14 days prior to today’s hearing, and allowed the public an opportunity to comment on the proposed disposition, as required by Utah Code Ann 10-8-2(4)(a).

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

The Council took a break from 11:04 p.m. to 11:15 p.m.

BUSINESS:

Fiscal Year 2024 Annual Comprehensive Financial Report (ACFR) and Audit Report Review and Acceptance

This agenda item has been tabled and will be re-noticed for an upcoming meeting. Gilbert & Stewart, Certified Public Accountants, is the City’s independent auditor firm. They completed the annual audit of the City’s financial records and financial statement.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including:

- Item 1: Monthly Financial Report
- Item 2: Amendment to the Supplemental Development Agreement for The Trail. The proposed addendum reduces the number of units within the project within the parameters

initially set and allows for the construction of a building that will be massed and scaled more appropriately for the area.

- Item 3: Home Occupation Business License Amendments. A proposed amendment to Section 6-1-026 of the Farmington Municipal Code would allow a home occupation business owner, at their option, to request that their home address remain private, so long as their business does not include customers arriving at their home.
- Item 4: Approval of Minutes for January 7, 2025. Shumway noted some changes.

Motion:

Child moved to approve the Summary Action list Items 1, 3 and 4 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 Scott Isaacson	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay
Councilmember Amy Shumway	X Aye	___	Nay

Gibson addressed Item 2: Amendment to the Supplemental Development Agreement for The Trail. The proposed addendum reduces the number of units within the project within the parameters initially set and allows for the construction of a building that will be massed and scaled more appropriately for the area. They had the original approval with the parking wrapped on all sides. As time has passed and the applicant has gotten more into the pro-forma and details, they reduced the number of units. The south and west sides of the parking structure is no longer wrapped. The applicant took the suggestions of the Council, touring parking garages in the Salt Lake area to view vertical trellises and other details. The new proposal from the developers includes park strip trees and landscaping against the building. Staff today received renderings of columnar junipers and more screening. The applicant would also like to present an addendum to B.

Isaacson asked if this meets the revised ordinance for parking structures. **Gibson** said it is not mandatory that it be followed. The parking structure is completely screened on the north and east side. **Roberts** said once the DA is in place, it locks in place any ordinances as they are approved at that point. Therefore, the new parking structure ordinance wouldn't be applicable.

Isaacson acknowledged that the new ordinance can't be applied retroactively. However, the applicant is changing their own DA, so he wondered if the new ordinance would apply. It could be debatable.

Mayor Anderson said it is not often the City gets a developer coming back to reduce density.

Child noted that the applicant brought back design elements as a courtesy to the Council.

Gibson said the ordinance calls for screening that creates minimal visibility. **Shumway** said Farmington has never had a parking structure, and they don't want a subpar one. **Leeman** agreed, saying if the Council had known it wouldn't be completely wrapped, they would have had them move it on the site.

Applicant **Jeremy Carver** with Evergreen Development said that reducing the number of units from 318 to 410 would break up the monolithic appearance. They have spent \$200,000 updating their plans. Due to feedback, the project is now better than when it first started. They are putting \$120 million into this project, and they want to get high rents. The 14 townhomes nearby will be for-sale by deed restriction, and their garages will be set back. The nearby office building is now under construction.

Child said in reality, no one is going to see the parking structure. They will see the apartment on the street because it is high and in-your-face. The two-story parking structure will just disappear in the landscape, so the detail is just an extra effort.

Motion:

Layton moved that the Council approve Amendment #1 to the Supplemental Development Agreement for The Trail.

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 Scott Isaacson	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay
Councilmember Amy Shumway	X Aye	___	Nay

ADJOURNMENT

Motion:

Child made a motion to adjourn the meeting at 11:35 p.m.

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 Scott Isaacson	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay
Councilmember Amy Shumway	X Aye	___	Nay

/s/ DeAnn Carlile

DeAnn Carlile, Recorder