

FARMINGTON CITY COUNCIL MEETING

Wednesday, January 16, 2002

CITY COUNCIL WORK SESSION/WEST CONFERENCE ROOM

PRESENT: Mayor Connors, Council Members Hale, Hasenyager, Haugen, Holmes, and Johnson, Planning Commission Members Forsgren, Hill, Roybal, and Young, City Manager Forbush, City Planner Petersen, and Deputy Recorder Chipman. Greg Bell and Matt Wintery of Envision Utah were present to make a presentation regarding mass transit in Davis County. Discussion began at 6:00 P.M. The following items were reviewed:

- The Utah Department of Transportation (UDOT) had recently announced purchase of rail line easements through Davis County. The possibilities of light and commuter rail systems (transit commuter systems or TCS) were being considered by State authorities.
- The goal of Envision Utah was not to eliminate car travel, but to make the public less car-dependent and to provide options for more effective commutes. Envision Utah was encouraging Transit Oriented Development (TOD).
- In order to make TOD successful communities must become involved in planning and development.
- Elements of TOD include: keeping development planning within a finite geographic area, looking at mixed land uses, increasing pedestrian-friendly environments, increasing connectivity and mobility, creating specific designs, considering urban revitalization and in some situations new communities.
- Funding is available through federal agencies if plans are properly designed.
- Mr. Wintery reviewed workshop processes where citizens become involved in the planning process.
- More information can be obtained on the internet at : cuf.envision.org

Mayor Connors asked specific questions about creating a rail stop in Farmington. Mr. Wintery was unable to make commitments or give any indication regarding decisions being made. The Mayor also asked about timing and the process regarding having a rail stop in Farmington. Mr. Wintery was unable to give direct answers.

REGULAR CITY COUNCIL/CITY CHAMBERS/CALL TO ORDER

PRESENT: Mayor David M. Connors, Council Members David Hale, Bob Hasenyager, Larry W. Haugen, Susan T. Holmes, Edward J. Johnson, City Manager Max Forbush, City Recorder Margy Lomax, City Planner David Petersen, and Deputy Recorder Jeane Chipman.

Mayor Connors called the meeting to order at 7:10 P.M. following two work sessions. The invocation was offered by **Susan Holmes** and the Pledge of Allegiance was led by **David Hale**.

APPROVAL OF MINUTES OF PREVIOUS MEETING

The minutes of the January 2, 2002, City Council Meeting were read and corrected. **David Hale** *MOVED* to approve the minutes as corrected. **Susan Holmes** seconded the motion. The voting was unanimous in the affirmative.

REPORT OF PLANNING COMMISSION (Agenda Item #3)

David Petersen reported proceedings of the Planning Commission meeting held January 10, 2002. He covered the following items:

1. The Planning Commission recommended Lonnie Bullard's schematic plan for Oakwood Estates Phase II containing 30 lots on 16.66 acres located at approximately 1800 North Compton Road in a LR-F zone (S-7-01).

2. David Griffin's request for a recommendation to the City Council for schematic plan approval for an 11 lot subdivision on 7.115 acres, located at 711 South 1200 West (S-12-01) was tabled to allow time for Mr. Griffin and City Staff to meet regarding open space designations. Mr. Griffin had only 10 percent open space on the schematic plan where 25 percent was required. City Staff had worked with Mr. Griffin during the past week since the Planning Commission meeting to negotiation compromises regarding the open space requirements.

3. The Boyer Company received a recommendation for final plat approval for the Farmington Ranches Phase III Subdivision consisting of 123 lots located north of Clark Lane and west of 1525 West Street in an AE zone (S-1--01). Mr. Petersen said there were technical issues on the improvement drawings which were being worked out with the City Engineer.

4. Lois Taylor and Don Hokanson requested recommendation for final plat approval for the Sunset Hill No. 4 subdivision consisting of 7 lots on 7.116 acres located at approximately 325 East 100 North in an LR-F zone (S-10-00). The item was tabled to allow time for the Planning Commission to review suggested changes in the conservation easement agreement.

5. The Planning Commission considered changes in an ordinance amending and enacting

provisions of Title 11 of the Farmington City Municipal Code regarding accessory dwellings (ZT-1-02). They recommended the amendment to the City Council.

6. The Planning Commission briefly discussed the intentions of **Jose Contreras** (154 South 100 East) who wished to purchase a landlocked parcel adjacent to his property from Dennis Morrill. Mr. Contreras stated he wanted a quality development adjacent to his current home that would buffer the apartment building in the next lot. Mr. Morrill (owner of the apartments) had indicated a willingness to sell the property to Mr. Contreras. The accessory building ordinance could have an impact on the situation.

PUBLIC HEARING: CONSIDERATION OF ORDINANCE VACATING LOTS 5 AND 6 OF SUNSET HILLS #3 AND APPROVING AND AMENDING PLAT AFFECTING LOTS 5 AND 6/ LOIS TAYLOR (Agenda Item #4)

David Petersen introduced the agenda item. In order to accommodate an amended subdivision plat for the purpose of including a portion of lot 5 and all of lot 6 within the boundaries of the proposed Sunset Hill Number 4 Subdivision, it would be necessary for the City Council to approve vacation of lots 5 and 6. The southern portion of both lots would be included in other lots. The north portion of both lots would be combined into one lot which included Ms. Taylor's home. The Monjar lot (adjacent to lot 5) would remain unchanged.

Mayor Connors opened the meeting to a *PUBLIC HEARING*. With no forthcoming comments, he *CLOSED* the public hearing. He asked if the Monjar lot would be a legal lot after the plat amendment. It was currently not a legal lot because of a previous unintentional illegal lot subdivision.

Mr. Petersen said the lot would become legal. All parties were in agreement with the plat amendment. Exhibit A attached to the vacation included legal descriptions of lots involved.

Bob Hasenyager *MOVED* that the City Council approval Ordinance No. 2002-05, an ordinance authorizing the Mayor to enter an order vacating and amending lots 5 and 6 of Sunset Hills Subdivision Number 3 and directing that the same be recorded with the Davis County Recorder's Office. **David Hale** seconded the motion which passed by unanimous affirmative vote.

PUBLIC HEARING: CONSIDERATION OF OAKWOOD II SCHEMATIC PLAN (Agenda Item #5)

Mr. Petersen covered background information regarding the Oakwood II Schematic Plan. The item had been tabled by the Planning Commission last summer because the developer's first proposal included among other things two cul-de-sacs which exceeded the City's 1,000 foot dead end street limitation standard. The item was referred to a sub Committee of the City Council. City Staff also attended the meeting. The committee suggested 5 alternatives. The developer chose to

redesign the schematic plan and loop the two cul-de-sacs together. Mr. Petersen said the developer would like to construct the subdivision in phases. The first phase would be to construct 2 homes at the far end of the looped road (one or both of the homes may likely be beyond the 1000 foot dead end street limitation), improve half the road to reach the two homes including a turn around area, and to have the option of developing the four lots abutting North Compton Road. The Planning Commission recommended the schematic plan, but tabled consideration of the first phase proposal.

Chief Gregory stated he had held to the 1000 foot dead end street limitation throughout the City. He said he followed City ordinances in doing so.

Mayor Connors opened the meeting to a *PUBLIC HEARING*.

Robert Dale (1891 North Compton Road) remarked that an access easement existed across the property of an adjacent land owner. It would require the permission of the Home Owners Association to use the easement for access to the two homes discussed, but if needed, emergency vehicles could reach the two proposed homes. Mr. Dale supported the schematic plan and the proposal for Mr. Bullard to develop the two lots in the loop. He stated North Compton Road had been passable for many years, even before it was paved. He would rather have the project developed with the original two cul-de-sacs because the looped road was more costly with cuts and fills. He said the schematic plan showed open space requirements had been met. It was intended that the area would be left for horse property with the exception of the two lots on the first phase of the looped road and the 4 lots along North Compton Road. The rest of the subdivision would not be completed for possibly years.

Chief Gregory said he was committed to enforcing the laws of the State of Utah and the ordinances of Farmington City. The 1000 foot dead end street restriction was closely guarded. It would be mandatory for the developer to include a turn around at the end of the access street to the two lots, even though temporary, before the loop was complete. He had not had time to fully consider the phasing of the development. If the access street to the two lots was approved, it would have to be 20 feet wide and hard surfaced.

Mr. Petersen clarified the reasoning of the Planning Commission in recommending the application. He said there were three non-conforming streets within the City limits that were in excess of 1000 feet. Those three streets were treated differently by ordinance because of their non-conformity. North Compton Road was one of those non-conforming roads. The proposed looped street was similar in design to another looped road on another non-conforming street. Approving the schematic design with the looped road would not set a precedent because of the unique conditions.

With no other public comments, **Mayor Connors** *CLOSED* the public hearing. He stated the issue before the Council was the schematic plan. The phasing proposal had not as yet been recommended by the Planning Commission.

Bob Hasenyager stated that the proposal was a nice one and that it would make a nice

subdivision, but that he was very concerned about the public safety issue and did not want to put residents at risk. He expressed the desire to find a way to make the subdivision possible within the context of City ordinances. He stated that he has always been very resolute on public safety issues. He feels that it is responsible government and that is what ought to be done. He stated that he has served on the Planning Commission and remembered a ordinance that provides the opportunity to exceed the 1,000 foot limit based on the number of homes per a certain number of feet. He understood it to mean that the developer could exceed the 1,000 feet if they limit the number of homes and (2) if it would fall within that constraint thereby fitting within the City's existing ordinance. He stated he would probably take the developer up on the idea of restricting the number of building lots until the subdivision was completed if that met with all the legal ramifications. The Council discussed issues relating to the non-conforming roads and the 1,000 foot limitation.

Susan Holmes said two issues were a concern to her. The first was whether or not Mr. Bray was in support of the schematic plan. She referred to the letter distributed to the Council from Mr. Bray in which he stated several objections. The second concern was the design of several off-site manholes. As a member of the Central Davis Sewer District Board, she had learned that off-site manholes were susceptible to vandalism.

Larry Haugen felt there should be a restriction placed on lot development until the road was completed through to Fruit Heights.

Mayor Connors noted the City Council was being asked to approve a similar development to what had already been approved on another non-conforming road.

David Hale *MOVED* to approve the schematic plan for Oakwood Estates, Phase II, subject to all applicable Farmington City development standards and the following conditions and/or resolution of the following issues:

1. The drainage system design should be engineered to withstand severe storms particularly in the vicinity of Lots 6, 7, 22, and 23 .
2. All parties owning property within the proposed Oakwood Estates Subdivision, Phase 2, should be part of the application for schematic plan approval.
3. The proposed street cross section must comply with City standards.
4. The developer is proposing two off-site sanitary sewer manholes. This does not meet Sewer District standards which includes permanent access to all District manholes.
5. The applicant must comply with requirements received from FAPID, the City Engineer, and the Fire Chief.

6. A plan must be developed which specifies who shall own and maintain the conservation land proposed for the subdivision.

Larry Haugen seconded the motion. The motion passed by unanimous affirmative vote.

REQUEST FOR APPROVAL TO MOVE FORWARD ON CITY PROJECTS/DESIGN AND BID 200 EAST PUMP HOUSE/DESIGN AND BID 1075 WEST STORM SEWER PROJECT (Agenda Item #6)

Mr. Forbush reviewed background information regarding the agenda item. He explained that the City had previously committed to use U.S. Filter products for the SCADA system excluding starter motors and VFD and suggested that purchasing all of the electrical equipment from one source would be more efficient. If the starters and VFD were part of the open bid to the contractors, a much more extensive design effort would be required. If, however, the City purchases all equipment from U.S. Filter, any problems or inadequacies in the SCADA and control system would be U.S. Filter responsibility. Maintenance of the system would be simplified. Mr. Forbush also presented rough sketch designs proposed for the new pump house. He said the design incorporating an element of Farmington stone would cost about \$5,000 more than the least expensive design. Mr. Forbush had planned for funding.

Ms. Holmes commented she felt the City should adhere to the same standard required of developers and include the element of Farmington rock.

Mr. Forbush also reviewed storm drain system improvements for both the Shepard Lane area and the 1075 West storm sewer project. It was unknown whether or not UDOT would continue work on the Shepard Lane interchange. If so, UDOT would install a drainage system and any effort by the City would be negated. If the interchange is not completed, the City would have to fund the drain. In any case, both areas needed to be improved.

Mayor Connors reported that a meeting was planned with UDOT to discuss the Shepard Lane interchange. He felt it may be that the interchange would be completed.

Bob Hasenyager *MOVED* that the City Council authorize the City Manager to move forward on the design and bidding of the 200 East pump house, including authorization to combine the starter motors and VFD with equipment being purchased from a single source. **Larry Haugen** seconded the motion which passed by unanimous vote. Issues regarding the drain system was delayed to allow time for UDOT decisions.

MINUTE MOTION APPROVING BUSINESS OF CONSENT (Agenda Item #9)

Ed Johnson *MOVED* to approve the following items by consent as follows:

- 9-1. Ratification of construction bond agreements previously signed by Mayor Bell and Mayor Connors.
- 9-2. Approval of November's list of disbursements.
- 9-3. Authorization for the Fire Chief to mobilize Department for Olympic events as proposed in his enclosed letter.
- 9-4. Authorization for the City Manager to send the response letter to Mr. Semadeni regarding sanitary sewer maintenance.
- 9-5. Approval of February's *Newsletter*.
- 9-6. Approval of resolution fixing fees for special truck routing permits and for free expression activities permits as enclosed. One resolution fixes the fee for the special truck routing permit (the City Manager recommends it be set at \$50.00) and the other one sets the fee at \$30.00 for the free expression activities permit.
- 9-7. Ratification and affirmation of City Council action taken at its January 2nd meeting to include the following:
 - Authorization of Mayor Connors to sign the revocation and abandonment easement form pertaining to the Steven and Jan Clark request for the south 10 feet of Lot 32 in Shepard Heights Subdivision.
 - Approval of resolution accepting the 1525 West Street Annexation Request for study (Resolution 2002-02)
 - Approval of Ordinance 2002-03 amending Chapter 2 of Title 10 amending the Uniform Construction and Fire Codes
 - Approval of resolution 2002-04 adopting the Fire Department's Rules and Regulations.
 - Approval of staff's recommendation to award an \$8,800 bid to SDSA for taking an inventory of street, sidewalk and signage improvements on City streets.

Susan Holmes seconded the motion which passed by unanimous vote.

RESOLUTION APPOINTING STATUTORY OFFICERS OF THE CITY (Agenda Item #8)

Bob Hasenyager *MOVED* that Resolution No. 2002-08 be adopted. The Resolution designated the appointed officers of Farmington City including the following:

City Manager	Max Forbush
City Recorder	Margy L. Lomax
City Treasurer	Gloria B. Anderson
Chief of Police	Wayne D. Hansen
Fire Chief	Larry A. Gregory
City Attorney	Michael J. Mazuran and the firm of Mazuran & Hayes, P.C.
City Engineer	Paul J. Hirst and CRS Consulting Engineers

Mr. Hasenyager commended the appointed officers for their excellent work.

The motion was seconded by **Larry Haugen**. The motion passed by unanimous vote.

ORDINANCE TEXT: LIGHT MANUFACTURING AND BUSINESS ZONE/SECOND READING (Agenda Item #9)

Mr. Petersen reviewed the ordinance text for the Light Manufacturing and Business Zone. Packet material indicated the following:

9-8. The Planning Commission recommended the option for free standing retail uses within the zone. This may create the potential for increased retail activity which may dilute the purposes outlined in the beginning sections of the Chapter.

9-9. It was suggested that the City establish a minimum lot width of 100 feet. The existing ordinance provided no minimum lot width but did provide a minimum frontage requirement. Therefore, in the past minimum lot sizes and lot widths in this zone were decided by default on a case by case basis. The decision was left to the property owner as long as all City building, landscaping, loading, and parking area requirements were met. A choice to require a minimum lot size may reduce the development flexibility in this zone for property owners in the future. Remember, a similar 100 foot requirement had to be changed before the City could buy the Brass Comb building.

9-10. Concern was raised over the building height requirements contained in Section 11-266-070(8). Currently, this section is consistent with maximum height limitation exceptions contained in Section 11-28-090(a) of the Supplementary and Qualifying Regulations Chapter of the Zoning Ordinance, which states:

No maximum height regulation as stated in this Ordinance, except for stated exceptions, shall apply to prevent the construction of penthouse or roof structures for the housing or elevators, stairways, tanks, ventilating fans, or

similar equipment required to operate and maintain the building, and fire or parapet walls, skylight, towers, steeples, flagpoles, chimneys, smoke stacks, water tanks, wireless or televisions masts except as specified in Section 11-28-190, theater lofts, silos, or similar structures above the stated height limits, provided that no space above the height limit shall be allowed for the purpose of providing additional floor space nor shall it provide for human occupancy.

A few years ago the City amended the maximum building height in the BP zone from 60 feet to 40 feet.

4. Finally, a general statement and some paragraphs were left in requiring compliance with reasonable standards regarding noxious conditions such as offensive and dangerous noises, fumes, odors, vibrations, etc.

Mr. Haysenger asked if the frontage requirement were eliminated, would commercial sprawl be left unchecked in residential areas.

Mr. Petersen said that the General Plan would prevent commercial creep into residential areas. Lot size would likely not be the key to preventing commercial areas from encroaching on residential property.

Mayor Connors noted that the Council could bring further comments to the Council meeting being held February 5th, when the agenda item is scheduled for further consideration. He then invited Mr. Pack to address the Council if he wished.

Mr. Pack said the project was started over a year ago and he and his brother were interested in moving it along. He noted that conditional uses and permitted uses had been switched back and forth by the Planning Commission and the City Council and hoped it could be resolved.

Mr. Johnson requested that the Ordinance be redrafted to include language stating that compliance with all federal and state regulations would be mandatory. The Council was in agreement.

Mr. Petersen said the ordinance had been reviewed with the City Attorney. He felt Mr. Johnson's suggestion was justifiable and would contact the City Attorney and make a conference call with Mr. Johnson to work out details.

Mr. Hasenyager also asked that the ordinance be made consistent with the BP zoning ordinance.

ORDINANCE REVIEW AMENDING TITLE 11 TO ALLOW ACCESSORY

DWELLINGS/FIRST READING (Agenda Item #10)

Mr. Petersen said he had met with the City Attorney and received his input. He stated the Planning Commission had recommended the amendment with changes as noted in the redline draft. The Planning Commission had eliminated the three-year stipulation noting it seemed a hardship on citizens who had invested in property only to be able to use it for three years. It would also be hard to enforce. The Planning Commission felt that unless there was a demonstrated reason to revoke the conditional use, the use should be allowed until ownership changed.

The Council discussed language details of the ordinance. Mr. Petersen was directed to review language with the City Attorney regarding the R-2 zone conditional use issue. A discussion of the definition of ■family• and ■immediate family• ensued. The ordinance will be discussed further at a special City Council meeting to be held January 24th at 6:30 P.M.

RESOLUTION REQUESTING SIERRA CLUB, UTAHNS FOR BETTER TRANSPORTATION, AND ROCKY ANDERSON TO WITHDRAW THEIR REQUEST FOR STAY REGARDING CONSTRUCTION OF LEGACY HIGHWAY (Agenda Item #11)

Mayor Connors led a discussion regarding the language of the resolution and noted that Farmington City Officials had always been in support of actions taken by other cities along the Wasatch Front. It was the intent of the Council to draft the Farmington resolution specific to the City and, hopefully, to more clearly encourage resolution of the issues. He read the resolution and invited comments, additions, deletions and changes.

Ed Johnson *MOVED* that the City Council adopt Resolution No. 2002-09, a resolution requesting that the Sierra Club, Utahns for Better Transportation, and Rocky Anderson, withdraw their request for a stay, in regard to the construction of Legacy Highway, as currently being pursued in the Federal 10th Circuit Court of Appeals. **Larry Haugen** seconded the motion.

In discussion, **Mr. Hale** commented that the Burke Lane interchange was an especially important issue for the safety of Farmington citizens.

Mayor Connors commented that the brief delay in passing the resolution was to allow time for redrafting and making an effort to reinforce the solidarity and support felt by Farmington for other cities involved. It was also hoped there would be an increase in the potential for a negotiated settlement of issues causing the stay. It was never the intention of Farmington City to break ranks with the other cities involved.

A vote was taken which was unanimous in the affirmative.

CONSIDERATION OF RESOLUTION AUTHORIZING LEASE PURCHASE AGREEMENT WITH ZIONS FIRST NATIONAL BANK FOR THE ACQUISITION OF

RADIO READ WATER METERS AND OTHER WATER IMPROVEMENTS IN THE AMOUNT OF \$300,000 (Agenda Item #12)

Max Forbush briefly reviewed the agenda item. Packet information indicated the City Council had approved an amended budget which included the issuance of line of credit funds for the acquisition of radio read water meters and also in the future for further improvements to the water system. The current action was the first phase. The water meters have actually been ordered as per Council approval. Once installed throughout the City, these new water meters will not only save money over the long run but will eventually permit the City to read the meters on a monthly basis. The new radio read meters eliminates the error of reading the meters manually and transcribing wrong numbers. Under radio read, meters are picked up by transmission by driving through streets and subdivisions in a pickup truck. The time of reading the meters will be cut drastically thus permitting eventually the monthly reading.

Bob Hasenyager *MOVED* to adopt the Resolution authorizing Lease/Purchase Agreement with Zions First National Bank for the acquisition of radio read water meters and other water improvements in the amount of \$300,000. **Ed Johnson** seconded the motion, which passed by unanimous vote.

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING AND APPROVING THE ISSUANCE BY THE REDEVELOPMENT AGENCY OF FARMINGTON CITY OF NOT TO EXCEED \$717,000 OF NEIGHBORHOOD REDEVELOPMENT TAX INCREMENT BONDS, SERIES 2002 (Agenda Item #12A)

Mr. Forbush explained that the resolution was a companion document to the one being presented for consideration in the forthcoming Redevelopment Agency meeting. It covered the issuance of funds for the Jerry Preston downtown housing project, funds for affordable housing, funds to make improvements on west Shepard Lane, and \$50,000 for storm sewer improvements in the west Shepard Lane area. Mr. Forbush said Zion's Bank had asked for consideration of inclusion language that the City would consider other City funds for use to cover any short fall in RDA tax increment from commercial entities within the U.S. RDA Project area. Mr. Forbush suggested establishment of an escrow account wherein excess tax increment funds would accumulate should there be a need to supplement other tax increment revenue to meet debt service obligations.

Susan Holmes *MOVED* that the City Council adopt Resolution 2002-11, a resolution authorizing and approving the issuance by the Redevelopment Agency of Farmington City of not to exceed \$717,000 of neighborhood redevelopment tax increment bonds, series 2002 for the stated purposes. **Larry Haugen** seconded the motion which passed by unanimous vote.

REVIEW OF CITY MANAGER CORRESPONDENCE PERTAINING TO THE FARMINGTON PRESERVE PROJECT, TRUCK HAUL ROUTE ORDINANCE AND FLOOD PROOFING (Agenda Item #13)

Mr. Forbush reviewed a drafted memorandum from himself regarding administrative interpretation and direction concerning the Haul Route Ordinance. He reported the City Attorney had reviewed the document. Mr. Forbush also indicated he had written to Mr. Gregory Oman on January 27 clarifying the City Manager's understanding of recent negotiations regarding flood control and reparations. After consideration, members of the Council by consensus approved the concepts as presented in the memorandum and letter, both dated January 17, 2002.

CITY COUNCIL ASSIGNMENT DESIGNATION PROPOSAL/MAYOR CONNORS
(Agenda Item #14)

Mayor Connors discussed possible assignments for City Council members and asked for their input. After discussion, **Susan Holmes** *MOVED* that the City Council adopt Resolution 2002-12, a resolution of the City Council of Farmington City, Utah, pertaining to the appointment and assignment of Council members and others to various City committees, boards and commissions and appointment of Council members to represent Farmington City on various special district boards and other non-City organizations as presented. **Larry Haugen** seconded the motion, which passed by unanimous vote.

POTENTIAL LAND TRADE WITH PRINCIPALS IN HUGHES ESTATES
DEVELOPMENT (Agenda Item #15)

Mr. Forbush briefly reviewed information given in the packet stating that Mayor Jerry Stevenson of Layton had purchased or will be purchasing the controlling interest in Hughes Estates Subdivision. It is hoped that the new ownership will both help the Hughes Estates owners and the City complete items on the Settlement Agreement arrived at in the fall of 2001.

Jerry Stevenson is wanting to purchase Lot 1 of Lakeview Hills Plat F. There is a large easement across this lot which makes building on the lot very, very difficult. Jerry Stevenson is proposing to acquire land from Farmington City next to the C-2B reservoir site. The City Manager asked the City Engineer to evaluate the need of the City to enlarge the C-2B reservoir to build an additional reservoir next to it. The City Manager wanted to determine if it is feasible to sell or trade a part of the C-2B reservoir land to be used to enhance the buildability of a structure on Lot 1 Lakeview Hills, Plat F. It is hoped that Jerry Stevenson can help Farmington City in resolving some of its trail access concerns to the east bench by working out a trade for the extra land.

MISCELLANEOUS (Agenda Item #16)

Mr. Hale asked that the resurfacing of the Oakridge area be put on the **to do** list of the Public Works Department.

Mr. Johnson said recent advances with the City's web page were commendable. When

questioned about the contents, Mr. Forbush said contents would be brought to the City Council for approval before publication. Mr. Johnson also noted a typo in the Shepard Heights letter of credit.

Susan Holmes reported training she had recently received. She encouraged Council members to attend the ■Local Officials Day• at the state legislature and said the Resolutions Committee may be worth having representation from Farmington City. Ms. Holmes inquired about the use of sewer lateral ■back flow devices• as recommended by the Central Davis Sewer District Board and said the City may be liable if the building inspector did not require the devices.

In response, **Mr. Forbush** indicated the City's staff were aware of the device requirement and would like to explain the City's policies and reasoning in a later meeting with Ms. Holmes.

Larry Haugen reported complaints regarding the changes in speed limits along interconnecting streets between Kaysville to Burke Lane in Farmington. He felt the City should look at making the limits consistent. Mr. Haugen reported that tenants of the Held Subdivision were likely going to move out. The property was going to be repossessed due to financial problems. Another problem with the property was that drainage requirements had never been implemented.

Mr. Hasenyger suggested having the Staff include *Standard Examiner* and *Clipper* articles pertinent to the City in the Council's meeting packet. He also encouraged the City Works Department to expedite its work on pedestrian safety projects at the corner of Glover Lane and the frontage road. A pedestrian crossing stripe would be helpful to children using the area to get to school.

Mr. Forbush reminded Council members of invitations extended to them as included in the packet. He then asked for decisions regarding the City Council's training retreat to be held February 1 and 2 at the Ogden Marriott. He asked members to inform the City Recorder of their decisions.

KLS had inquired about permission to hold an Olympic pin trading event at the Smith's parking lot on January 26. By consensus, the Council approved the event.

Mayor Connors asked that the training retreat include information regarding how the City court sessions work. He said that Commissioner McConkie offered VIP rodeo tickets to members of the Council upon request. The Mayor was concerned about snow removal on the pedestrian overpasses during the winter months and asked the City Manager to investigate the issue. The Davis County Health Director had contacted the Mayor regarding fluoride addition to water systems in the County. The Mayor will meet with the director.

Mr. Forbush said there would be a meeting between City officials and the animal rights activists regarding their rights to protest the rodeo being held in conjunction with the Olympics. He also said that UDOT had indicated both the intersections at Main Street and Burke Lane and Main Street and Shepard Lane were found to warrant signals. It was the consensus of the Council that the

intersection at Main Street and Burke Lane should receive the first signal. The City Manager said he would convey the Council's preference to UDOT's Region One Director.

ADJOURNMENT TO RDA

Susan Holmes *MOVED* that the City Council adjourn to convene as the Redevelopment Agency at 11:05 P.M. **David Hale** seconded the motion. The motion passed by unanimous vote. The meeting reconvened at 11:10 P.M.

Susan Holmes *MOVED* to recess to *CLOSED SESSION* at 11:11 P.M. to consider matters of litigation. **Larry Haugen** seconded the motion which was passed by unanimous vote.

At 11:20 p.m. a motion was made by **Larry Haugen** to go back into open session. The motion was seconded by **Susan Holmes** and passed unanimously.

A motion was then made by **Susan Holmes** to authorize the City Manager, Max Forbush, to sign the fee arrangement document with the law firm of Snow, Christensen & Martineau to represent the City on an insurance claim regarding the collapse of the old City Shop building. The motion was seconded by **David Hale** and passed unanimously.

ADJOURNMENT

There being no further business, a motion was made by **Ed Johnson** to adjourn the meeting. The meeting was then adjourned at 11:20 p.m.

Margy Lomax, City Recorder
Farmington City