

FARMINGTON CITY COUNCIL MEETING

Wednesday, March 19, 2003

CITY COUNCIL WORK SESSION/BAYVIEW ANIMAL HOSPITAL

PRESENT: Council Members David Hale, Bob Hasenyager, Larry W. Haugen, Edward J. Johnson, City Manager Max Forbush, and City Planner David Petersen.

At 5:30 P.M. the City Council met at the Bayview Hospital Center to tour the new facility. Mayor Connors had visited the facility earlier in the day. He was the Davis County Council of Governments meeting.

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 Planner David Petersen, City Recorder Margy Lomax, and Deputy Recorder Jeane Chipman.

Mayor Connors called the meeting to order at 6:35 P.M. The invocation was offered by **Ed Johnson** and the Pledge of Allegiance was led by **Bob Hasenyager**.

APPROVAL OF MINUTES OF PREVIOUS MEETING

Larry Haugen *MOVED* to approve the minutes of the March 5, 2003, City Council Meeting. **David Hale** seconded the motion. The voting was unanimous in the affirmative.

Mayor Connors took the opportunity to report to the citizens of Farmington that because of the impending conflict with Iraq measures had been taken by the City and County to step up the alertness of officials in order to protect our community and our way of life. All departments of the City had been asked to implement security measures and to coordinate efforts. All the mayors of Davis County had met and were coordinating their preparations.

AGENDA AMENDMENT/ITEM 2A

It was noted that the Planning Commission was concurrently considering boundary line adjustments for Lots 48 and 49 and "Farmington City Equestrian/Pedestrian Trail (Public Use)" parcel of the Shepard Heights Subdivision. The agenda item would be considered by the City Council later in the evening.

SWEARING IN OF YOUTH CITY COUNCIL (Agenda Item #3)

Mayor Connors commended the members of the Farmington City Youth Council for their desire to serve and stated it would be a great opportunity for them to learn more about their city and the process of government. The Youth Mayor was Emily Ward, Secretary Kristie Wood,

Historian Loryn Stephens, Treasure Chris Wyss, Director of Youth Citizenship Janna Siler, Director of Youth Volunteerism Matt Hansen, Members Catherine Callister, John Creager, Adam Davies, Andres Davies, Heidi Elliott, Melissa Fulks, Kennah Jensen, Kimberly Mansell, Alex McCoy, Rachel Montgomery, Megan Selin and Emily Shepherd. The Mayor also complimented Tammy Boyce and Pat Bond, adult advisors, and David Hale, City Council representative, for their hard work and time spent.

PROGRESS REPORT OF U.S. 89/BURKE LANE INTERCHANGE PROJECTS
UDOT/LEGACY CONTRACTORS/JOINT CITY COUNCIL-PLANNING
COMMISSION ITEM (Agenda Item #4)

Mayor Connors introduced Pam Murray (representative of UDOT) and Rick Campagna (Construction Oversight Manager for UDOT) who were present to discuss current construction activities and schedules pertaining to the new Burke Lane interchange and associated improvements to U.S. 89.

Ms. Murray and **Mr. Campagna** gave projected completion dates for several projects and reported on issues of concern by citizens. Many of the projects now underway would be complete by the fall of 2003. Fill materials had been placed on property east of U.S. 89 where the old animal hospital was located to act as weight to help remove water in the ground. The fill will be removed before construction. Some night time work was necessary to complete the project especially near Cherry Hill. UDOT officials were aware of the inconvenience for citizens but stated the night work was done for safety reasons. Also, back-up beeps were a necessary part of road construction. The beeps are a safety precaution. Ms. Murray stated that in all cases of residential concern, UDOT officials were aware and sensitive to the problems. They were working to minimize the negative impact of construction.

Susan Holmes raised a concern regarding site distance and potential traffic danger at the stop sign on Clark Lane.

Several citizens asked questions regarding access to different properties in the area. **Mayor Connors** suggested that specific questions could be asked of the UDOT officials in the east conference room in order to allow the City Council meeting to proceed.

PUBLIC HEARING: PUBLIC OPEN HOUSE/INPUT DISCUSSION PERTAINING TO
PROPOSED FUTURE LAND USE ALONG I-15 AND U.S. HIGHWAY 89 (Agenda Item
#5)

Mayor Connors opened the discussion by giving a broad overview of the goals and concerns of the governing body and how they had proceeded to resolve issues regarding land use along I-15 and U.S. 89 corridors. There had been recent increases in taxes and water rates and a bond election to augment revenues for needed services in Farmington. It was something that was very difficult for the City to do and as officials proceeded they recognized a need for long term financial resolutions. It was the goal of the City to have revenues meet the needs without relying totally on property taxes. The community had indicated their desires to have certain amenities

and services, but there was no way to accomplish the goals on the strength of property taxes alone. The City officials created a steering committee to help give vision to future economic development needs in order to supplement the tax base. The need for economic development will bring changes to Farmington and such changes can be opportunities.

The Mayor recounted challenges faced recently especially in light of recognition of the need for economic development. One such challenge was the original reconstruction design for the freeway. The original design did not include beneficial direct access to Burke Lane from U.S. 89 coming from the north. It took nearly a year to work through issues with UDOT officials. In the end, the state transportation department recognized the need that existed and have redesigned the U.S. 89 reconstruction to include an access to Burke Lane south of Shepard Lane. Another challenge was to have commuter rail system plans include a stop at the Farmington area. After a great deal of work, the commuter rail system plans now include Farmington as a preferred stop.

Mayor Connors stated that Davis County exports more workers than any other county in the state. Davis County is in need of more employment centers to retain revenues and to help with the traffic load on the roads.

Keith Johnson presented a report regarding projected economic needs of the City. Staff began the project by researching what the City had experienced in the past. Mr. Johnson created a baseline of revenues and expenditures from which staff was able to gather information in order to project what could happen in the future. It was felt that the City would likely be built out in the year 2025 with 25,000 residents. In order to service those citizens it was likely that a full time fire department would be needed. Mr. Johnson displayed charts that showed the increase of revenues needed for all services taking into account inflation, normal needs of growth, and different scenarios for Fire Department staff structure (e.g., part time vs. full time). When comparing future revenues based on property taxes and future expenditures for needed services, the revenues fell far short of the needs.

Wilf Summerkorn (representative of Davis County) discussed the potential of an employment center in the area. County officials had recognized the lack of balance between residential use and commercial use within County borders especially when compared to other counties in the state. That imbalance has a negative impact on residents because there are not enough revenue sources to provide needed services. That is the reason Davis County had to impose higher property taxes during the current fiscal year. County officials looked at where people work and found that 48 percent of the Davis County workforce leave the County for employment. They also found that as new businesses come to the state they look at other counties for location and not at Davis County. There are three main areas in Davis County that County officials have identified as potential for business park-type development: North Salt Lake, the area east of Hill Air Force Base, and Farmington west of I-15. Farmington is a major transportation hub especially with the potential for a commuter rail stop. There is a great future for job growth and job generation in the Farmington area.

David Petersen explained goals and projected objectives of the City and displayed strategies as reflected by the steering committee. The committee had used maps to experiment

with possible land uses along transportation corridors. Suggestions had been made for economic, residential, and mixed uses. It had been recognized that Farmington would not be a likely place for retail development because of huge retail centers in nearby communities, so business park development had been considered. City officials had taken field trips to business park-type developments along the Wasatch Front. Some such parks are as big as 1500 acres. A great deal was learned. There is a need for an employment center in the area. Successful employment centers would include services. It was also learned that employment centers would take time and patience to build out. The City recognized the importance of having citizen involvement and input.

Public Hearing

Mayor Connors opened the meeting to a public forum and emphasized the importance City officials placed on citizen comments.

Dave Potter (1745 North Main) referred to the area along north Main Street which had been suggested as residential development. He felt that area should be commercial because of its proximity to high traffic corridors. He felt Farmington needed an area of service that could easily be put there. He knew that changes must come and was concerned that traffic needs be addressed as plans were made for land use. He was also concerned that appropriate buffers be planned between the residential areas and other uses. Noise mitigation from the freeway needs to be addressed.

Dan Cook asked about provisions for the Legacy Highway should it be constructed.

Larry Elkins stated he lived in the old part of Farmington and had lived there because he liked the unique character of Farmington. He wanted to protect that character and keep everything east of U.S. 89 as residential. Mr. Elkins wanted to see commercial uses kept close to the freeway access.

Rick Johansen (1293 Burke Lane) expressed concern for residents that existed in areas suggested for commercial use.

Mayor Connors stated City Officials had no intentions of displacing residents that wished to remain as such. The issues would have to be resolved and commercial entities would have to be built around such residents in appropriate ways. It was not the intention of officials to be insensitive to those problems.

Robert Jackson (924 North 1100 West) stated he did not think the addition of multi-family housing to the area would help provide additional tax base. On the contrary, such housing would increase need for services. He felt Farmington should concentrate on capturing the customer base as it passes by and not add to the resident population of Farmington. Farmington should be kept as single family. There is also a great traffic problem that exists in the City. Officials should research ways to encourage the UTA system to improve its service to Farmington, especially with express service.

Mayor Connors commented that multi-family dwellings in Farmington are not necessarily high density apartment-type complexes.

Carl Asay felt that large animal property needed to be protected. He was aware that as development occurs in rural areas, large animal owners were usually forced to get rid of their animals. Property owners not used to the smells and noises of farm uses were usually annoyed by those inconveniences. He wanted an ordinance in place that would protect large animal ownership.

Mayor Connors recognized the need to help minimize the impact of the transition that would take place as Farmington becomes more urban.

Suzanne Hess (947 North Main) stated she had more interest in having the commercial uses in the north near the transportation routes.

Maxine Kerr owned property in the fork of I-15 and U.S. 89. She had questions regarding the suggested use as open space and wanted to know if the City had plans to pay a fair market value in order to purchase the land to keep it open space. She also inquired about wetland designation and flood control requirements by the County. Ms. Kerr said it was not fair to the property owners of that land to be left in limbo while paying high taxes on land that had no development potential.

Mayor Connors stated that the City did not have the resources to acquire land and that flood control issues were handled by the County.

David Petersen reported the land in question had been designated in the General Plan prior to purchase by the current owners. There was no intent by the City to down zone the property.

Mayor Connors also stated that commercial uses were driven by market demand and access. For access issues, property owners should work directly with UDOT.

Merrill Law had questions regarding future access and the quality of it to property along frontage roads in northern Farmington.

Mayor Connors asked Mr. Law to contact UDOT officials for answers to those questions.

Marianne Johansen (1293 Burke Lane) stated there were many land owners in the area suggested as TDR property. She asked what would happen if any of those property owners wanted to sell the land for uses other than those planned. How did the City intend to preserve property for planned use in the future.

Mayor Connors said it would be a difficult situation and that was part of the reason public input was being sought.

Mr. Johansen asked if the City could just deny developers permission to use the land for anything other than what was planned.

Mayor Connors stated that as the City and its citizens work together to create a land use plan it was possible to create zoning that would guide development toward what was wanted.

Dal Freeman (Park Engineer for Lagoon) said that the City had encouraged Lagoon to keep the large, noisy rides towards the transportation corridor and away from residents. In order to keep the park viable there had to be new, large, and noisy rides every year. Those rides had been placed near the highways. He expressed concern for the development of property to the north of Burke Lane. If that area were open to residential uses it would conflict with the use by the park. Residential use would be impacted by the noise and height of the rides. He asked that the City allow commercial use there which would not conflict with park endeavors.

Mayor Connors indicated the property referred to had been a difficult area to consider. It was not clear what would be the best use of that land. He was glad for input concerning the area.

Dick DeJong (715 North Main) stated his opinion that the Burke Lane area should remain strictly commercial. He also commented on the traffic congestion being experienced in much of Farmington.

Dave Dixon (architect and planner for the Rich Haws development) stated his concern for the quantity and the priority of land uses. He felt the area around the Burke Lane interchange was a likely place for business park development. It would be especially viable if a commuter rail stop were eventually placed there. The City should capitalize on the situation and not set up competition for what could happen in that area. He discussed placement and localization of commercial uses near transportation accesses and buffers for residential developments.

Gordon Petersen (1715 North Canyon Circle) referred to the property in the fork of I-15 and U.S. 89. He said there needed to be access provided and that long range planning needed to take place so that owners would know about potential types of development. It had been zoned as commercial when he purchased his property. He wanted to be allowed to have the land considered for retail development, e.g., a lumber store.

Mr. Petersen stated that studies nation wide indicated that a town the size of Farmington could not support retail beyond a certain amount. It would be unlikely that retail in the fork area could be viable.

Phil Leonard (831 West Leonard Lane) said times were changing and development is coming. He would like to have Farmington stay in its early rural state but that would not happen. He felt citizens needed to capitalize on what the potential of the City was. He also recognized the need for increased revenues to support City services. He supported the idea that the land on

north Main Street should be considered for commercial use because people drive by that area every day.

Public Hearing Closed

Mayor Connors said there would be more public hearing forthcoming. City Officials were dedicated to the open process of planning and were sincere about wanting citizen input. Everyone was trying to preserve the good things about Farmington while recognizing the difficulties associated with growth. He closed the public hearing.

Mr. Petersen announced the map with suggested land uses could be made available to all interested citizens and said there would be a sign up sheet at the back of the room

[The Mayor called for a 10 minute recess beginning at 8:50 P.M. The meeting reconvened at 9:00 P.M.]

CONSIDERATION OF TEXT AMENDMENT TO R-2 ZONING PROVISIONS TO ALLOW SECONDARY DWELLINGS AS A PERMITTED USE (Agenda Item #6)

Packet information indicated that David Allen owned property on Main Street in the R-2 zone and wanted to build a new home on that vacant property. He wanted to have a secondary dwelling on his property. Mr. Allen intended to occupy the main home and to have an apartment attached thereto. This is not currently permitted in the R-2 zone. There is a moratorium on construction of any multi-family dwellings until the OTR ordinance is refined and the property zoned OTR, including the area under consideration.

In the meantime, Mr. Allen wanted to construct a house. In order for him to do this, the amendment would need to occur. The Planning Commission recommended the change. However, subsequent to the Planning Commission meeting, Dick Ellis and the other adjoining property owners to the property in question had submitted letters of concern.

David Petersen reviewed ordinance information. He stated that the R2 zone permitted single family and two family dwellings. Secondary dwelling use would be a less intense use but was not currently a permitted use in the R2 zone. The proposed OTR zone did include secondary dwellings as a conditional use. There is currently a moratorium in the area restricting multi-family dwelling construction. The Planning Commission had recommended amending the zoning ordinance to allow "Secondary Dwellings" as a permitted use in the R-2 zone. Mr. Petersen indicated notifications for public hearings was not done for zone text changes unless directed by the body hearing the request (either the Planning Commission or the City Council). Mr. Petersen also said staff had another alternative that could be considered by the governing body.

Mr. Forbush suggested that another possible action was to have the City Council make secondary dwellings a conditional use permit under the R-2 zone. By doing so, the Planning Commission could review the issue again. The Commission may want to enforce OTR principles

on any new homes constructed under the conditional use permit should they come in prior to the change in the OTR ordinance.

Public Hearing

Mayor Connors opened the meeting to a public hearing.

Richard Ellis (44 East 400 North) owned property adjacent to the Allen property. He expressed concern as to whether the property should be governed by R2 zoning restrictions or by OTR zoning. He was interested in selling his property and felt unclear about what to tell the potential owners. He asked which ordinance (OTR or R2) took precedence. He knew that restrictions in the OTR zone discouraged the construction of multi-family dwellings.

David Allen (applicant) had looked for a couple of years for property and felt that Farmington was a great place to live. He liked the rural feel and wanted to help maintain that quality. He explained his intentions with the construction of his home on Main Street. He would occupy the main home and would like to have a secondary dwelling unit wherein he could help family members or rent to help pay for the building. He had worked with City staff prior to the purchase of his property and knew that the OTR zone would soon be considered. He did not know that the moratorium would be in place as soon as it was. He noted that the Planning Commission had been in favor of the application.

Public Hearing Closed

With no further comments, **Mayor Connors** closed the public hearing. The City Council discussed the issues, including the following points:

- ▮ The moratorium will likely be lifted by the end of May. The OTR zone will likely be implemented at that time. The OTR zone allowed secondary dwellings as a conditional use.
- ▮ Neighbors had indicated they were not opposed to the use of the property, but had reservations regarding the design of the house proposed for construction.
- ▮ The OTR zone required that secondary dwelling units maintain the same utility lines that the main structure had.
- ▮ The Historical Preservation Committee could review the application.
- ▮ The OTR zone did not require only one type of architecture. There were provisions for different styles of homes.
- ▮ The design of the Allen home did include a garage that protruded in front of the main house, which was not consistent with other homes in the area.

- ▮ Mr. Haugen had strong objections to the secondary dwelling because of parking needs, the detached design, the necessity of removing a City tree, and other concerns.
- ▮ If the R2 zone text was changed, it would be in effect for all R2 zones throughout the City. It was questionable if such a far-reaching change should be made because of one property.
- ▮ Making secondary dwellings a conditional use would allow the Planning Commission the opportunity to review requests and to place requirements on construction, including concerns such as those raised by Mr. Haugen.

Motion

Susan Holmes moved that the City Council direct the City Manager to draft a resolution allowing the secondary dwelling conditional use stipulation to be added to the R-2 zone and bring it back to the Council for consideration. **David Hale** seconded the motion.

In discussion of the motion, **Mr. Hale** said the conditional use provision would give the Planning Commission the opportunity to hear public input and to make sure structures fit neighborhoods and were sensitive to the needs of existing residents.

Mr. Hasenyager felt that the OTR zone was in the process of being considered for the area in question. Citizen input during the process was important, and the allowance of the secondary dwelling conditional use provision should be further discussed.

Mr. Johnson felt that since the secondary dwelling use was consistent with the OTR and was less intense than what the R2 zone already permitted (two-family dwellings) he had no objections.

Mr. Forbush stated that the zone text change would need to be drafted to include a conditional use section. It should be clarified that approval would need to be subject to the line change (adding the conditional use category) and review by the City Attorney.

Ms. Holmes and **Mr. Hale** concurred with the amendment as suggested by the City Manager.

Mayor Connors called for a roll call vote. Mr. Hasenyager voted no. Mr. Johnson voted yes. Ms. Holmes voted yes. Mr. Haugen voted no. Mr. Hale voted yes. The motion passed 3 to 2.

CONSIDERATION OF REZONING PROPERTY AT APPROXIMATELY 475 SOUTH 1300 WEST FROM "A" TO "AE" (Agenda Item #7)

Mr. Petersen stated that the agenda item involved rezoning property in association with Michael Brown and other property owner's request to develop and construct a new 475 South

Street to enable development.

Motion

After a brief discussion **Bob Hasenyager** moved that the City Council approve Ordinance No. 2003-10, an ordinance amending the zoning map to show a change of zone for property located at approximately 475 South 1100 West from A to AE. **David Hale** seconded the motion, which passed by unanimous vote.

CONSIDERATION OF KENT AND GARY GINES AGREEMENT (Agenda Item #8)

According to packet material, both Gary and Kent Gines jointly own property adjacent to the proposed 475 South Street referred to in agenda item #7. The two owners heard about what was being proposed for the area. If a Special Improvement District is created they will be forced to participate. The Gines are now willing to participate and are willing to dedicate additional land for additional street rights-of-way, both on 475 South and 1100 West.

Mr. Forbush stated a development agreement would need to be drafted for consideration by the City Council. Kent and Gary Gines submitted a letter with concerns that could be considered in the development agreement. Those considerations included:

1. The Gines could be allowed to subdivide their property into four lots.
2. The Special Improvement District could provide circumstances for utility installation.
3. Fence location, type, and timing of installation for the protection of horses, appropriate backfill for sidewalk, curb and gutter, and landscaping could also be considered in the development agreement.
4. The widening of 1100 West could be done as part of impact fees.

Mr. Petersen stated that a waiver would be necessary to allow the subdivision into four lots. The zone AE required lots to be at least ½ acre. The four lots would be less than ½ acre because the Gary Gines and Kent Gines would be dedicating right-of-way, thus reducing lot size.

Mr. Hasenyager asked for clarification that if the Gary Gines did not dedicate the right-of-way each of the four lots on his portion of the land would be ½ acre, to which Mr. Petersen responded in the affirmative.

Ms. Holmes stated she would be in favor of the request if the action was fair to all neighbors involved.

Motion

Bob Hasenyager moved that the City Council grant conceptual approval for the development agreement as outlined by Mr. Forbush between the City and Kent Gines and Gary Gines. The City Manager was directed to draft a development agreement including a rezone from A to AE and consideration of a waiver for the ½ acre lot requirement as allowed by ordinance. **Larry Haugen** seconded the motion, which passed by unanimous vote.

CONSIDERATION OF MILLER MEADOW SCHEMATIC PLAN (Agenda Item #9)

Mr. Petersen introduced the agenda item. The Planning Commission voted on March 13, 2003, to recommend to the City Council schematic plan approval for Glenda Rigby's application for the Miller Meadows Subdivision on property located at approximately 600 South and 650 West. The motion for approval was subject to resolution of the following issues:

1. The applicant shall prepare an acceptable wetland delineation plan. Said plan shall be reviewed and approved by the Army Corps along with any appropriate permits from the Corps for the project.
2. Developer shall provide fee title pedestrian access to the Legacy Highway Trail. This trail is proposed to run adjacent to the west side of the Legacy Highway located east of the project.
3. A fee title pedestrian way shall be provided to link the subdivision to the high school campus area located south of the proposed development.

Public Hearing

Mayor Connors noted that the agenda item had not been noticed as a public hearing. Because the item had not been properly identified as such, the Mayor suggested public input be taken but the agenda item should be continued until proper notification could take place. He opened the meeting to a public hearing.

Keith Russell (representative of Ensign Engineering and the Rigby family) asked for a disposition on the agenda item from the City Council even though no action could be taken.

Debbie Wilcock raised a concern regarding the drainage system in the area.

Susan Holmes said she was very much in favor of the development. It fit the west Farmington area and had been designed for open space. Many of the lots in the design backed open space.

Ed Johnson inquired about sound mitigation from the Legacy Highway that would run next to the subdivision.

Mr. Petersen stated that the Legacy Highway had been planned with a berm and trail system including landscaping which would help buffer the area from highway noises. Mr.

Petersen also said that 76 of the 91 lots were adjacent to open space.

Mayor Connors indicated that the City Council seemed in favor of the concept of the subdivision. The public hearing would be continued until the next meeting when action would be considered.

CONSIDERATION OF AMENDMENT TO FARMINGTON CREEK ESTATES AGREEMENT (Agenda Item #10)

Mr. Petersen explained the agenda item. Recently there had been a builder in the Farmington Creek Estates who placed footings and foundation too deep into the ground. The City placed a “stop work” order on his project because he was in violation with the Farmington Creek Estates soils report.

Susan Holmes stated that neighbors in the area who had built their homes deeper in the ground had had many problems. She felt the global soils report should be honored.

After a brief discussion, **Mayor Connors** noted that the request for amendment failed for lack of a motion.

MINUTE MOTION APPROVING BUSINESS OF CONSENT (Agenda Item #11)

Larry Haugen *MOVED* to approve the following items by consent as follows:

1. Ratification of Approvals–Construction Bond Agreements as presented in the packet information.
2. Approval of Improvements Escrow Agreement with Farmington Bay Enterprises.
3. Approval of Agreement with the Miss Utah Organization, as it pertains to the Miss Farmington Pageant.
4. Ratification of approval for the Farmington Newsletter (to be sent to the printer on Wednesday, March 19).

Susan Holmes seconded the motion, which passed by unanimous vote.

AMENDMENTS TO CITY’S PERSONNEL POLICIES AND PROCEDURES (Agenda Item #12)

By consensus, the City Council asked that the Council’s Personnel Sub-committee review proposed amendments to the City’s personnel policies and procedures and report back to the City Council.

ORDINANCE ENACTING TEMPORARY ZONING REGULATIONS FOR PROPERTY NORTH OF PROPOSED HAWS' DEVELOPMENT IN WEST FARMINGTON (Agenda Item #13)

Mr. Forbush indicated that response by the City Attorney after review of the proposed ordinance was that the City should take their time and create a carefully considered Master Plan for the proposed Haws' development in west Farmington.

Motion

Susan Holmes moved that the City Council approve Farmington City Ordinance No. 2003-11, an ordinance of the Farmington City Council establishing temporary regulations pertaining to zoning and development of real property and construction located within a portion of Farmington City, Utah. **Larry Haugen** seconded the motion, which passed by a 4 to 1 vote. Mr. Hasenyager opposed the motion.

PARKS/COMMUNITY CENTER PROGRESS REPORT (Agenda Item #14)

Mr. Forbush lead a discussion of the following proposed changes to the Community Center project:

- ⌞ The 100-person pavilion should be moved to the north and the playground should be located in the location previously held by the pavilion.
- ⌞ The water playground required a concrete collar. It was suggested that the playground be made of colored concrete. However, blue may be cost prohibitive. Because the proposed location would cut down on grass space, it was suggested the placement be reviewed by the Festival Days leaders.
- ⌞ Discussion of decorative lighting ensued. The Main Park would be the best lighted park in the City when the project was completed.
- ⌞ Mr. Forbush discussed lighting for the Heritage Park and gained conceptual approval of 4 additional lights.
- ⌞ The City Council was in favor of having stucco above the rock on the Community Center.
- ⌞ Mr. Forbush showed plans for the proposed drainage systems in the Main Park.

PLANNING COMMISSION REPORT (Agenda Item #15)

Mr. Petersen reported the Planning Commission held March 13, 2003, as follows:

- ⌞ Glenda and Randy Rigby applied for recommendation to the City Council for

schematic plan approval for the Miller Meadows Subdivision consisting of 91 lots on 49.2 acres located at approximately 600 South 650 West in an AE zone. The Planning Commission recommended the approval.

- ▮ David Webster applied for consideration of a flag lot. The Planning Commission tabled the agenda item to allow time for further research by Staff.
- ▮ Hamlet Homes applied for conditional use and site plan approval to establish a temporary sales office in a model home located at 1612 West Clark Lane. The temporary trailer had been removed. It was stated that signs had been placed along 200 West which were not permitted by ordinance. Mr. Petersen said he would look into the matter.
- ▮ HHI Corporation had requested a recommendation to the City Council to amend the zoning ordinance to allow “Small Auto Dealerships” as a conditional use in the BR zone. The Planning Commission tabled the agenda item.

CRAIG HOLMES OFFER TO SELL PROPERTY AT 100 NORTH MAIN (Agenda Item #16)

Packet material indicated that Craig Holmes was willing to sell property on the corner of Main Street and 100 North where he has a glass replacement business. **Mr. Forbush** stated a parcel in north Farmington owned by the City could be sold to acquire financing for the purchase. He stated that Mr. Holmes was asking \$159,000 for the property, which he felt was too high. He had told Mr. Holmes the property could not be purchased by the City for any amount over fair appraisal value.

After a brief discussion, by consensus, the City Council directed the City Manager to pursue possibilities of purchase.

CONSIDERATION OF BOUNDARY LINE ADJUSTMENT ON LOTS 48 AND 49 AND “FARMINGTON CITY EQUESTRIAN/PEDESTRIAN TRAIL (PUBLIC USE)” PARCEL OF THE SHEPARD HEIGHTS SUBDIVISION (Agenda Item 16A)

Mr. Petersen explained the agenda item. After reviewing the trail easement as originally established in the Shepard Heights Subdivision, it had been noticed that the portion of the trail adjacent to lots 48 and 49 was impacted by a steep slope. Several options were considered. The suggested resolution was to have the trail zig zag between the two lots. However, the boundary lines would need to be adjusted to permit the change. The Planning Commission had considered the issues earlier in the evening and recommended lot line adjustment subject to a plat amendment within 6 months.

Motion

After discussion **Susan Holmes** moved that the City Council follow the recommendation made by the Planning Commission and approve the lot line adjustment with a warrantee deed

subject to a plat amendment within 6 months and subject to review of the City Attorney.

MISCELLANEOUS

Sharon Spears Request

Mr. Hasenyager inquired about the request of Ms. Spears to have the City fund suicide prevention training to enable her to provide training to Farmington residents.

No further information had been received from Ms. Spears.

Trail Issues

Mr. Hasenyager inquired about trail contractor and grade issues on the Hughes Estates Subdivision near Davis Canyon.

Mr. Forbush said he would ask the City Planner to check the trail in the area.

Need for Revenue Information

Mr. Hasenyager asked that the City Council be provided with numbers for revenue needs prior to any future meeting regarding economic development.

Damaged Well

Mr. Johnson inquired about the well that had been damaged and when it would be back on line.

Mr. Forbush stated the well was on line but negotiations with the insurance company where on going.

Post Office Construction

Mr. Johnson inquired about construction of the new post office in the City.

Mr. Forbush stated that according to his best knowledge, Farmington City was the next city in Utah to receive a new post office.

Attendance at the Next City Council Meeting

Neither the Mayor nor Council Member Holmes would be unable to attend the next City Council meeting.

Road Concerns

Mr. Haugen reported a signal light outage at State and Main, a chuck hole in the same area, and the fact that the cross walk at that intersection was not completed.

S.I.D. Plans on 1500 West

Mr. Hales asked that he be involved in S.I.D. plans for improvement on 1500 West. He wanted to insure that trees would not be removed.

Suggestions for Agenda Improvement

Mayor Connors asked that agendas include identification of who would be presenting information, e.g., either Mr. Forbush or Mr. Petersen.

Davis County COG Meeting

Mayor Connors reported the recent meeting of the Davis County mayors included emergency preparedness officials from the County Sheriff's Office. He asked that all departments in the City give thought to additional security vigilance and to areas of sensitivity in case of an emergency. It may be that the water system in the City could be a vulnerable target.

Mr. Hasenyager reported that there was a lock missing on one of the City's water reservoirs.

ADJOURNMENT

Larry Haugen *MOVED* that the meeting adjourn at 11:20 P.M.

Margy Lomax, City Recorder
Farmington City