

FARMINGTON CITY COUNCIL MEETING

Wednesday, May 1, 2002

REGULAR CITY COUNCIL/CITY CHAMBERS/CALL TO ORDER

PRESENT: Mayor David M. Connors, Council Members David Hale, Bob Hasenyager, Larry W. Haugen, Susan Tanner 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 7:10 P.M. The invocation was offered by Margy Lomax and the Pledge of Allegiance was led by Troop 1418.

APPROVAL OF MINUTES OF PREVIOUS MEETING

The minutes of the April 17, 2002, City Council Meeting were read and corrected. **Larry Haugen** *MOVED* to approve the minutes as corrected. **David Hale** seconded the motion. The voting was unanimous in the affirmative. **Susan Holmes** abstained due to her absence during the meeting on the 17th.

Minutes of the Special City Council meeting held April 24, 2002, were considered. **David Hale** *MOVED* to approve them as written. **Larry Haugen** seconded the motion, which passed by unanimous vote.

ELEMENTARY COMPETITION WINNERS

Winners in the drawing and writing contest recently held by the Farmington Historical Committee were presented awards for their achievements. The Mayor and members of the Committee presented gifts and certificates to first and second place winners in both categories. The children were encouraged in their pursuits and asked to help their friends become involved during next year's competition.

REPORT OF PLANNING COMMISSION (Agenda Item #3)

David Petersen reported proceedings of the Planning Commission meeting held April 25, 2002. He covered the following items:

1. The Planning Commission granted a request by Susan Holbrook for conditional use and site plan approval to establish a temporary nursery retail sales business in the parking lot of the Foxglove Commercial Shopping Center located at approximately 1316 North U.S. Highway 89 in a **C** zone.

2. Paul and Rebecca Hayward requested and obtained conditional use approval to exceed the fence height limit and sports court setback requirements for a proposed sports courts and related 12 foot fence located at 1663 West 1410 North in an R-2 zone.

3. Approximately 50 neighbors from the Rock Chapel area attended the Planning Commission in response to notification that the Conservation Neighborhood proposal would be discussed. Citizens were hesitant about the proposal initially. However, about 19 residents signed up to become members of the steering committee. Mr. Petersen commented that he was grateful for Council Members Haugen's presence and his comments at the meeting.

4. The Planning Commission briefly discussed the Interlocal Agreement recently approved by the City Council regarding the County's expansion of the jail in west Farmington. The Planning Commission will be seeing the conditional use application. However, they said they would prefer considering the request when complete details are available.

DAVIS COUNTY CHAMBER OF COMMERCE REPRESENTATIVE (Agenda Item #4)

Sheldon Kilpack and Chris Dallin, officers of the Davis Chamber of Commerce, were present and presented the Council with packets regarding the activities of the Davis Chamber. **Mr. Kilpack** thanked the Council for their support in the efforts of the Chamber and invited them to their upcoming Leadership Summit. The Summit will be held at the Davis County Fairpark on May 15 and 16.

PUBLIC HEARING: CONSIDERATION OF REZONING 4.5 ACRES IN WEST FARMINGTON AT APPROXIMATELY 321 SOUTH 1100 WEST FROM ■LS. TO ■A. AS REQUESTED BY BLACK DOG GLB LC (Agenda Item #5)

David Petersen reviewed the agenda item. Presently the Black Dog GLB LC property consists of three parcels. The first parcel is one acre in size but only 69.73 feet wide. The second parcel is .48 acres in size and is less than half as wide as the first parcel. The third property is three acres in size and approximately 167 feet in width. All three parcels are zoned LS. The minimum lot size in the LS zone is two acres, unless a conservation subdivision is proposed, and the minimum lot width in the A zone is 100 feet. Therefore, the first two Black Dog GLB parcels are non-conforming to the present zone designation as to lot size and lot width.

An unfinished log cabin house exists on the largest Black Dog parcel. The applicant proposes to make two parcels out of three parcels by reconfiguring the two smaller parcels into a one-acre parcel and thereafter selling this newly created one-acre lot for a single family residential home. The property therefore must be rezoned to A so that the newly created lot will conform to the existing zoning ordinance.

Adjacent property to the north is zoned A. Adjacent property to the south is zoned AE. Notification had been sent to 14 property owners in the area. No response had been given at the Planning Commission meeting. The Planning Commission recommend the rezone.

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

Roger Farnsworth (property owner of adjacent land to the north of the parcel under consideration) wanted to know about impact on his property and his ability to split his land if the zone were changed.

Mr. Petersen stated each parcel would have to be considered on a case by case basis. In response to a question from Mr. Farnsworth, Mr. Petersen reported that there had been 3 or 4 other rezoning requests in the area.

Mr. Farnsworth stated it was the concern of his neighbors that property not be subdivided to the point that west Farmington loses its unique rural character. The developments on the west side of the City were a great concern to residents in the area. They wanted to keep their large lots open and limit high density developments.

With not further forthcoming comments, **Mayor Connors** *CLOSED* the public hearing and asked the Council for their consideration.

After a brief discussion, **Bob Hasenyager** *MOVED* that the City Council rezone 4.5 acres in west Farmington at approximately 321 South 1100 West from **LS** to **A** as requested by Black Dog GLB LC. **Ed Johnson** seconded the motion. In discussion of the motion, **Mr. Forbush** requested that the ordinance attached to the agenda item also be approved. Both Mr. Hasenyager and Mr. Johnson concurred that Ordinance No. 2002-22, an ordinance amending the zoning map to show a change of zone for property located at 331 South 1100 West from Zone LS to Zone A, be approved. The voting was unanimous in the affirmative.

MINUTE MOTION APPROVING BUSINESS OF CONSENT (Agenda Item #6)

Susan Holmes *MOVED* that the following items of consent be approved:

- 6-1. Ratification of Construction Bond Agreements previously signed by Mayor Connors.
- 6-2. Approval of Extension Agreement with Dallas & Janice Pace. The location of this lot is on 500 South in west Farmington between the D&RG tracks and Farmington Creek on the north side of the road. There are 2 to 3 other homes built on this side of the road. It is unimproved. All of these lots currently built upon have extension agreements. One day the City will want to call on these extension agreements and have curb, gutter and an 8' sidewalk installed along the entire length on the north side

of the street from the D&RG tracks west to 1100 West Street. It is recommended by the city Manager that this extension agreement be approved with the addition in the language that the owner is to install curb, gutter and an 8' wide sidewalk. The reason for the wide sidewalk is this will be the route for the Farmington Creek Trail eventually to extend along Farmington Creek to Glover's Lane.

- 6-3. Approval of UTA Service Agreement with City and Lagoon regarding Trolley/Bus Route Service. This approval should also consist of authorizing the Mayor to sign the agreement when the final draft is given to the City.
- 6-4. Approval of Disbursement List for March 2002 as enclosed.

The motion was seconded by **Larry Haugen** and was approved unanimously.

MINUTE MOTION ADOPTING FY 2003 CITY BUDGET FOR STUDY AND ANALYSIS (Agenda Item #7)

Mr. Forbush stated it was a matter of State law to present a tentative budget during the first City Council meeting in May. Mr. Forbush briefly reviewed matters regarding decreased revenues and increased expenses facing the City. He and Keith Johnson, City Finance Director, needed and additional \$238,000 per year to permit the City's budget to balance and to comply with State Law. He also referred to the recent discussions in which Riverton City had presented information about how they had planned for their city's financial future. Farmington will also need to plan how it will provide for lost revenue at build out. The loss of revenue will occur without building permit or development-related fees which now represent about 30% of the City's General Fund. A public hearing is scheduled for June 12 regarding the City's budget. If there is a tax increase proposed, another follow up public hearing will be scheduled in August.

Ed Johnson *MOVED* that the FY 2003 Tentative City Budget be accept for study and analysis. **David Hale** seconded the motion, which passed by unanimous vote

TELUS PROPOSAL PERTAINING TO FUTURE CROSS SECTION IMPROVEMENTS FOR THE EAST I-15 FRONTAGE ROAD BETWEEN CENTERVILLE AND FARMINGTON (Agenda Item #8)

Mr. Forbush stated that representatives of Farmington and Centerville had met and had come to an agreement regarding the frontage road joining the two cities. He recommended approval of the agreement and said the project could be funded by impact fees.

Larry Haugen *MOVED* that the City Council authorize the City Manager to enter into an agreement for services with Telus along with Centerville City in establishing a master plan regarding

a cross section of the I-15 east frontage road. **Bob Hasenyager** seconded the motion. The motion passed by a unanimous affirmative vote.

DEVELOPMENT AND DRAINAGE CONCERNS/FARMINGTON RANCHES

Mr. Forbush briefly reviewed the agenda item and referred to a letter which was sent to Lynn Summerhays by the City Engineer which outlined flooding and drainage concerns. Mr. Forbush felt that a resolution could be reached as indicated in packet material and wanted the City Council to be informed of actions in progress.

Mr. Hasenyager asked that the Council direct staff that the original development agreement be carefully observed in all problem resolutions. The Council agreed by consensus.

MISCELLANEOUS

Mr. Hasenyager wanted to encourage follow up with research and study regarding appropriate economic development in the City. He also reported that the Utah Division of Wildlife Resources in cooperation with the Great Salt Lake Interpretive Trust are moving ahead with plans to build a Nature Center on Farmington Bay. It would be helpful to the project if Farmington City would consider writing a letter of endorsement regarding the project. He discussed the Nature Centers purpose and relationship with other facilities along the Lake shores. He invited members of the Council who had not taken an air boat tour of the Lake to go on June 1, 2002.

The Council by consensus approved the letter of endorsement.

Susan Holmes had included in the packet an analysis of her recent training in St. George with the League of Cities and Towns Midyear Conference. She encouraged Council members to take advantage of the training the next time it is available and said it was very valuable.

Larry Haugen attended the meeting of Tree Utah and brought a gift tree back to the City.

David Hale reported that Valoy Richards had talked to Chief Hansen regarding speeding complaints on 1500 West. The Chief has taken the matter under advisement.

Max Forbush stated there will be a UDOT work session on May 8th to which property owners and Council members are invited. The topic will be Highway 89 and the frontage road alignment south of Shepard.

Mr. Forbush reviewed a number of letters as found in the packet, among which was a letter from neighbors in opposition to the use of Woodland Park for wedding receptions with amplified sound. The Council deemed it fair to inform citizens on both sides of the issue about the up-coming public hearing.

Mayor Connors asked Mr. Haugen to represent him at the Miss Farmington Pageant. He said the director of the Farmington baseball program had called with concerns about the mowing policies of the City. They would also like to build restrooms on the side of the concession building and wanted the City to contribute to the project. Mayor Connors reported concern about the line of sight at the corner of Northridge and the Mountain Road. It is very difficult to see up the hill when turning on to the Mountain Road.

BUDGET WORK SESSION (Agenda Item #11)

The City Manager and City Finance Director spent the balance of the meeting reviewing the general financial state of the City and proposals dealing with bonding addressing some of the capital needs of the City. The meeting adjourned at 10:30 p.m.

Margy Lomax, City Recorder
Farmington City