

# FARMINGTON CITY COUNCIL MEETING

Tuesday, May 15, 2007  
Farmington City Hall, 130 North Main

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## CITY COUNCIL WORK SESSION/EAST CONFERENCE ROOM

**PRESENT:** Mayor Scott C. Harbertson, Council Members Richard Dutson, David Hale, Larry W. Haugen, Paula A. Alder, Sidney C. Young, City Manager Max Forbush, City Planner David Petersen, and Recording Secretary Jill Hedberg.

**Mayor Harbertson** began discussion at 6:00 P.M. The following items were reviewed:

### Conservation Subdivision Discussion

**David Petersen** informed the City Council that a committee that was formed by the City to create the standards for Conservation Subdivisions with the assistance of Randall Arendt who is an expert in the field. He reviewed the standards for the RS zone, as well as the standards for the Conservation Subdivisions which replaced the RS zone. There has been recent discussions regarding the possibility of revising or eliminating the Conservation Subdivision Ordinance. He asked that the City Council consider what the base lot size should be if the City were to eliminate the Conservation Subdivision.

**Rick Dutson** said he is accepting of the Conservation Subdivisions that were developed in West Farmington but there was a misconception by the residents that the open spaces would be manicured.

The City Council discussed how large the lot sizes should be on the east side of the City. The Council unanimously agreed that the east side should maintain the standard lot size.

**David Petersen** explained that Conservation Subdivisions benefit the City by allowing the City Manager to negotiate for things such as detention basins, trails, etc.

**Max Forbush** said the Conservation Subdivision has value but Chapter 12 should include a standard for how the open spaces will be maintained.

**David Petersen** illustrated the effect it has when the base lot sizes are adjusted. Any amendments to Chapter 12 will effect the PUD zone text as well. He said he discussed the issue with the Planning Commission who recommended that a small committee be formed to consider amending Chapter 12.

**Max Forbush** suggested that as the committee works to amend Chapter 12, they should also address the design guidelines. He questioned whether the City Council wants a moratorium until the committee is finished or whether they want to allow the projects to move forward.

**David Petersen** said it will likely take several months for the committee to review the issue. If the City has received an application prior to the review of Chapter 12, that development will be “grandfathered”. If applications are received after the moratorium is in effect, the developer will enter into Site Agreements with the City Council.

The City Council agreed it would be appropriate for the City to put a moratorium into effect to allow the City time to draft the ordinance. It was suggested that **Jim Carter** be involved in the creation of the text.

**Agenda Item #5: Public Hearing: Consideration of application to rezone 21.43 acres at the south-west corner of State Street and 650 West, south of the Davis County Justice Complex from “A” (Agriculture) to “AE” (Agricultural Estates) - Trophy Land Development**

**Mayor Harbertson** explained the applicant’s request, which is to rezone 21.43 acres from “A” to “AE”. He reviewed the five different proposals that the applicant has submit to the City. In an effort to appease the residents in the area, the applicant has submitted a new schematic plan which includes ½ acre lots along the perimeter of the project with 1/3 acre lots in the center. The City Council will present the Schematic Plan to the public but will not take action at this time. Before the applicant presents the plan to the Planning Commission, the applicant would like feedback as to whether this is a plan that would be acceptable to the City.

**Jared Hall** stated that there are approximately 12 residents who were opposed to the previous plans. They requested that the developer provide ½ acre lots in an effort to protect their animal rights.

**Mayor Harbertson** said the new Schematic Plan includes back facing lots on 650 West with an equestrian trail along the outside of the property. The developer is not opposed to providing access to the future City park which is located adjacent to the Trophy Homes property.

**Paula Alder** pointed out that the property owners on the perimeter of the project will be allowed to have large animals yet the residents on the interior of the project will not.

**David Hale** said it is not cost effective to maintain larger lots and animals within the City without the assistance of equipment to maintain the property.

**Max Forbush** said in the 30 years he has worked for the City, there has not been an issue where a property owner has complained about their neighbor having a horse.

**Rick Dutson** said although it is rare for a property owner to complain about a neighbor’s large animal, it did occur in his neighborhood within the last year.

**David Hale** suggested that the plat include a statement that animals are allowed on the surrounding properties.

**Larry Haugen** said in his opinion, ½ acre lots are not large enough to accommodate farm animals.

**Jared Hall** said the Ordinance allows for one large animal on a ½ acre lot.

**Max Forbush** said the City administration is most concerned about an access being provided to the City park since this is an area of transition.

**Agenda Item #6: Public Hearing: Consideration of Schematic Plan Approval for Wild Woods Subdivision - Phil Squires**

**Mayor Harbertson** said this proposal provides fire hydrants at a spacing that meets and exceeds the City's requirement for emergency services. The Fire Chief has expressed concern regarding the 20' access. The applicant agreed to relocate the hammerhead to the other end of the property and to prohibit parking in the 20' area. The applicant has indicated that the other property owners in the area are not willing to sell additional property so he does not have the ability to increase the size of the access. The Public Works Department has expressed concern regarding the width of the road since the road would have to be shut down if they had to work on the road. There is a possibility that the Coopers may grant an easement on their lawn to allow the Public Works Department to park their vehicles in the event they had to work on the road. The Public Works Department also indicated that the narrow width of the road may pose a problem when the snow is plowed.

The members of the City Council who visited the property prior to the meeting indicated that the road is very narrow and that there were a large amount of cars parked on the roads.

**Paula Alder** expressed concern that one of the properties in the area will become landlocked if this application is approved.

**Mayor Harbertson** explained that the property is owned by Lee Maxwell. He is partnering with Mr. Squires and is not opposed to the property being landlocked.

As requested by **Rick Dutson**, **Max Forbush** reviewed City staff's perspective regarding the application. He said the City Council should consider that this project would add two homes to the area, but would also provide a turn-around that is currently needed, and one if not two fire hydrants on 100 East. The City Council should also consider whether the applicant should be required to provide a second hydrant and looping line from 100 East when Lot 3 is built or at an earlier time. He said it would not be wise for the City to require the last property owner to provide all of the improvements.

The work session adjourned at 6:55 p.m.

**REGULAR CITY COUNCIL/CITY CHAMBERS/CALL TO ORDER**

**PRESENT:** Mayor Scott C. Harbertson, Council Members Richard Dutson, David Hale, Larry W. Haugen, Paula A. Alder, Sidney C. Young, City Manager Max Forbush, Assistant City Planner Jared Hall and Recording Secretary Jill Hedberg.

Mayor Harbertson called the meeting to order and welcomed Adam Craeger of the Youth City Council.

**Roll Call (Opening Comments/Invocation) Pledge of Allegiance**

**Larry Haugen** offered the invocation to the meeting. Mayor Harbertson invited John Sheets, Commander of Farmington Post 27 of The American Legion to lead the audience in the Pledge of Allegiance.

**Reading and Approval of Minutes of Previous Meetings**

A motion was made by **Sid Young** to approve the minutes of the Special City Council Meeting held April 10, 2007, with amendments as had been presented. The motion was seconded by **David Hale**. The motion passed with all Council Members voting in favor.

The minutes of the regular City Council Meeting held May 1, 2007, were approved by unanimous vote in favor, upon the motion by **David Hale** to approve them with amendments as had been discussed. The motion was seconded by **Paula Alder**.

**Planning Commission Report**

Jim Talbot, Planning Commission Chair, gave a report on the Planning Commission meeting held May 10, 2007. He reported a public hearing was held on the preliminary PUD master plan approval for Palmer Estates, a 20-lot residential planned unit development, located at 100 West 600 North. The Planning Commission is recommending City Council approval.

The next public hearing held before the Planning Commission had to do with Phil Squires requesting a recommendation for Schematic Plan Approval for the Wildwoods Subdivision. This subdivision will be three lots on 3.232 acres located at 350 South 100 East. Mr. Talbot stated that the Fire Department is going to approve the “hammerhead” design. The Planning Commission voted to recommend City Council approval.

The last public hearing dealt with Gardner Development Company requesting a Conditional

Use and Site Plan approval and a recommendation for Final Plat approval for Phase 1 of The Village at Old Farm. This plan consists of only one two-family dwelling located at approximately 1500 North Main in an NMU zone. Discussion at the Planning Commission meeting was restricted to Phase 1 only which was for the two-family dwelling. The structure will have access off of Main Street. The Commission voted for recommending it for approval to the City Council.

Nixon & Nixon, Lock-It-Up Self-Storage had been on the Planning Commission agenda seeking Conditional Use Approval to develop a Class "A" self-storage facility on property located at 549 West Bourne Circle on 3.011 acres in the CMU zone. Mr. Talbot stated that this item has gone back and forth. The Planning Commission and City Council had taken a tour of the area. The Planning Commission voted by 6-1 to recommend approval of the request. They felt it could be a primary site if they had had it up front and lots not sold. The lot comes off of a cul-de-sac. The Commission felt like this lot fit into a secondary site classification. A primary site for a first-class hotel or something like that would not be at this site, but at Station Park.

Mr. Talbot stated that Mr. Nixon is willing to work with the City. The developer is planning on landscaping going to shoulder of road and installing a waterfall as part of the landscaping. The developer wants to make sure the building is adequate and nice. The Chevron Station presently being constructed near this site is facing east so eastbound traffic would only they see the side of the building rather than the front.

Mr. Talbot referred to a letter from Greg Bell, developer of the Farmington Fields Commercial Subdivision, where the storage facility will be located stating the reasons to not make it a primary site.

Mayor Harbertson stated he took exception with one statement in Mr. Bell's letter which stated: *"...I have told staff, the Planning Commission, the City Council and both Mayors that I was selling 3 acres to Dan Nixon for a high-end self-storage facility on the west end of the Property."* Mayor Harbertson said he was never told.

Kevin Poff, Planning Commissioner, spoke regarding this issue stating he believes the application was submitted to the City before zone text changes were made.

### **American Legion Presentation of Flag for Cemetery**

\_\_\_\_\_ John Sheets, Commander of The American Legion Post 27 Farmington, Utah, addressed the Council. He stated they have 56 members. He introduced Wayne Gessel, William Huber, and James Smith, officers of the Post.

He presented a new American flag to be flown over the cemetery stating:

*“It is a great privilege and pleasure to have the honor of presenting this beautiful symbol of our Country, the flag of the United States of America, “The Stars and Stripes, to Farmington City on behalf of Post 27 The American Legion. May it always be respectfully flown over our land, representing a government instituted by our founding fathers, that will always champion freedom and justice.”*

Post 27 will assume the duty and honor of raising and lowering the flag at proper times, on patriotic National holidays, until such time as suitable lighting can be obtained to display the flag at the cemetery.

**Davis Channel 17 - Cable TV Public Station Discussion**

Michael Johnson, representing Davis Channel 17, addressed the Council. He said they had been without a station manager for several couple months but now are moving forward and want to increase programming and have designed a plan for partnerships. One of the new programs they instituted was a “Mother’s Day” program. A recording location was set up at a mall and people were given the opportunity to be filmed to tell what it is they love about their mothers. This program was shown on Mother’s Day and is still showing. A similar program is going to be done on May 25 for people to express their support to the troops. The troops in Iraq and Afghanistan will be able to receive live streaming on video of this program.

A new series of partnership programs with businesses are planned. The primary source of funding for Channel 17 has been from cities. It is hoped the partnership programs will generate more revenue in order to provide better programming. There are plans for partnership with banks, credit unions, and CPA’s, to provide workshops on a variety of topics such as home equity, how to get out of debt, savings, mortgages, etc.

Mr. Johnson presented a handout to the Mayor and Council showing “Government Sponsorship Levels and Opportunities”. There are eight cities officially sponsoring the Channel. Farmington City is a “Producer” sponsor who contributes \$5,000 annually. In return for this contribution the City is entitled to 1) two City Highlight Shorts (One minute video shorts highlighting various aspect of the City; 2) five new information slates each month; and 3) coverage of local general elections. He expressed appreciation to the City for its support.

**PUBLIC HEARING: CONSIDERATION OF APPLICATION TO REZONE 21.43 ACRES AT THE SOUTHWEST CORNER OF STATE STREET AND 650 WEST, SOUTH OF THE DAVIS COUNTY JUSTICE COMPLEX FROM “A” (AGRICULTURE) TO “AE” (AGRICULTURAL ESTATES) - TROPHY LAND DEVELOPMENT (Agenda Item #5)**

**Jared Hall**, Assistant City Planner, introduced this agenda item stating the only thing to be considered was the rezone portion of the project. The neighbors to the development have expressed the desire for the lots to be one-half acre. The developer has redrawn the plans and will go before

the Planning Commission on May 24. The new plan eliminates one lot. Traffic has been a concern. The City park property is located to the south of this development. The developer has stated there would be no problems providing access to the park.

**Mayor Harbertson** opened the meeting to a public hearing and invited the applicant to address the Council.

**Bill Pepperine** of Trophy Land Development addressed the Council. He said there have been numerous plans submitted. The latest plan shows six acres of open space to be absorbed with the lots themselves. He believes in the preservation of animal rights and that they should continue to be protected.

**Neils Plant**, 311 South 650 West, spoke stating he has no problems with the development providing the lots are a true 21,560 sq.ft. If not, he is opposed to an AE zone. He said in this conservation subdivision, the public doesn't have access to open space. He said there are already trails in the area. He stated concern over homes being built larger and larger, consuming most of the lot. He feels the City should do away with Chapter 12 and return to true one-half acre lots. He agreed a road needs to be planned going into the future park property. He questioned if horses would be allowed on these lots. Jared Hall stated that one horse would be allowed on one-half acre lots. Mr. Plant said if this development is approved, it should be stamped on the plat regarding animals rights and agricultural area.

**Dona Whitaker**, 601 West State Street, said she liked the plan. She said she has a major concern with changing the zoning before road and traffic problems are in place. She feels there will be a lot of traffic coming out onto 650 West. She feels the City should make sure the streets are in place before allowing that many homes to go in.

**Kelly Maxfield**, 121 South 650 West, lives directly across the street from the proposed development. He wants to send the message that animals are acceptable in this area. He would like the lots left at one-half acre. The reason he moved to Farmington was because of the open space. He wants to make sure buyers are aware that agriculture and animal rights are acceptable.

**Tauna Homer, 586 West 250 South**, expressed appreciation to the developers for their congeniality to try and maintain their lifestyle in west Farmington. She is not sure how she feels about the zoning. She said putting the lots the way they are shown on the plan and the trails help.

**Roger Eggett, 612 South 650 West**, stated he echoes what Neils Plant said. He is not happy with the new development across from his property (Miller Meadow) wherein the property owner built a three-story home right across from his home. He feels strongly the lots should be kept to one-half acre. He did not feel having some of the interior lots smaller was a good idea, nor having only one access into the development.

With no other public comments, Mayor Harbertson closed the public hearing at 8:05 p.m. then turned the meeting to the Council for discussion on the item. The developer had requested input on his plan. Mayor Harbertson stated he is concerned about access to the City's future park property.

**Sid Young** felt the lots should be one-half acre. He was concerned about rezoning now. He stated once a property is rezoned rights go with the property. There have been instances where the Council has held off on rezoning until schematic plan approval.

The City Manager stated there is a definite need for a road to go into the 17-acre City property planned for a park. He suggested that open space in the development could be used as park land. The "A" zone has been a holding zone until a property owner requests a rezone or the City sees plans for the property. There are lots of instances in west Farmington where property was changed from "A" to "AE". He stated the City has looked at a 60 foot right-of-way south of the McBride property as a second access to the park property, but it is presently not a public street.

**Rick Dutson** expressed a desire to create more space between the development and the Davis County Jail. He questioned if it would be a marketing concern having the Jail so close. The developer stated the lots will be sold for \$200,000 to \$230,000.

**David Hale** stated he hoped the developer would appreciate that the residents want one-half acre lots. He did not feel comfortable approving the rezone request without a schematic plan. He also expressed the need for access to the future park property which will be a regional facility.

**Jared Hall** reported the General Plan for the area is "low density residential".

**Larry Haugen** stated he is in favor of one-half acre lots and would like to see more open space between the Jail and the development.

**Mayor Harbertson** told the developer the residents and City Council want one-half acre lots on this development and that he didn't see one-third acre lots as an option. He said the road into the park needs to be redesigned.

**Paula Alder** expressed concern over only one access.

**PUBLIC HEARING: CONSIDERATION OF SCHEMATIC PLAN APPROVAL FOR WILD WOODS SUBDIVISION - PHIL SQUIRES (Agenda Item #6)**

**Jared Hall** displayed an overhead of the Schematic Plan for the proposed three-lot subdivision. He pointed out where the properties are located and where the access would be located. Fire hydrants do not currently exist in the area. Therefore, the developer is proposing that a new fire

hydrant be installed on 100 East as part of this development. There may be a second hydrant and looping of the line from 100 East provided in the future.

As requested by **Council Member Young, Jared Hall** explained that a flag lot is any lot with an access portion less than 40 feet. Lot 3 is a subdivision that is even with the dedicated right of way which is acceptable.

**Larry Haugen** asked if it would be possible to eliminate the flag lot.

**Jared Hall** said in order to eliminate the flag lot, they would have to expand the entrance to the cul-de-sac. Mr. Squires would lose a significant amount of the existing lot. It would also encroach into the pasture area.

### **Public Hearing**

**Mayor Harbertson** opened the meeting to a public hearing and invited the applicant to address the Council.

**Phil Squires** (350 South 100 East) presented a plan that shows where the existing fire hydrants are located. This Schematic Plan will provide increased fire protection and will provide an area for the snow plow to maneuver, as well as a place to store the snow. The Fire Department is requesting a hydrant on 100 East that can be fed from both directions. The Utility Department is requesting that the 6 foot line be extended in order to provide a blow off or fire hydrant. Phil Squires convinced the reviewing agencies that a 20 foot road without parking on both sides of the street is the same as having a 20' road with parking on one side of the street. The Coopers have agreed to allow a 7' utility easement on the front portion of their property which will help accommodate the City utility worker's equipment.

**Lee Maxwell** (397 South 10 West) said this plan represents a compromise that the City should entertain since there is not fire protection for the eight homes in the area. If the subdivision is approved, they will provide better fire protection and a turn around. They will proceed using the current hammerhead standard in the rear portion of the property without consuming large amounts of property for a cul-de-sac.

**Max Forbush** asked if there was ever a discussion regarding the possibility of looping the lines from 10 West to this area.

**Jared Hall** said the Planning Commission's motion includes the following condition:

*- Prior to building on proposed lot 3, a second fire hydrant and looped water line to 10 West will be provided unless specifically waived by the Fire Department at that time.*

**Phil Squires** said if they provide a blow off, it will provide the 400' distance to a fire hydrant so a looped line will not be necessary.

**Max Forbush** explained that blow offs are used to clean the line. They do not provide a value for fire protection. The minimum sized water lines required to meet City standards is 8" which only exists in the area on 10 West. The concept of extending the line to the existing 6" line would greatly strengthen the ability to provide fire protection in the area.

**Phil Squires** asked if the fire hydrant on 10 West is looped.

**Max Forbush** stated that the line dead-ends.

**Phil Squires** said they will resolve the issue with the Fire Chief.

**Max Forbush** said if the City Council approves the subdivision, the City will benefit from the increased fire protection in the area, as well as from the turn around.

### **Public Hearing Closed**

With no further comments, **Mayor Harbertson** closed the public hearing and asked the City Council for their consideration.

**Mayor Harbertson** said his only concern is that the hammerhead be made wide enough to store the snow and to provide a turn around for the emergency vehicles.

**Sid Young** suggested that the cul-de-sac be relocated to lots 2 and 3.

**Lee Maxwell** said the subdivision should be approved so long as they provide a fire hydrant at the front of 450 South and 100 East. There could be a stipulation that if lot 3 is built upon, they will have to reach an agreement with the City utility department. He said it does not make sense to require a loop line at the present time, but if it is required in the future, he would prefer that it not be an 8" line.

**Mayor Harbertson** suggested that Phil Squires participate in the improvements so it is not the sole responsibility of the property owner.

**David Hale** said he would be more likely to accept the 20' wide street if the applicants were to provide a fire hydrant and looping water line. He recommended that the looping line be 8" so it will conform with the existing lines in the area.

**Lee Maxwell** said he is not prepared at this point in time to run the water line through the lower portion of his property since he is not certain that lot 3 will ever be developed. He suggested

that the City require the looped line in the event lot 3 is developed.

The City Council discussed the issue and agreed that it would be appropriate to add a stipulation to the plat that all of the property owners will contribute to the looped line if lot 3 is built upon.

**Max Forbush** suggested that the applicant leave the property as one parcel if they do not plan to build on lot 3 in the near future. It will save the applicant from certain costs associated with development and will also eliminate the looped water line issue.

**Lee Maxwell** said this subdivision is not capable of meeting all of the City standards but it will provide benefits to the City. The Fire Chief is accepting of the concept so long as the water lines are addressed if Lot 3 is developed.

**Motion**

**Rick Dutson** moved that the City Council grant schematic plan approval for the Wild Wood Subdivision on property located at 350 South 100 East with the following conditions:

1. The applicant must work with the public works engineering and planning staff while preparing a preliminary plat and improvement plans to resolve any issues related to access and utility provision, including snow removal;
2. The plat shall include a comment stating that prior to lot 3 being built upon, the City and applicant will determine whether a looped water line is necessary.
3. The applicant will continue to work with City staff regarding the possible location of a utility easement in 100 East.
4. Street parking will not be permitted along the portion of the road that is 20' wide.
5. The newly dedicated 20' right-of-way will be dedicated as a public street.

**Sid Young** seconded the motion, which passed by unanimous vote.

**CONSIDERATION OF FINAL PLAT APPROVAL FOR PHASE I OF THE VILLAGE AT OLD FARM (Agenda Item #7)**

**Jared Hall** displayed an overhead and pointed out where the property is located. He suggested that the subdivision occur in such a way that if a problem arises regarding the larger portion of the development, this lot can stand alone. This will be the only unit that fronts to and accesses directly from Main Street. After discussing the drainage issue, the Planning Commission

and City Engineer agreed that this portion of the development will actually alleviate drainage issues for this property and adjacent properties. The reviewing agencies are also approving of this phase of the development. The Planning Commission recommended approval subject to four conditions, which he reviewed with the City Council.

Certain members of the City Council expressed concern that the driveway is too large for a residential unit on Main Street.

**David Dixon** said the driveway was designed to allow two cars to pass. The driveway area will include landscaping which will make the driveway more attractive.

**Motion**

**Sid Young** moved that the City Council grant Final Plat approval for Phase I of the Village at Old Farm with the following conditions:

1. The developer must continue to work with staff to correct any deficiencies in the plat and related site-plan in preparation for recording and construction;
2. The developer must comply with all conditions of the preliminary plat and preliminary (PUD) master plan approval;
3. This unit shall be subject to all pertinent portions of the development agreement which is to be recorded concurrent with phase 2 of the Village at Old Farm Subdivision;
4. Subdivision approval is predicated on the approved site plan, which may not be modified except by formal amendment to the Conditional Use permit.
5. The applicant shall make an effort to design a driveway that is smaller in size, yet still functional.

**David Hale** seconded the motion, which passed by unanimous vote.

**DECORATIVE FENCING/SOUND MITIGATION/LANDSCAPING ALONG THE FRONTAGE OF RICE FARMS ESTATES PUD (Agenda Item #8)**

\_\_\_\_ According to packet information, City staff worked out the following agreement with **Jerry Preston**:

1. Jerry Preston installs the sound wall on top of the berm constructed by him at no cost to the City.

- 2. The City pays the cost of landscaping and does perpetual maintenance on the space located from the wall west to the street. The landscaping plan to be prepared and mutually agreed upon by Mr. Preston and the City.
- 3. The preferred type of fence to be installed was included in the City Council packet. This particular company bought out Stone Tree who built the decorative sound walls in south Farmington along the frontage road. If possible, the City Manager recommends that the mold be found for this type of fencing and that this style of fencing be installed rather than that shown on the drawings. The City Manager has contacted the vendor who will get back with the City to let them know if it is possible. If not, the City may have to go with the selection identified by Jerry Preston.

\_\_\_\_\_ **Mayor Harbertson** reviewed the information that was included in the packet. If the City chooses to use the same type of fence that was used along other portions of the frontage road, they will have to have the mold made which will cost \$50,000. If the City decides not to have the mold made, Mr. Preston is willing to provide a color scheme that is consistent with the existing walls in the area.

**Motion**

**David Hale** moved that the City Council approve the verbal agreement between City staff and Jerry Preston. **Larry Haugen** seconded the motion.

\_\_\_\_\_ **Mayor Harbertson** explained how the area will be landscaped on the west side of the wall.

**Jerry Preston** stated that the top of the sound wall will be 12' above the curb height.

\_\_\_\_\_ The motion passed by unanimous vote.

**CONSIDERATION OF UTA BUS STOP SHELTER PLAN AND DESIGN FOR EAST STATE STREET (Agenda Item #9)**

**Max Forbush** explained that the City is required to match up to 20% of the cost of the UTA bus stop shelter. UDOT seems to be accepting of the City’s proposal to provide benches. The bus stop shelter plan and design for East State Street are consistent with the City’s original Downtown Master Plan.

**Motion**

**Paula Alder** moved that the City Council approve the proposed plan and authorize the City Manager to continue negotiations with UTA; authorizing the payment matching up to 20% if

absolutely necessary. The Council approves "Shelter #3" as the shelter of preference. **David Hale** seconded the motion, which passed by unanimous vote.

**MINUTE MOTION APPROVING SUMMARY ACTION LIST (Agenda Item #10)**

**David Hale** moved that the City Council approve the following items by consent as follows:

- 10-1. Ratification of Construction Bond Agreements previously signed by Mayor Harbertson.
- 10-2. Approval of Improvements Escrow Agreement for Rice Farms Estates #3.
- 10-3. Approval of Sidewalk Repair Agreements with various property owners.
- 10-4. Approve Leisure Services Agreement with Kathleen Bennett Rodriguez to be Special Events Coordinator and Youth City Council Director.
- 10-5. Authorization to amend Reimbursement Agreement with CenterCal adding increased cost for Park Lane re-striping plan. The cost of the re-striping plan is \$15,000 and would be reimbursed 100% by CenterCal. Authorization also gives the Mayor authority to sign the agreement once the amendment is done.
- 10-6. Approval of contract with Peterson Brothers Drilling to rehabilitate culinary Water Well #2. Authorization for the Mayor to sign the agreement.
- 10-7. Authorization for geotechnical testing for Police Station sites by GSH Geotechnical Consultants, Inc., for a price of \$4,800 to \$5,200 as recommended by the City architects.
- 10-8. Authorization to mail response letter to Geri Allen, Sandy Hunsaker and Chris Snyder.

**Rick Dutson** seconded the motion, which passed by unanimous vote.

**POLICE DEPARTMENT REPORT - CHIEF WAYNE HANSEN (Agenda Item #11)**

**Chief Hansen** reported on the following:

- The new stop sign that is located on 620 South seems to have reduced the number of motorists who speed on that road.

- The Police Department plans to purchase portable speed reader signs and a speed gun in the near future. The radar trailer will continue to be used to monitor traffic within the City.
- The Police Department will include information in the City newsletter, as well as on their website to keep the residents informed about current issues in the City.
- A report was given on the cases that have been handled by the Police Department in the last month.
- Efforts continue regarding the construction of the new police building.
- Programs such as “Lunch with the Mayor” and “DARE” will continue through the end of the school year.

**Sid Young** requested that the Police department educate the residents on how to travel through an intersection with a four-way stop. He informed the Police Chief that residents who live on the west side of the City are concerned that inmates are being released at the same time as the children are traveling to school and coming onto their property.

#### **620 SOUTH STREET LIGHTING ALTERNATIVES (Agenda Item #12)**

**Mayor Harbertson** reviewed the Memorandum regarding Rocky Mountain Power Price Quotes for Lighting at 620 South Vicinity with City Manager Recommendations. City staff recommends that the City Council approve the City Manager’s recommendations.

#### **Motion**

**Rick Dutson** moved that the City Council approve the City Manager’s recommendations. **Larry Haugen** seconded the motion, which passed by unanimous vote.

#### **APPOINTMENTS TO HISTORIC PRESERVATION COMMISSION (Agenda Item #13)**

\_\_\_\_\_ **Mayor Harbertson** reported that he received an e-mail from **Tom Owens** who is interested in serving on the Historic Preservation Commission. He is also interested in being appointed to any committee that studies Chapter 12 of the zoning ordinance.

The City Council agreed that **Mr. Owens’** knowledge would be best served on the committee to revise Chapter 12 of the Zoning Ordinance.

#### **APPEAL CONSIDERATION OF PLANNING COMMISSION GRANTING OF CONDITIONAL USE PERMIT TO NIXON & NIXON FOR CLASS “A” STORAGE FACILITIES (Agenda Item #14)**

This item was removed from the Agenda.

**CONSIDERATION OF PROCESS TO BEGIN MASTER PLANNING OF AREA NORTH OF PARK LANE AND EAST OF U.S. 89 (Agenda Item #15)**

**Mayor Harbertson** asked that the City Council consider the following questions regarding the process to begin master planning of the area north of Park Lane and East of U.S. 89:

- Is the Council still interested in pursuing this goal? There may be a need to budget more money for this proposal or to solicit help from the area property owners.
- Should a committee be appointed, comprised of property owners, City Council Members, Planning Commissioners, and planning staff?
- When should this project be undertaken?

The City Council directed the City Manager to determine the costs associated with the master plan process. It was suggested that the Development Committee be involved in the process if City staff needs assistance.

**MAYOR HARBERTSON'S REPORT (Agenda Item #16)**

**Mayor Harbertson** reported that he attended a meeting with the Farmington Ranches Homeowner's Association Board. He also met with the Downtown Master Plan committee and attended several meetings with City staff regarding developments that are occurring within the City.

**CITY COUNCIL REPORTS (Agenda Item #17)**

**Council Member Haugen Report**

**Larry Haugen** nominated Bonnie Strieff and Carol Chisholm to serve on the Museum Board.

**Motion**

**Rick Dutson** moved that the City Council appoint Bonnie Strieff and Carol Chisholm to serve on the Museum Board. **David Hale** seconded the motion, which passed by unanimous vote.

**Larry Haugen** reported that he attended the Burn Plant meeting where they discussed mandatory recycling.

**Council Member Young Report**

**Sid Young** reported on the issues that were discussed at the Leagues of Cities and Towns meeting. He informed the City Council that he has received comments from residents regarding the possible delay for opening of the commuter rail stop due to lack of completion of the access road into the Station.

**Mayor Harbertson** said the City is working with UDOT to resolve certain issues. The commuter rail stop will likely be available to the residents in April, 2008.

**Council Member Dutson Report**

\_\_\_\_\_ **Rick Dutson** suggested that the newsletter include an article addressing fire safety during this dry time of year.

**Council Member Alder Report**

**Paula Alder** reported that she attended the Mother of the Year luncheon.

**MISCELLANEOUS**

**Max Forbush** asked that the members of the City Council consider the following issues:

- The City Attorney's office has asked to represent Fruit Heights. If there were a dispute between the two cities, each city would hire new representation for that case.
- Leisure Services is having a difficult time finding qualified life guards to work at the pool. The City plans to hire an instructor to teach WSI classes to individuals who are 16 years of age who are interested in being certified to work at the pool.
- The City Council will meet with the Farmington Ranches HOA on June 6<sup>th</sup> regarding the future Farmington Ranches Park.

**ADJOURNMENT**

**Larry Haugen** moved that the meeting adjourn at 9:45 P.M.

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Margy Lomax, City Recorder  
Farmington City