

# SPECIAL FARMINGTON CITY COUNCIL MEETING

Tuesday, May 26, 2009

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**PRESENT:** Mayor Scott C. Harbertson, Council Members Richard Dutson, David Hale, Paula Alder, Sid Young, Cory Ritz, City Manager Max Forbush, Finance Director Keith Johnson, City Planner David Petersen, City Engineers Paul Hirst and Tammy North, and Recording Secretary Kami Mahan.

Discussion began at 6:14 p.m.

**CONSIDERATION OF A REQUEST FROM MIKE WHITE TO ADJUST THE COMMON BOUNDARY OF TWO PARCELS LOCATED ON WEST STATE STREET AND AUTHORIZE THE MAYOR TO SIGN A “NOTICE OF APPROVAL OF BOUNDARY ADJUSTMENT” FORM. (Agenda Item #2)**

**David Petersen** distributed copies of a map of the area proposed for the lot line adjustment and a letter of agreement to the change. He pointed out the property on an aerial map and explained that John Jeppson wants to reconfigure the parcel in order to build several residential homes on a cul-de-sac development. The Council briefly discussed the proposal.

**Motion**

**Rick Dutson** moved to authorize the Mayor to sign a “Notice of Approval of Boundary Adjustment” form, and that the east and west parcels are now being shown as parcels #1 and #2. **Sid Young** seconded the motion, which passed unanimously with Council Members **Ritz, Young, Dutson, Alder,** and **Hale** voting in favor.

**CONSIDERATION OF A REQUEST FROM JOHN JEPSON TO ADJUST THE COMMON BOUNDARY OF LOTS 207 AND 208 OF THE SILVERWOOD SUBDIVISION AND AUTHORIZE THE MAYOR TO SIGN A “NOTICE OF APPROVAL OF BOUNDARY ADJUSTMENT” FORM. (Agenda Item #1)**

**David Petersen** distributed copies of a map showing the proposed boundary line adjustment and pointed out the homes in question. He said the proposed house for John Jeppson on Lot 207 cannot meet side yard requirements, and John Jeppson who is also the owner of Lot 208, is willing to give some land for Lot 207 to meet the ordinance. He said the City has a water line easement there. A hole was dug for the footings and the water line was uncovered. The applicant wants to move the house to the west out of the way of the water line but this would violate setback rules, so a readjustment of the boundary line is needed. He noted that these are very large lots.

**Motion**

**Rick Dutson** moved to approve the boundary line adjustment, moving Lot 207 and 208, in Silverwood Subdivision subject to John Jeppson granting a culinary water easement acceptable to the City. The motion was seconded by **Sid Young**, and passed by a unanimous vote. Council Members **Dutson, Young, Ritz, Hale,** and **Alder** all voted in favor of the motion.

In another matter David Petersen received input from the Council regarding a proposed electronic display sign at the Davis County Fairgrounds near the southeast corner of Clark Lane and 1100 West. The Council seemed alright with the proposal, but they directed Max Forbush to talk to the County about this and other issues.

### **BUDGET WORK SESSION FOR FISCAL YEAR ENDING JUNE 30, 2010. (Agenda Item #3)**

**Mayor Harbertson** introduced this item and copies of the "Water Rates for 2009" chart were distributed. The **Mayor** noted that Lagoon accounts for twenty percent of the City's overall water usage. **Tammy North** reviewed the rates on culinary water and explained how these rates were determined. She reviewed details on the Water Rates chart of Operation and Maintenance and Capital Projects. She also explained Needed Revenue, and said the amounts needed on the Water Rates table is the amount needed at the end of each year. In order to cover costs for five years a rate increase of 32% is required. **Max Forbush** said it is justified because they are making necessary water system repairs.

**Ms. North** reviewed the "New Lagoon Rates." The Council reviewed each of the three proposed scenarios in detail, and discussed the fairness and potential outcome of each. Issues discussed included Lagoon's wells, its past and future water usage, residential water usage, public opinion of water rate increases, firefighting capacity at Lagoon, and the water usage of other public places such as the Cherry Hill water park. **Paul Hirst** said the calculation of water needs and allocation of costs is an art that is subject to interpretation.

After extended discussion, the Council agreed that **Mayor Harbertson, Max Forbush, Paul Hirst, Tammy North,** and three members of the City Council will attend a meeting with David Freed of Lagoon to negotiate. The Council felt the scenario of Lagoon paying \$320,138 is fair, and will begin with this proposal.

**Mr. Forbush** pointed out that the issue needs to be resolved by the June 16<sup>th</sup> budget hearing. He will contact David Freed and attempt to set up a meeting on either Monday, June 1<sup>st</sup> or Thursday, June 4<sup>th</sup>.

*NOTE: Subsequent to the meeting it was discussed that an error was made in Lagoon's water usage which nullifies the percentage of water used and its proposed cost to Lagoon. The update information will be presented at a future meeting.*

### **Transportation Impact Fees Discussion**

**Max Forbush** mentioned a proposal by Bob Rosenthal for transportation impact fees. **Paul Hirst** explained that the proposal was a traffic volume approach for setting fees, which was detailed and complicated. **Max Forbush** said roads are very expensive, and that new fees will be painfully higher. **Paul Hirst** will look closely at intersection improvements, and try to make cuts where possible. **Paul Hirst** and **Keith Johnson** will be attending an impact fee class.

**MISCELLANEOUS (Agenda Item #4)**

**Mayor Harbertson** explained that the County is requesting the installation of a new electric message sign by the County Fairgrounds at 1100 West and Park Lane. He said the City's zoning section for signs gives exemptions in some situations, and that the County's attorneys believe this qualifies. **David Petersen** said the issue has not been reviewed with the City's legal counsel but he agrees about the probable exemption. He asked Council Members for their input. **Max Forbush** suggested that the City give approval as a trade in anticipation of co-operation from the County in the future. The issue was discussed and the Council agreed that the request should be approved. **Mr. Forbush** and **David Petersen** will contact County officials.

**ADJOURNMENT**

**Rick Dutson** moved to adjourn, and **Paula Alder** seconded the motion. The meeting adjourned at 7:26 p.m.

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Margy Lomax, City Recorder  
Farmington City