

# FARMINGTON CITY COUNCIL MEETING

Wednesday, September 1, 2004

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## JOINT CITY COUNCIL/PLANNING COMMISSION WORK SESSION

**PRESENT:** Mayor Protem Susan T. Holmes, Council Members Richard Dutson, David Hale, Larry W. Haugen, Sidney C. Young, Planning Commission Members Jim Talbot, Cindy Roybal, Bart Hill, and Kevin Poff, City Manager Max Forbush, City Planner David Petersen, City Engineer Paul Hirst, and Deputy Recorder Jeane Chipman. Mayor Connors was excused.

**Mayor Protem Holmes** introduced Russell Youd (Horrocks Engineers) who began discussion at 5:45 P.M. The purpose of the meeting was to give those present information regarding the following road options:

- Shepard Lane and I-15 alternatives
- Park Lane connector
- Roundabout at Clark and Park Lane
- West State Street options
- Area plan between Cherry Hill and Shepard Lane

Engineers were concerned that interchange connections in the City, if not well planned, may work well for a while but may fail by the year 2030. Mr. Youd discussed possibilities for the future Legacy connection to I-15 except, most likely at an interchange at Shepard Lane. He said the City should take advantage of the interchange to drain the frontage road from Kaysville away from the problematic corridors through the City. The Park Lane interchange can only handle 35,000 cars a day without failing. Therefore, it would be well to take the west traffic toward I-15 through another corridor. One alternative was to build the Shepard Lane interchange without connecting it east to the Shepard Lane in the residential area. Another was to let the connection exist with calming techniques. Those present discussed suggestions that would allow the interchange improvements to occur more on the west side of I-15 where not much development had taken place.

Fire Chief Gregory stated the City needs to maintain or improve the east-side/west-side access for emergency vehicles. Also, he felt there needed to be some kind of satellite fire station in west Farmington and that the Shepard connection needed to remain.

Mr. Petersen gained a consensus of the City Council and the Planning Commission to continue to study possibilities for connections with Legacy to I-15 around the Shepard Lane area.

Mr. Youd said it would be well to amend the Master Transportation Plan now to try to get federal money to aid construction of the corridor coming from Kaysville through the west part of Farmington to Park Lane. The amendment needs to be accomplished as soon as possible (at least by October). It would be necessary to look at a couple of different routes in order to avoid existing residential homes as much as possible.

The Horrocks engineers discussed options for either a signal or a roundabout Clark Lane and Park Lane. They discussed the advantages and disadvantages. A roundabout will handle the traffic expected at that point. It would be built as a single lane facility with the possibility of being expanded to a two lane roundabout. It would be in an envelop between 150 to 180 feet. Any size truck could go through there.

West State Street options were discussed next. The problem was how to encourage and accommodate west side traffic onto the I-15 frontage road and to discourage high traffic volumes through the west State Street residential area. It was also suggested that the intersection at 200 West and State Street be a roundabout. There needed to be traffic calming techniques to help protect the west State Street historic area. A plan for a roundabout at the intersection of State Street and 650 West is already in UDOT plans should the Legacy Highway project be approved. Several City officials were concerned whether or not roundabouts can handle the amount of the traffic that would be using the roads. The idea of reconfiguring the 400 West/State intersection would require purchase of two homes. Questions were asked if any historic homes would be impacted. Mr. Youd needed to know if the City officials wanted the engineers to study the concept further. By consensus, the officials gave an affirmative response.

[Mayor Connors arrived at 6:35 due to traffic problems.]

#### **CITY COUNCIL WORK SESSION/KITCHEN AREA**

***PRESENT:*** Mayor David M. Connors, Council Members Richard Dutson, David Hale, Larry W. Haugen, Susan T. Holmes, Sidney C. Young, City Manager Max Forbush, and Deputy Recorder Jeane Chipman.

**Mayor Connors** began discussion at 6:40 P.M. The following items were discussed:

**Agenda Item #11–Consideration of amending Farmington Creek Estates Development Agreement to permit recordation of plat prior to receipt of FEMA’s LOMR.** Kim Wallace (Davis County representative) reviewed the issue with the City Council. He explained the plans of the County to improve Farmington Creek so that it will handle a 100 year storm run off. He also stated that it was the plan of the County to construct large box culverts under the railroad tracks west of I-15 near the State Street bridge and to bore a drainage hole under I-15 to allow flood waters to drain in a controlled manner to the west and eventually to the Lake. Once completed, the new system would allow the flood plane designation for the entire western area to be lifted. Currently, developers on the west will not be flooded by water coming from the east side of I-15 because it can not get past the freeway. The project may take a couple of years. It was Mr. Wallace’s judgment that the development agreement with Farmington Creek Estates could be approved prior to receipt of the LOMR because the development was not in danger of flood waters from the east.

**Agenda Item #17–Heritage Park lot discussion and consideration of Planning Commission**

**recommendations.** Mr. Forbush briefly explained the concerns of the nearby residents. He said it would be well to amend the subdivision plat so that if the lot were used for a single family dwelling it could be governed by the covenants, conditions, and restrictions of the local HOA.

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

**PRESENT:** Mayor David M. Connors, Council Members Richard Dutson, David Hale, Larry W. Haugen, Susan T. Holmes, Sidney C. Young, 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 7:00 P.M. **Margy Lomax** offered the invocation. The Pledge of Allegiance was led by **Larry Haugen**.

**APPROVAL OF MINUTES OF PREVIOUS MEETING**

**David Hale** moved to approve the minutes of the August 18, 2004, City Council Meeting with corrections as noted. **Rick Dutson** seconded the motion. The voting was unanimous in the affirmative.

**“YOUTH OF PROMISE” PRESENTATION (UPDATE TO 9/11 MEMORIAL FOR BOTANICAL GARDENS IN KAYSVILLE/MARGARET BROUGH) (Agenda Item #3)**

**Jordan Peart** from the “Youth of Promise” organization reported progress on the memorial the organization hopes to build in Kaysville, Utah at the Botanical Garden Site. The memorial is intended to honor those from Davis County who died in the 9/11 attack. It was also intended to honor those who had died in the fighting against terrorism. Mr. Peart asked the City Council for contributed funds from Farmington to help build the memorial.

**Mr. Dutson** stated he would contact the Youth City Council to see if they would like to become involved in the fund-raising process.

**Margaret Brough** reported the monument was being supported by youth because they did not want the country’s citizens to forget what happened on 9/11 nor neglect those who are serving their country through their sacrifice. She asked that the City Council help advertize the youth art contest to the youth in the City. She distributed information regarding the art contest and a fund raising activity being supported by Albertsons.

**PLANNING COMMISSION REPORT (Agenda Item #3)**

**David Petersen** reported proceedings of the Planning Commission meeting held August 26, 2004. He covered the following items:

- The Planning Commission recommended that the City Council adopt the Transportation Oriented Development zone text. The text will be reviewed by the City Council in forthcoming meetings.
- By a 3 to 2 vote, the Planning Commission recommended the City Council not approve the minor plat for Oakridge Park Estates, Phase III, located at approximately 1190 West Oakridge Park Drive. The Commission felt the property was originally intended as part of Heritage Park.
- The Planning Commission recommended that the City Council grant schematic plan approval for a subdivision located at the south end of Davis Creek Drive (50 East) at approximately 1025 South.
- The Planning Commission recommended final plat approval for the first phase of the Eagle Creek Subdivision located on the north side of 475 South west of 1100 West. The motion also stated that lots 104 and 105 not be available for sale until the 50 foot right-of-way is vacated and recorded.
- The Planning Commission recommended that the City Council grant schematic plan approval to increase the size of the Miller Meadow subdivision located at approximately 700 West 650 South.
- The Planning Commission recommended the City Council approve schematic plan and minor plat approval to develop a flag lot located at 125 West 900 North.
- The Planning Commission tabled consideration of the rezone request and the schematic plan approval request for a recommendation to rezone property located at 26 East 700 South from A to LR and schematic plan approval for a subdivision at the same location until the developer provides documentation to the City that the wetlands on site have been mitigated and until the developer submits a soils report for review by the City.
- The Planning Commission tabled consideration of the site plan approval to construct a building for the Division of Motor Vehicles (DMV) located at approximately a block west of 200 East at 200 South until they could get further information from Horrocks Engineers.
- The Planning Commission discussed in depth findings regarding their denial of the Davis County request for a bus compound in west Farmington. The information had not been finalized.

**PUBLIC HEARING: CONSIDERATION OF REZONE REQUEST BY T-MOBILE TO REZONE CITY-OWNED PROPERTY AT 286 SOUTH 200 EAST FROM “LR” TO “A” FOR PURPOSES OF ERECTING A CELL TOWER (Z-8-04) (Agenda Item #5)**

Packet information indicated the item had been on the City Council agenda previously. At that time the City Council took no action because of insufficient notice. Since that time the proposal to rezone the property for a cell tower had been noticed to all property owners within 300 feet of the City property boundary instead of the cell tower location. A public hearing had been held before the Planning Commission wherein no comments had been given. The same notice was provided for the City Council hearing. Mr. Guenther Popp had expressed opposition to the request. Mr. Petersen distributed a site map and a colored rendering of what the tower would look like.

**Public Hearing**

**Mayor Connors** opened the meeting to a public hearing. He invited the applicant to address the Council. The applicant was not present.

**Mr. Forbush** stated Brent Bishop, a resident on Joy Drive, had contacted him and was in opposition to the tower. Mr. Forbush suggested he attend the meeting to voice his opinion. Mr. Bishop was not in attendance.

**Mayor Connors** commented that it would be good to see a rendering of the tower looking east from Joy Drive to see how much the structure would visually impact that neighborhood.

**Mr. Hale** stated that it would be well to construct the tower in a dark color so that it would not be as noticeable. The Planning Commission could address that issue.

**Public Hearing Closed**

With no further comments, **Mayor Connors** closed the public hearing.

**Motion**

**Rick Dutson** moved that the City Council approve Ordinance No. 2004-49, an ordinance amending the zoning map to show a change of zone for a portion of property located 286 South 200 East from LR to A. **Sid Young** seconded the motion, which passed by unanimous vote.

**PUBLIC HEARING: SCHEMATIC PLAN APPROVAL FOR EXPANDING MILLER MEADOWS SUBDIVISION (86 LOTS) BY ADDING 21 LOTS AND BY ADDING THE ROBERTA DONAHUE, ET AL., PROPERTY/ RANDY RIGBY (Agenda Item #6)**

**Mr. Petersen** stated the Planning Commission recommended approval of the request to increase the size of the Miller Meadows subdivision on property located at approximately 700 West 650 South. He explained the site location and noted where the additional property would be. The existing development agreement would have to be amended to include the expanded area. Also, the open space requirement for the Miller Meadows Subdivision could be not less than 16.2837 acres. Mr. Petersen stated there was a remnant parcel which should also be addressed. The Planning Commission made a note that disposition of the parcel needed to be resolved in a manner acceptable to the City prior to final plat approval.

### **Public Hearing**

**Mayor Connors** opened the meeting to a public hearing. He invited the applicant to address the City Council.

**Randy Rigby** (240 East Cobblecreek Road) stated he and his family were excited about the expanded area. It would work for both property owners and would facilitate a good transportation corridor through the area. The drainage system will also be improved.

**Debbie Wilcox** (725 South 650 West) stated her home was adjacent to Phase I of the proposed Miller Meadows Subdivision. She reported a drainage problem in the rear of her property. There was a block drainage pipe which caused standing water on the west section of her lot. She stated she had been promised there would be a separate drainage system for the new subdivision which she later found was not the case. Ground water from the entire area drained towards the blocked pipe and pooled on her property. With the construction of the new subdivision the problem would be even worse.

### **Public Hearing Closed**

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

**Mr. Hale** requested clarification regarding the remnant parcel.

**Mr. Petersen** stated the parcel was an access strip owned by the Donahue family. It would be required that the developer resolve the remnant parcel prior to final plat approval.

**Mr. Rigby** stated the parcel was an access easement originally meant to provide egress and ingress to the Donahue property once it was developed. The Donahue family now wants to incorporate the parcel as part of the current development. Access will be provided through the transportation design as presented in the subdivision proposal. The parcel will likely be dedicated to adjacent property owners as part of their lots.

**Ms. Holmes** stated City ordinances directed that lots backing the freeway were to be protected from road noises by a sound mitigation berm. She asked that City staff follow up and make sure the developer follows all ordinance requirements for the sound mitigation.

When asked about the drainage system, **Mr. Petersen** briefly reviewed engineering plans for run off detention basins in the area. Some were temporary until a larger basin could be constructed further west. He had contacted CRS about the ground water question. No firm resolution had yet been achieved.

The City Manager reviewed plans for the surface runoff drainage system. Both he and the City Planner stated that the ground water issue would be resolved at preliminary plat review.

### **Motion**

**Susan Holmes** moved that the City Council approve the schematic plan which would allow the expansion of the Miller Meadows Subdivision (86 lots) by adding 21 lots and by adding the Roberta Donahue, et al., property subject to conditions 1 and 2 set forth in the Planning Commission letter dated August 27<sup>th</sup>. **Larry Haugen** seconded the motion, which passed by unanimous vote.

### **PUBLIC HEARING: SCHEMATIC PLAN APPROVAL OF TWO-LOT SUBDIVISION AT SOUTH END OF DAVIS CREEK DRIVE (50 EAST); SOUTH AND ADJACENT TO CREEKSIDE SUBDIVISION WITHIN DAVIS CREEK DRAINAGE AREA/HERALD AND BARBARA RICE (Agenda Item #7)**

**Mr. Petersen** explained that the Planning Commission had reviewed the application on May 13, 2004, and approved a motion to recommend that the City Council deny the proposed lot split by metes and bounds for the following reasons: (1) alternative design options existed which had not been pursued which would not require the creation of flag lots, and (2) several unresolved issues existed between the applicant and the Creekside Estates Subdivision Home Owners Association. At one time, it was contemplated whether or not the applicant should join the Creekside Estates Subdivision HOA. The HOA felt the new property owners would be benefitting from the subdivision's amenities and should help fund the improvements. The new owners were willing to meet all requirements of the HOA but wished to maintain the possibility of keeping the land as horse property. The HOA voted not to allow the 1-acre exception regarding horse property as suggested by the new property owners, thus the new owners were unwilling to join the HOA. The applicants were now willing to dedicate and improve a "hammerhead" public right-of-way consistent with Farmington City design standards as an alternative to the flag lot design. Because of the redesign, City ordinances have been satisfied and there appeared no real reason for the applicants to become members of the HOA. Mr. Petersen reviewed the Planning Commission conditions as stated in their letter of August 27<sup>th</sup>. He reviewed plans for the trail through the property. He had walked the trail corridor with a member of the Trails Committee. Neither City officials nor the applicant wanted to destroy the stand of trees on the property. Because of the trail dedication and because open space

being provided was so close to the ordinance requirement, the Planning Commission suggested a waiver would be in order regarding the total amount of open space required.

**Public Hearing**

**Mayor Connors** opened the meeting to a public hearing. The applicants were invited to address the City Council but opted not to do so.

**Public Hearing Closed**

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

In response to questions, **Mr. Petersen** described the engineering design for the drainage engineering to handle run off from the two new lots. Water would be diverted through the system going through the Cave Hollow Subdivision.

**Motion**

**Sid Young** moved that the City Council approve the schematic plan for a two-lot subdivision at the south end of Davis Creek Drive (50 East); south and adjacent to Creekside Subdivision within the Davis Creek Drainage Area. Subject to conditions 1 through 9 of the Planning Commission letter dated August 27<sup>th</sup>. **David Hale** seconded the motion, which passed by unanimous vote.

**PUBLIC HEARING: SCHEMATIC PLAN/MINOR PLAT APPROVAL TO DEVELOP FLAG LOT AT 125 WEST 900 NORTH/BYRON CHRISTOPHER OLSEN (Agenda Item #8)**

**Mr. Petersen** explained the request for a schematic plan and minor plat approval for the proposed flag lot. There were two existing homes on two lots. A third lot was being requested so that family members could build a home on the property. The applicant needed to submit a final subdivision plan and enter into an extension agreement over the entire length of the property.

**Public Hearing**

**Mayor Connors** opened the meeting to a public hearing and invited the applicant to speak.

**Byron Christopher Olsen** (994 Courtyard Lane, Centerville) reported he had talked to adjacent neighbors and had collected letters stating the neighbors had no objections to the proposed flag lot development. The property had been in his family for 30 years with the intent that family members would build homes there. He said he was financially able to do so at this point.

**Public Hearing Closed**

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

**Mayor Connors** asked for a review of City flag lot standards. He stated the City Council would need to have reasonable justification to approve the flag lot.

**Mr. Petersen** reviewed the City flag lot standards. In order to approve a flag lot there must be unusual dimensions, topographical problems, or other unsurmountable land restraints. The approval could not go forward if based purely on economic benefit. Mr. Petersen stated the land was similar to property found in the central downtown area where lots were deep and the interior of blocks were very large. He did not know if the interior could be developed into a cul-de-sac. He stated the request was compatible with surrounding homes and would not infringe on the privacy of existing residents.

**Mr. Forbush** said he was familiar with the area. Nine Hundred North dead ends and then heads into the mountain at that point. He felt it would make sense because of the topography of the area to allow the flag lot development. It would solve some unique challenges in the area.

### **Motion**

**Susan Holmes** moved that the City Council approve schematic plan and minor plat approval to develop a flag lot at 236 West 900 North subject to conditions 1 and 2 as stated in the Planning Commission letter dated August 27<sup>th</sup>. Approval was being granted due to the topographical conditions of the property. **David Hale** seconded the motion, which passed by unanimous vote.

### **REQUEST FOR BOUNDARY LINE ADJUSTMENT ON LOTS 12 AND 2 OF FARMINGTON ORCHARDS SUBDIVISION/ROBERT AND SUSAN EATON (Agenda Item #9)**

**Mr. Petersen** briefly explained the lot line adjustment request from the property owner.

**Mr. Young** inquired if the lot line adjustment could be straightened, since the request included a jog around the deck as shown on the site plan.

**Mr. Petersen** stated the jog allowed both lots to remain as conforming lots. If the line were straightened, one lot would be reduced in size to the point it would become non-conforming.

### **Motion**

**David Hale** moved that the City Council approve the boundary line adjustment on Lots 1 and 2 of Farmington Orchards Subdivision. **Rick Dutson** seconded the motion, which passed by unanimous vote.

**FINAL PLAT APPROVAL CONSIDERATION FOR EAGLE CREEK, PHASE I SUBDIVISION/MICHAEL BROWN (Agenda Item #10)**

Packet information disclosed that the final plat approval for the first phase of the Eagle Creek Subdivision had been reviewed by the Planning Commission during their August 28<sup>th</sup> meeting. They approved Phase I on the property located on 475 South west of 1100 West subject to the stub street to the north being aligned with the adjacent properties as shown on the final plat; and the 50 foot wide private right-of-way traversing Lots 104 and 105 had to be vacated before the two lots could be sold. A development agreement was currently being negotiated.

**Motion**

**Susan Holmes** moved that the City Council approve Phase I of the Eagle Creek Subdivision conditional on Michael Brown entering into a development agreement with the City and complying with all City ordinances and standards and Planning Commission conditions 1 through 3 as set forth in their letter dated August 27<sup>th</sup>. **David Hale** seconded the motion, which passed by unanimous vote.

**CONSIDERATION OF AMENDING FARMINGTON CREEK ESTATES DEVELOPMENT AGREEMENT TO PERMIT RECORDATION OF PLAT PRIOR TO RECEIPT OF FEMA'S LETTER OF MAP REVISION/BLAKE MATTHEWS (Agenda Item #11)**

General information in the packet indicated that previous conditions stated Mr. Matthews could not move forward with the subdivision until the letter of map revision (LOMR) was received as per the development agreement. Davis County assured City staff that the letter would be completed, but had not yet been achieved. In the meantime, Mr. Matthews did not want to wait for up to six months to a year for the process to be completed. Based on the County's affirmation, the City staff recommended that the development agreement be changed to accommodate the request.

**Mr. Petersen** summarized information given by Kim Wallace (Davis County official) during the Council's work session prior to the regular City Council meeting. Staff was confident the developer would receive the letter of map revision. The eventual goal of the County was to remove the flood plain designation from the entire area of west Farmington by improvements on Farmington Creek and other drainage engineering. He said currently the developer was not in danger from a 100 year flood because water could not flow from the east side past I-15.

**Motion**

**Susan Holmes** moved that the City Council approve the amendment to the Farmington Creek Estates Development Agreement permitting recordation of plat prior to receipt of FEMA's Letter of Map Revision conditional on the developer signing Amendment #3, complying with all City ordinances and standards, and complying with Planning Commission conditions 1 through 3 as set

forth in their letter dated August 27<sup>th</sup> **Rick Dutson** seconded the motion, which passed by unanimous vote.

**EAGLE BAY ELEMENTARY SCHOOL/REQUEST FOR SCHOOL CROSSING (Agenda Item #12)**

**Mr. Forbush** reviewed the findings of Chief Hansen and Russell Youd of Horrocks Engineers. The average daily street traffic on Countryside Road is less than 500 vehicles per day. Therefore, it was insufficient to justify a school crossing at that location. However, Chief Hansen and Mr. Youd agreed with the resident making the request that some sort of crossing ought to be allowed there since school children cross the street at that point. Therefore, the recommendation of the traffic engineer and Chief Hansen was to allow a simple “pedestrian crossing” with the appropriate markings to accommodate the needs of the school. The crossing would not be a “school crossing” and therefore, it should not incur any liability to the City. Mr. Youd provided the needed change and gave directions to the Public Works Department to make the appropriate painting and signage at the location.

**Motion**

**Susan Holmes** moved that the City Council approve a pedestrian crossing on the Countryside Road near Eagle Bay Elementary. **Larry Haugen** seconded the motion, which passed by unanimous vote.

**REQUEST TO AMEND OTR ORDINANCE/KEITH SALMON (Agenda Item #13)**

**Mr. Petersen** explained the request. Mr. Salmon owns a duplex at 431 North Main Street. The area had recently been rezoned to OTR. The City’s provision regarding damaged, non-conforming buildings in zones has been part of the Zoning Ordinance since the late 1960s. Mr. Salmon had been asked by City staff to gather ordinances and provisions from other cities regarding how they deal with non-conforming uses when properties and buildings are substantially damaged.

**Mr. Haugen** stated he felt property owners should be allowed to rebuild no matter what percentage of the structure was destroyed.

**The Mayor** said the matter was a policy issue that would need to be decided with the entire City in mind. It would be very helpful to gather information from other communities to determine the best policy for Farmington.

**MINUTE MOTION APPROVING BUSINESS OF CONSENT (Agenda Item #14)**

**David Hale** moved to approve the following items by consent as follows:

- 14-1. Ratification of Construction Bond Agreements previously signed by Mayor Connors.
- 14-2. Approval of Employment Services Agreement with Annette Tidwell as enclosed in the packet

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

**RESOLUTIONS AMENDING POLICE DEPARTMENT POLICIES AND PROCEDURES AND A GENERAL ORDER PERTAINING TO REQUIRED PHYSICAL FITNESS FOR POLICE OFFICERS (Agenda Item #15)**

**Mr. Forbush** stated that the Policies and Procedures and the General Order for a Physical Fitness Program were all requirements of URMMA and were good risk management tools. He expressed some concern that all officers have a chance to give input regarding the policies.

**Mayor Connors** stated it was his understanding that the Chief had received input from his officers. He asked that the Council consider the agenda item, and that if the City Manager felt there should be further input from any officer, adjustments could be made at a later date.

**Motion**

**David Hale** moved that the City Council approve Resolution No. 2004-50, a resolution amending and adopting the Farmington City Police Department Policies and Procedures. **Susan Holmes** seconded the motion, which passed by unanimous vote.

**David Hale** moved that the City Council approve Resolution No. 2004-51, a resolution amending the Farmington City Police Department General Orders by adopting General Order No. 2004-01 regarding the Farmington City Police Department Physical Fitness Policy. **Larry Haugen** seconded the motion, which passed by unanimous vote.

**PROPOSED CHANGES TO PARK ORDINANCES, PARK RULES AND PROCEDURES, PROPOSED REVISED AGREEMENTS WITH DAVIS COUNTY AND THE FARMINGTON AREA BASEBALL LEAGUE PERTAINING TO PARK FACILITY USE AND RELATED MATTERS (Agenda Item # 16)**

Packet information indicated the City Manager, Viola Kinney, and her assistant Leslie Mansell, and Neil Miller spent about 20 hours reviewing all of the park policies and procedures as presently written or used. The group also took into account the recommendations of Council Member Holmes' committee regarding Woodland Park. The City Manager had spoken with Lisa Romney from the City Attorney's office to ask for input.

**Susan Holmes** gave input regarding specific elements of the Rules and Procedures, revised agreements with Davis County and the Farmington Area Baseball League and park uses. After discussion of the detailed items, Ms. Holmes expressed her appreciation for the work of the Leisure Services Department and City staff.

By consensus, the City Council felt the work was moving in the right direction and approved moving the project forward.

**HERITAGE PARK LOT DISCUSSION/CONSIDERATION OF PLANNING COMMISSION RECOMMENDATIONS (Agenda Item #17)**

Packet information stated the lot under consideration was originally part of the park proposed for the area. Initially placement of the 1075 West frontage road was planned further east of the park property. Subsequent plans for the U.S. 89 corridor required that the frontage road be moved further to the west reducing the overall area of the park. The proposed area for the subdivision became smaller and smaller, and the lot became a remnant piece with not much utility regarding the park use.

It was stated that possible proceeds from the sale of the proposed building lot could help finance improvements in parks throughout the City or go towards reducing the debt incurred in construction of the Heritage Park or for future park land acquisition in other areas of the City.

**Mr. Forbush** presented the agenda item. The Planning Commission had recommended not selling the lot. Several options were available, including waiting for three years to see if there were other needs for the lot. A Planning Commission Member had also recommended using the lot as an expanded parking area for park use. Mr. Forbush suggested delaying accepting bids for the property until mid-October. The City Council could schedule a public hearing either September 15 or October 6 to consider amending the existing plat on the subdivision to include this one building lot. The City Attorney advised that the best way to require the purchaser of the lot to follow the area homeowners association's by-laws, CC&R's, and to pay their monthly fees was to amend the plat instead of creating a new subdivision.

**Mr. Petersen** reviewed the Planning Commission discussion of the proposal. Notification of the public hearing had gone to residents of the subdivision but only two people were present to give input. One Planning Commission Member expressed the feeling that the neighborhood did not respond because they wanted to maintain good relations with any possible new property owner. The Planning Commission discussed waiting for 2 or 3 years to see if the land may be needed by the City for a parking lot or an extension on the park. The residents who gave input asked that it remain as open space.

**David Hale** discussed possible uses of the property and felt that if the land were sold, proceeds could be used to enhance the park system in the City. The money could even be used for park-like amenities near the proposed bus compound in west Farmington thus eliminating the need to use Heritage Park as a playing field.

**Mayor Connors** said there were several legal options for the use of the money, including debt service reduction. He asked for a general consensus from the Council.

By consensus, the City Council gave direction to staff to move forward on the possible sale of the property. The next step would be a public hearing. Notification would be sent to the Heritage Park neighbors within 300 feet of the property.

### **DESIGNATION OF VOTING DELEGATES TO UTAH LEAGUE OF CITIES AND TOWNS CONVENTION (Agenda Item #18)**

The City Council discussed possible attendance at the Utah League of Cities and Towns Convention and registration and designation of voting delegates. By consensus, all members of the City Council were designated as voting delegates except Mr. Haugen who would not be able to attend.

### **CONSIDERATION OF AMENDMENTS TO BUSINESS LICENSING REQUIREMENTS (Agenda Item #19)**

The agenda item was delayed to a future meeting.

### **MISCELLANEOUS**

**Susan Holmes** stated she had been working on the Policies Committee of the Utah League of Cities and Towns. The committee was doing a major rewrite of land use planning and other important sections. She would forward information regarding proposals for the consideration of the City Council.

**Ms. Holmes** had met with the editorial board of the Channel 17. She felt the Council would be pleased with the policies being set and the care the Board was taking to be of help to cities. Information would be placed on the channel regarding the RAP tax, jail, and other items that would be included on the up-coming ballot.

**Ms. Holmes** disclosed the fact that she had recently accepted a position as a consultant to CRS Engineering. The company would shortly be celebrating their 100<sup>th</sup> year, and Ms. Holmes had been retained to help with public relations for the celebration.

**Sid Young** had contacted the Public Works Department and complimented them on their work on improvements at the City cemetery. He also had received public comments regarding the work on 500 South. Improvements were appreciated, but some citizens had a hard time with the road closure. Mr. Young reported a problem with speeding down 500 South and asked City staff to place the speed trailer at that location from time to time.

**Mr. Forbush** asked if the Mayor would meet with CRS and UDOT to discuss the transfer trade regarding State Road 106. A meeting will be schedule during the later part of September.

Mr. Forbush reported an increase in Class C road funds that was unexpected. He distributed information to the City Council proposing uses for the extra funds. The budget would need to be amended to provide for the additional \$75,000. Mr. Forbush asked for authorization to add the following road resurfacing projects in order of priority up to the available revenues (\$83,000):

1. Paracle Circle—\$7,950.00
2. Compton Road/1100 North Storm Sewer/ Additional Overlay—\$6,000
3. 1100 West south of Shepard Lane—\$75,300
4. Sunset Drive (200 South to West State—\$16,530.

The total was \$105,780.

### **Motion**

**Susan Holmes** moved that the City Council authorize the City Manager and Public Works to add the roads discussed in order of priority up to \$83,000 and that the budget be amended as necessary to include the increased \$75,000 in Class C road funds. **David Hale** seconded the motion, which passed by unanimous vote.

Mr. Forbush discussed issues with the trail corridor through Farmington Ranches. A 20-foot corridor was established through the subdivision and an 8 foot hard surface trail had been improved which meandered through the 20 foot corridor. The trail would help eventually connect trails coming from the east going west to the Great Salt Lake. It also provided a path for school children to Farmington Bay Elementary. Impact fees had been used to improve the trail. There is 12 feet of the easement that remains unimproved. It would be a nuisance for the Public Works Department to landscape and maintain the easement in perpetuity. The current trail is 2000 feet in length. Mr. Forbush detailed several options for landscaping and maintaining, including cooperation from abutting property owners. A meeting was scheduled with abutting property owners for September 7th.

By consensus, the Council asked that the City Manager do research into the different options and bring back alternatives for their review.

### **ADJOURNMENT**

**Rick Dutson** moved that City Council adjourn at 9:40

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Margy Lomax, City Recorder

