

FARMINGTON CITY COUNCIL MEETING

Wednesday, October 2, 2002

JOINT CITY COUNCIL/PLANNING COMMISSION WORK SESSION/COUNCIL CHAMBERS

PRESENT: Mayor David M. Connors, City Council Members David Hale, Bob Hasenyager, Larry W. Haugen, Susan T. Holmes, and Edward J. Johnson, Planning Commissioners Kent Forsgren, Bart Hill, Larry Jensen, Cory Ritz, and Sid Young, City Planner David Petersen, City Finance Director Keith Johnson, and Deputy City Recorder Jeane Chipman. City Manager Max Forbush, Planning Commission Chairman Linda Hoffman, and Commissioners Cindy Roybal were excused.

Mayor Pro Tempore Haugen began the meeting at 5:40 P.M. and introduced officials from the Nature Conservancy who wished to brief City officials regarding Transfer of Development Rights (TDRs). Nature Conservancy officials present included Rick Pruetz, Chris Williamsen, and Amanda Erye. Discussion items included the following points:

- \$ Other nearby communities were interested in using TDRs as planning and management tools. Driving factors include protection of wetlands and sensitive areas especially near the Lake, desire for open space preservation, the need for commuter rail stops and other transportation needs, developer interests especially in high density construction, land owner rights to land use and profit, and housing needs.
- \$ Basic philosophy behind TDRs are that owners of **Asending@** areas (areas which qualify for protection or preservation) could sell their right to develop their property (TDRs) to owners of **Areceiving@** areas, who would then use those development rights to qualify for higher density development. The **Areceiving@** areas also must qualify for receipt of TDRs. Restrictions and qualifications for both sending and receiving areas would be set forth through ordinance and zoning.
- \$ Advantages of the system could include: 1) the sending site would be preserved in perpetuity, 2) all TDRs could be recorded and tracked along with the preservation easement, 3) developers receive greater profits despite the extra cost of buying TDRs, 4) receiving areas could be planned by city officials, 5) the community would achieve land use goals, and 6) land owners would be compensated for restricting development on their land.
- \$ A tenant of the Great Salt Lake Shorelands Plan called for TDRs to be investigated as a planning tool. The Shorelands Plan indicates appropriate sending

areas and in some cases appropriate receiving areas. Mr. Pruetz indicated that the Shorelands Plan has identified five areas as appropriate receiving sites.

- \$ The TDR concept is very complicated with advantages and disadvantages. City Council and Planning Commission members asked a great many questions and discussed ramifications of such a system in detail. The Nature Conservancy officials stated they would meet again with City officials to create a draft TDR ordinance for consideration by governing bodies.

The joint meeting adjourned at 6:40 P.M.

CITY COUNCIL WORK SESSION/EAST CONFERENCE ROOM

PRESENT: Mayor David M. Connors, Council Members David Hale, Bob Hasenyager, Larry W. Haugen, Susan T. Holmes, Edward J. Johnson, City Planner David Petersen, City Finance Director Keith Johnson, and Deputy Recorder Jeane Chipman.

Mayor Connors began discussion at 6:50 P.M. The following items were reviewed:

- \$ The City Council planned to adjourn into closed session at the end of the regular session to discuss issues related to potential litigation.
- \$ Cowboy Partners, L.C., had presented to the Planning Commission a plan for high density apartments north of Burke Lane, near Lagoon Lane. The plan was well received by the Commission and even though the Commission denied the proposal, they encouraged the developer to submit a rezone application. The item was included on the evening=s agenda for Council consideration. Some Council members expressed concern that Farmington may become the high density housing center for Davis County.
- \$ The agenda included a request for consideration of final plat approval for Oakwood Estates Phase II Subdivision. A development agreement and a resolution were presented in the packet.

REGULAR CITY COUNCIL/CITY CHAMBERS/CALL TO ORDER

PRESENT: Mayor David M. Connors, Council Members David Hale, Bob Hasenyager, Larry W. Haugen, Susan T. Holmes, Edward J. Johnson, City Planner David Petersen, City Finance Director Keith Johnson, City Recorder Margy Lomax, and Deputy Recorder Jeane Chipman. City Manager Max Forbush was excused. City Engineer Paul Hirst was present for discussion of agenda items 10 and 12.

Mayor Connors called the meeting to order at 7:10 P.M. and offered the invocation. The Pledge of Allegiance was led by Scout Troop 1318.

APPROVAL OF MINUTES OF PREVIOUS MEETING

The minutes of the Wednesday, September 18, 2002, City Council Meeting were read and corrected. **Susan Holmes** *MOVED* to approve the minutes as corrected. **Larry Haugen** seconded the motion. The voting was unanimous in the affirmative.

REPORT OF PLANNING COMMISSION (Agenda Item #3)

David Petersen reported proceedings of the Planning Commission meetings held on both September 12th and 26th. He covered the following items:

1. The Planning Commission approved the preliminary plat for Phases 4, 5 and 6 of the Farmington Ranches Subdivision.
2. Based on current information and economic evaluations and transportation needs, the Commission denied Danville Land Investments, L.L.C., request for a recommendation to the City Council regarding an application to amend the General Plan from Rural Residential Density to Medium Density Residential on approximately 54 acres of land generally located west of I-15, south of Shepard Lane, and east of DRG&W Railroad tracks, and to further rezone said property from A to R4. Mr. Petersen emphasized that the reason for Planning Commission denial was based primarily on the concern of Commissioners, among other things, over inadequate transportation plans and designs.
3. The Planning Commission approved the request to modify conditional use permit C-7-00 by amending the approved site plan for 82 existing parking stalls at the Rose Cove Apartments located at 847 North Shepard Creek Parkway to provide for covered parking. Mr. Petersen reported the applicant had come before the Planning Commission twice. The Planning Commission had asked for a return of the applicant in order to encourage increased quality for the covered parking structures.
4. The Planning Commission denied the request to modify Conditional Use Permit C-9-00 regarding a proposed fourplex located at 696 North Stoneybrook Circle. The modification called for reduction of the garage widths on the future fourplex from two-door to single-door and change of a portion of the outside from stucco to siding. The Commission had stipulated that if at such time the developer may wish to resubmit the request, the proposal should take into consideration parking problems and using stucco rather than siding.
5. The Planning Commission voted to approve modification of Conditional Use Permit C-13-95 by increasing the number of children attending the Li=1 Rascals Preschool

from 12 to 14 as requested by Julie Stringfellow. The preschool is located at 1631 West 1410 North in Farmington.

6. The Planning Commission recommended that the City Council grant final plat approval for the first plat of the Oakwood Estates Phase II Subdivision located at approximately 1800 North Compton Road.

PUBLIC HEARING: CONSIDERATION OF AN AMENDMENT TO CHAPTER 14 [BUSINESS PARK ZONE (BP)] TO INCREASE ALLOWABLE RESIDENTIAL DENSITY FOR PUD=S FROM 8 DWELLING UNITS PER ACRE TO 14 DWELLING UNITS PER ACRE (Agenda Item #4)

Mayor Connors reported that the applicant had requested the agenda item be delayed to a future meeting. However, since notice of a public hearing had been published, the Mayor and Council Members felt it important to hear comments and then continue the public hearing at such time that the developer requested consideration.

Mr. Petersen showed site plan designs and elevations for the proposed apartment complex. He said the Planning Commission had been impressed with the quality of the project but wanted to wait for conclusions of the forthcoming economic study. At this point in time, the Planning Commission recommended denial of the application. Notwithstanding this, the Commission recommended that the applicant submit a rezone application.

AGENDA AMENDMENT/MENTAL HEALTH AWARENESS WEEK

In order to accommodate those in attendance, the Mayor and City Council amended the agenda to consider item 6-4 of the Business of Consent Agenda regarding a proclamation for Mental Health Awareness Week.

Sharon Speers, Miss Farmington 2002, was present and asked for the City Council to consider the proclamation. She said that mental illness is a problem that afflicts a large number of people. There is a great need to educate the general public about treatment of and attitude toward the problem. Ms. Speers has been actively engaged in helping elementary students to become more aware of mental health.

Mayor Connors said the subject was one of great importance. He read the proposed proclamation in its entirety.

Bob Hasenyager *MOVED* that the City Council approve the Proclamation A Mental Illness Awareness Week/Building Communities of Hope. @ **David Hale** seconded the motion, which passed

by unanimous vote. The Proclamation stated that October 6 through October 12, 2002, is A Mental Illness Awareness Week @ in Farmington.

AGENDA AMENDMENT/RESUMPTION OF AGENDA ITEM #4

Mayor Connors opened the meeting to a *PUBLIC HEARING* to consider comments regarding Agenda Item #4.

Helen Nielsen (607 North Main Street) said the City Council should take into account the home owners who would be impacted by approval of such a huge apartment complex. She stated she had moved to Farmington to have space and privacy. The apartment project will not allow her the space and privacy she deems so important. Ms. Nielsen said she and her neighbors are used to the noise from Lagoon and accept it because it was there when they moved in. However, the apartment buildings would be an infringement on their life style. Traffic was also a great concern. She stated even now, it is very difficult for her to get out of her driveway. With the addition of the traffic from the apartments, she feels congestion would increase. The apartments were also too close to downtown.

Emma Rogers (resident just east of the proposed apartment site) said the project would be built on the main road into Farmington. That would be a very unfavorable location. She further stated that there was not a need for apartments or condominiums in the Farmington area. In 20 years there would be a deterioration of the project which would invite crime and blight.

Larry Elkins (57 South 300 South) stated he was in favor of the proposal. He knew the work of the developer and it was high quality. The apartments proposed were for people who were ready for a life style change and could afford \$1000 to \$2000 a month for rent. The units were luxury apartments intended for people who were no longer interested in doing their own yard work. These people choose not to own but to rent. Such renters are traditionally older people with very few children. Mr. Elkins felt the City had already lost one good project for the area and will likely lose this one if there is no action taken. The developer may not be able to wait for the economic study. Farmington is in need of roof tops. Commercial developments are dying in the City because there is not enough population to sustain them. The entrance to the City is the very best place to put the project because it would make a wonderful gateway. The City cannot handle another commercial endeavor in that location. Traffic would be worse with commercial development than it would with the apartments. People who move into the apartments would spend their money in Farmington. Mr. Elkins also stated he felt that there had been study after study and that we didn't need one more study. The developer for the apartments had already put a lot of funding into the project and have done a good job. The owner of the property will never farm that land again. Farming is no longer viable in this area. The apartment project is the best possible use for the property. Crime will not happen because the quality of the development is so superior. He felt the City needed to diversify and bring in solid citizens who wish to rent in better apartments.

With no further comments, **Mayor Connors** inquired what the City Council would like to do.

Bob Hasenyager *MOVED* to continue the public hearing to consider an amendment to Chapter 14 to increase allowable residential density for PUD=s in BP zones from 8 dwelling units per acre to 14 dwelling units per acre. The public hearing will be continued to a future date

to be specified after receiving input from the developer, and notification of such a date will be forthcoming to interested citizens. **Larry Haugen** seconded the motion, which passed by unanimous vote.

CONSIDERATION OF FINAL PLAT APPROVAL FOR OAK WOOD ESTATES, PHASE II, SUBDIVISION WITH RELATED DEVELOPMENT AGREEMENT AND RESOLUTION (Agenda Item #5)

Mr. Petersen stated that the developer planned to extend the road through the proposed plat to allow development of 7 lots. The Resolution and Development Agreement found in the packet relative to the agenda item included a few changes, which he briefly reviewed with the City Council. Every lot in the subdivision above 4600 feet in elevation would be charged a surcharge fee to pay for the existing reservoir. The reservoir will service portions of the proposed subdivision.

Lonnie Bullard (1776 Campden Court) said he and three other partners were developing the property. He had read the Development Agreement and agreed in concept. He did say that there were a few property definitions that need to be corrected. He had no problem with the temporary conservation area. The area would be used as a horse pasture for as long as the partners could afford to own the animals. The partners would be responsible for the maintenance of the open space. He felt that the Development Agreement was in keeping with the desire and intent of the partners. Mr. Bullard also mentioned that some of the conditions placed on the project by the Planning Commission had already been accomplished.

Mr. Petersen stated that resolution of conditions set forth by the Planning Commission and review of feedback from the City Attorney could be conditions for final plat.

Susan Holmes *MOVED* that the City Council accept Resolution No. 2002-40, a resolution approving the extension of North Compton Road (AOakwood Place@) into the proposed Oakwood Phase II Subdivision located in Farmington City, Utah. **David Hale** seconded the motion.

In discussion of the motion, **Mr. Hasenyager** asked if the extension of North Compton Road would be beyond the 1000 foot dead end street limit.

Mayor Connors also wanted to reconfirm that public safety had been completely considered.

Mr. Petersen said the developer had accommodated public safety issues by designing an asphalt turn around at the end of the street. He also said that North Compton Road in a non-conforming dead end street and that the street under consideration would be an extension of this non-conforming road. Such roads are treated differently under City ordinance. Only one lot was beyond the 1,000 foot mark.

Mr. Hasenyager asked for confirmation that City ordinance allowed for the variance to

the 1,000 foot limitation, to which Mr. Petersen affirmed that City ordinance did allow the plan.

Mayor Connors called for a vote, which was unanimous in favor of the motion.

David Hale *MOVED* to approve the Oak Wood Phase II Subdivision Plat contingent on compliance with City laws and with the recommendation and conditions of the Planning Commission and the City Engineer, and to approve the Development Agreement subject to review of the City Attorney as per discussion. **Larry Haugen** seconded the motion, which passed by unanimous vote.

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

Susan Holmes *MOVED* to approve the following items by consent as follows:

- 6-1. Ratification of approval of construction bond agreements previously signed by Mayor Connors.
- 6-2. Approval of Lois Taylor=s request to defer payment obligation of Agreement (\$3,020) until time of issuance of building permits.
- 6-3. Authorization to apply for funds through the Land and Water Conservation Grant Program This authorizes the City Manager to file the application up to an amount of \$200,000.
- 6-4. Ratification of Mayor Connors signing UDOT=s right-of-way contract/ authorization for Mayor to sign deed to .43 acres of Shepard Lane park land for UDOT for U.S. 89 expanded right-of-way.
- 6-5. Approval of Bond Improvement Agreement between Lois Taylor and the City for Sunset Hills No. 4 Subdivision.

Bob Hasenyager seconded the motion, which passed by unanimous vote.

RESOLUTION IMPLEMENTING NEW RISK MANAGEMENT PROCEDURES RELATED TO DRIVERS LICENSE VERIFICATION (Agenda Item #7)

According to packet information, URMMA suggested that every city adopt a risk management procedure related to drivers license verification. This would afford the City of Farmington the opportunity to assure that all employees who drive City vehicles are in fact licensed. It also affords the City the opportunity to consider appropriate disciplinary action should employees have a revoked or restricted license.

City Council Members discussed the proposal at length, including the following points:

- \$ The procedure was intended to furnish the City with a risk management tool. Non-owner operators were a specific risk.
- \$ Those having a commercial drivers license (CDL) would also be subject to having their driving record checked every 6 months.
- \$ URMMA encourages cities to have all employees attend defensive driving classes.
- \$ When the City joined URMMA, the City, in effect, became its own insurance underwriter. This being the case, the City should be aggressive in protecting itself from potential risks.
- \$ Several specific questions were discussed such as what kind of vehicles would make it necessary for a check on a driver=s record and would implementation of certain restrictions infringe on employee rights.
- \$ The current proposal would show the intent of the City to provide for risk management. It may need to be fine-tuned at some future point.

Susan Holmes *MOVED* that the City Council approval Resolution No. 2002-41, a resolution implementing a new policy relating to drivers license verification for City employees. **Larry Haugen** seconded the motion. Further discussion ensued, including the following points:

- \$ The City Attorney should be asked to review the resolution.
- \$ Policy language should be checked.
- \$ The motion should be acted upon even though no urgency was apparent. Doing so would reduce possible risks, even though more work may need to be done.
- \$ Passing the resolution would prove the intent of the City to provide risk management.

Mr. Hasenyager proposed an amendment to the motion which added a deadline for reconsideration of an improved resolution. The date suggested was the first City Council meeting in January. Both Susan Holmes and Larry Haugen agreed to the amendment.

Mayor Connors called for a vote, which was unanimous in the affirmative.

ECONOMIC DEVELOPMENT STUDY PROPOSAL FROM BONNEVILLE RESEARCH (Agenda Item #8)

Mayor Connors briefly reviewed the agenda item.

Mr. Petersen stated that in light of several development options facing the City (such as the Rich Haws proposal and the possibility of a commuter rail stop), Mr. Springmeyer's proposal is very timely. The City had planned to bring in citizen viewpoints within about 4 months and therefore should hopefully move forward with decisions regarding the economic study.

Bob Springmeyer (principal of Bonneville Research) stated he was amenable to answering any question presented by the Council. The Council discussed Mr. Springmeyer's proposal in depth, including the following points:

- \$ Bonneville Research has worked with EDCU and as a consultant for Taylorsville has been an active member in the organization. There is some overlap of work between the organizations, however, both organizations focus on different aspects and areas of expertise. EDCU does mainly market evaluation work. They provide job-creating businesses but do not necessarily help in locating retail sites. Bonneville Research would expect to take more of the lead in studying specifics as outlined by City officials.
- \$ It would be good for the City to prepare a development brochure to help raise awareness of City potential. Bonneville Research could help with such an endeavor.
- \$ Bonneville Research would be sensitive to time-critical issues, such as the proposal for the apartment complex on Burke Lane that was discussed earlier in the meeting.
- \$ Stake holder participation would be critical to the success of implementing goals and objectives resulting from the study. City officials would be primary nominators of those who would be invited to give input. Bonneville Research would have suggestions of the types of people to invite, with an eye toward balance and comprehensive information-gathering.
- \$ Composition of citizen/developer/City officials input committees was discussed. The Council did not want developers to have an overwhelming influence on the content and direction of meetings.
- \$ Bonneville Research was aware of the situation with UDOT regarding the hoped-for off ramp in the Shepard/Burke Lane area. He said his company would be willing to participate with such negotiations.

- \$ Mr. Springmeyer had numerous facts regarding habits and needs of the buying public.
- \$ Farmington is an employment center and the City should take advantage of that fact. Normally, people who work downtown, shop downtown.
- \$ Council Members raised concerns about finding a balance between desires of citizens to maintain Farmington as a rural community and providing for service through commercial revenues. They were anxious that information be gathered regarding how much commercial development the City would need to maintain infrastructure and services while still keeping the town mainly residential. There was a strong concern that too much commercial may be developed. Several Council Members discussed this point at length and emphasized the point to Mr. Springmeyer. They also wanted the scope of work to include options for office-campus types of developments, not just retail and commercial.
- \$ Any redraft of the proposal should also include looking at the downtown area as a commercial center. The Downtown Master Plan should be taken into consideration.
- \$ It was the desire of the Council to leave Farmington fiscally solvent in perpetuity.
- \$ Council Members were also interested in projections for future build out.

Mayor Connors suggested that Mr. Springmeyer meet with City staff and redraft the proposal to include concerns and comments from Council Members, after which the Council would like to see the proposal again.

LIONS CLUB LETTER INFORMING CITY OF THEIR INTENT NOT TO IMPLEMENT LEGACY WALL RECOGNITION PROGRAM (Agenda Item #9)

The City Council was informed that the Lions Club had decided to cancel the Legacy Wall project due to lack of participation. Sid Hendricks, President of the Lions Club, had written a letter informing the City of the Club's decision and thanking Farmington for having set aside funds for implementation of the wall.

APPROVAL/RATIFICATION OF NEGOTIATED SETTLEMENT OF PAVEMENT FAILURE CORRECTIONS TO WEST CLARK LANE (Agenda Item #10)

Paul Hirst was present and reported negotiations recently held between the Davis County School District and The Boyer Company in which Mr. Hirst acted as mediator. The negotiations concerned pavement failure on west Clark Lane. At one point The Boyer Company was unwilling to accept certain tenants of a proposed agreement, but Mr. Hirst stated the Company wanted to maintain a good working relationship with the City and so decided to cooperate. It had been agreed that both the School District and The Boyer Company would put money in escrow

with the City to be used at the discretion of the City to repair the damaged road. In exchange, the City would release The Boyer Company from certain guarantee responsibilities only surface improvements for area damaged. Farmington's Public Works Department suggested the road be fixed for now and maintained over the winter so that traffic could use it immediately. Then in the spring, the Department would survey any further problems and possible winter damage and make an in-depth inspection of what the road would need to meet City standards. At that point, the escrow funding could be used to make any repairs deemed necessary.

Mr. Hasenyager inquired why the City should assume responsibility for the road damage when it was not caused in any way by City action.

Mr. Hirst said several considerations were involved. There was a need to move forward with road repair so that snow removal could take place effectively. The elementary school being built will open in August of 2003. Mr. Hirst said he felt that the City would be getting a better road in trade for the release of The Boyer Company guarantee. In response to questions, Mr. Hirst said he could only guess, but that the City may have to contribute up to \$5,000 on top of the money in escrow. But he felt that would be a worst case scenario and could not be sure that any money would be needed.

Susan Holmes *MOVED* that the City Council ratify the negotiations as set forth by Mr. Hirst contingent on the agreement being accepted by the other two parties. **David Hale** seconded the motion.

In discussion of the motion, **Mr. Hasenyager** stated he was appreciative of the efforts made by Mr. Hirst and the good work that had been done. However, he was uncomfortable with the idea that the City may have to pay more money in addition to that escrowed for the road repair when the City was not liable. **Mr. Haugen** was in agreement with Mr. Hasenyager.

Mayor Connors called for a vote. The motion passed 3 to 2. Mr. Hasenyager and Mr. Haugen opposed the motion.

Mr. Hirst stated that the finished road would be above standard and that could be accomplished even considering poor land conditions.

AGENDA AMENDMENT/DISCUSSION OF WEST SHEPARD LANE IMPROVEMENTS

While Mr. Hirst was present, it was decided to discuss improvements proposed for west Shepard Lane. **Mr. Petersen** reported that upon finding that several large trees had been removed from the Shepard Lane corridor, the Planning Commission expressed extreme concern. They asked that Mr. Petersen look into the matter. He and Mr. Forbush visited the area and discussed the situation. It was noted at that time that the road may not need to be widened to the extent originally proposed. If the road design was narrowed, it would act as a traffic calming device. It was also mentioned that the Country Club would be contributing towards replanting the trees and burying power lines.

Mr. Hale commented that the City should move toward protecting trees along 1500 West from a similar fate.

The Council directed Mr. Hirst to negotiate terms for having the trees replanted along with a landscaping plan and having the power lines buried. There was concern that the City would not have sufficient funds for the improvements even though the new concept would be cheaper than original plans. It had been decided that the original plans were not going to be constructed due to lack of funds. **Mayor Connors** felt there could be contingency funds for such use.

Bob Hasenyager *MOVED* that the City Council authorize the change order to narrow Shepard Lane as described by staff. **Larry Haugen** seconded the motion, which passed by unanimous vote.

ACCEPTANCE AND AWARD OF APPARENT HIGH BIDDER FOR SALE OF HISTORIC CANNON (Agenda Item #11)

After a brief discussion, **Ed Johnson** *MOVED* that the City Council authorize the City Manager to sell the cannon to the apparent high bidder contingent on the high bidder meeting the specifications as outlined by the City Council in the ARequest for Bids and Proposals. **David Hale** seconded the motion, which passed by a 4 to 1 vote. Mr. Hasenyager opposed the vote.

VARIOUS CORRESPONDENCE NEEDING CITY COUNCIL ACTION (Agenda Item #12)

Letter from City Historic Preservation Commission

A letter from the City's Historic Preservation Commission raised concern regarding the purchase of the Leishman home at 290 West State Street by the Lagoon Corporation. It was the Historic Commission's concern that the home be left vacant as had happened with two other homes owned by Lagoon. **Alysa Revell** was present and requested the City Council to extend any possible influence to protect the historic home.

Mr. Hasenyager stated he was unsure of how some of the homes had been kept but was uncomfortable with any entity owning that many homes on Main Street.

Mayor Connors stated he would be happy to meet with David Freed of Lagoon and the City Attorney to discuss Lagoon's intent and the concerns of citizens. He asked Ms. Revell to supply a list of citizen concerns for such a meeting.

Letter of Flooding Concerns from Richard Ellis and Bruce and Michelle Barton

Richard Ellis and Bruce and Michelle Barton had informed the City of flooding problems to their homes. Flooding had occurred several times over a period of years. The City Council

asked
Mr. Hirst to address the problems

MISCELLANEOUS

Planning Commission Commendation

Mr. Hasenyager commented that the Planning Commission had been doing an excellent job with the tasks before them. He felt they had carefully considered hard decisions and had done a commendable service for the City.

Mayor Connors asked if there were appointments to the Commission which needed to be addressed, to which Mr. Petersen replied two vacancies will occur in January. The Mayor asked that notification of application be placed in the November Newsletter.

Woodland Park Noise

Mr. Hasenyager asked for a report of noise level studies recently conducted for Woodland Park.

Ms. Holmes said she would be meeting with the Leisure Services Director at the end of the week and could report after that.

Sidewalk in Front of Veterinarian Hospital on Shepard Lane

Mr. Hasenyager inquired about the progress of the sidewalk installation in front of DR. White=s new veterinarian Hospital on Shepard Lane. His concern was that school children in the vicinity have a safe place to walk.

Mr. Petersen reported the sidewalk had been delayed because of the need for UDOT approval. Shepard Lane is a UDOT road at the point. He said the sidewalk should be completed this season.

UTOPIA Committee Member

Mr. Johnson inquired about the possibility of adding a new member to the committee studying the feasibility of Farmington joining UTOPIA.

Mayor Connors, along with other Council Members, felt that if Mr. Johnson felt a need to add another member and was confident regarding the new person=s qualifications that it would be acceptable. He asked that Mr. Johnson get the name of the suggested new member to him in the next few days.

Conference Attendance

Mr. Johnson led a discussion of whether or not a member of the UTOPIA citizen

committee should be sent to a conference in New Orleans to help gather information. After discussion, the Mayor and City Council concurred with Mr. Johnson that someone could be sent to the Conference.

Ed Johnson *MOVED* that the City Council authorize expenditures of City funds up to \$800 to send a representative to the AFiber to the Home@ Conference in New Orleans during the month of October. **Susan Holmes** seconded the motion. The vote was unanimous in the affirmative. Mr. Johnson was asked to nominate the representative to attend.

City=s Web Page/Bond Election Information

Ms. Holmes asked that the bond election information be included on the web page for the City and that the web page be activated immediately.

Mr. Johnson asked that the City Council provide information about themselves for inclusion on the web page along with a picture. It was decided to use the group shot recently taken.

Street Lights in Farmington Creek Estates

Ms. Holmes reported that the City should address having street lights turned on in Farmington Creek Estates. There was a need to provide light for safety and other reasons.

North Farmington Development Issues

Mr. Haugen reported having talked to Roger Child, potential developer of land in northern Farmington. Mr. Child had expressed frustration with the City and had intimated he may want to annex to Kaysville instead. A discussion ensued. The developer had felt that the citizens committee working on the project had given him a signal of approval for recent designs. However, during public hearings, citizens were very opposed to the project.

Mr. Petersen stated that citizens had been pleased with progress made, but that they felt there was still much to be done. Also, the Planning Commission had denied the project because of traffic concerns. Other issues regarding road construction were briefly discussed.

Speeding Problems on 1500 West

Mr. Hale stated there had been citizen complaints about speeding along 1500 West. After discussion, suggestions were made including better signage and taking the City=s traffic trailer to the area.

George Clark Property

Mr. Hale reported that George Clark=s residence is an island of unincorporated land in the middle of annexed property. He pays extra for water and other services. The situation needs

to be addressed.

Mosquito Abatement

Mr. Hale stated that the County would be holding a bond election to support the Mosquito Abatement Department in its upcoming dealings with the West Nile Virus.

Meeting with South Davis Mayors

Mr. Hale had attended the meeting of South Davis Mayors in place of Mayor Connors. He reported they talked about licensing ambulance drivers as paramedics. There was discussion of the South Davis Fire District and its relationship to the Farmington Department.

Meeting with UDOT

Mayor Connors reported he would be meeting with UDOT representatives to resolve issues regarding 1075 West at 8:30 on October 3rd if any members of the Council were interested in attending.

Negotiations with UDOT about an off ramp near Shepard Lane are still in active discussion.

Training Meeting B Utah Supreme Court Decision Laney VS. Fairview City

Mr. Johnson reminded Council Members of the symposium on October 18 as mentioned in packet material.

Signage Ordinance

There was a brief discussion about yard sale signs as discussed in a letter from Ralph Gibbons. Mr. Gibbons suggested an article in the City Newsletter to inform the public that they can help keep the City clean by taking yard sale signs down after such events. By consensus, the Council directed that such an article be included in an upcoming Newsletter.

CLOSED SESSION

Larry Haugen *MOVED* that the City Council adjourn to closed session at 10:45 p.m. to discuss strategy as it relates to potential litigation. **Ed Johnson** seconded the motion, which passed by unanimous vote.

At 11:35 p.m. motion to go back into open session was made by Council Member **Bob Hasenyager** and seconded by Council Member **David Hale**. The motion passed unanimously.

There being no further business, upon motion by Council Member **Susan Holmes**, the meeting was adjourned at 11:35 p.m.

Margy Lomax, City Recorder
Farmington City