

FARMINGTON CITY COUNCIL MEETING

Wednesday, April 20, 2005

CITY COUNCIL WORK SESSION/EAST CONFERENCE ROOM

PRESENT: Mayor David M. Connors, Council Members Richard Dutson, David Hale, Larry W. Haugen, Susan T. Holmes, Sidney C. Young, City Manager Max Forbush, Deputy Recorder Jeane Chipman, and Recording Secretary Jill Hedberg. City Planner David Petersen was excused.

Mayor Connors began discussion at 6:30 P.M. The following items were reviewed:

Agenda Item #4 - Consideration of Ordinance Rezoning 2.86 acres of property west of and adjacent to the Tuscany Cove Subdivision from A-F to L-R-F located at approximately 1600 South Tuscany Cove Drive/Rainey Homes. The Planning Commission recommended adopting the Ordinance. The number of lots proposed is compatible with the lot sizes found in the area.

Agenda Item #5 - Consideration of Resolution Receiving for Study the Turner/Glover Petition for Annexation. The City Council tabled this issue. There would be no action taken until the petition had been received.

Agenda Item #6 - Final Plat Approval Request for Silverwood Estates Subdivision - Ron Martinez (America West Development). The Planning Commission recommended the final plat approval subject to the conditions outlined on Dave Petersen's letter to Ron Martinez dated April 14, 2005. The Council recommended placing the issue on the May 4th agenda so the concerns relating to Items 6 and 7 could be addressed.

Agenda Item #7 - Request for Traffic Engineering Speed Study for 1100 West Neighborhood south of Clark Lane. The Council was in favor of further exploring the future transportation plans before allotting funds for a speed study.

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, Deputy Recorder Jeane Chipman, and Recording Secretary Jill Hedberg. City Planner David Petersen was excused.

Mayor Connors called the meeting to order at 7:00 P.M. **Susan Holmes** offered the invocation. The Pledge of Allegiance was led by Boy Scout **Matt Hatch**.

APPROVAL OF MINUTES OF PREVIOUS MEETING

Rick Dutson moved to approve the minutes of the April 6, 2005, City Council Meeting with changes as discussed. **Larry Haugen** seconded the motion. The voting was unanimous in the affirmative. **Susan Holmes** abstained due to her absence at the last meeting.

REPORT OF PLANNING COMMISSION (Agenda Item #3)

David Petersen was out of town, thus a report for the April 14, 2005, Planning Commission was given by **Max Forbush**. The Planning Commission took the following actions during that meeting:

- The Planning Commission recommended that the City Council grant final plat approval for final plat approval for the Silverwood Estates Subdivision containing 20 lots on 7.359 acres located at approximately 1800 West 1400 North.
- The Planning Commission renewed the motion previously made by them on November 11, 2004, which stated that the Planning Commission recommended that the City Council amend the Cornerstone Subdivision plat by vacating the right-of-way between lots 15 and 16 subject to the applicant conveying to the City a 15-foot wide public pedestrian access easement through the easterly end of Emerald Oaks Drive. The Planning Commission further recommended that the City Council abandon a 50 foot wide drainage easement traversing the southerly portion of Lots 1 through 4 subject to the installation of an adequate storm drainage facility acceptable to Farmington City in Springwood Drive and in the drainage easement on the northeast side of Lot 4. The Planning Commission further recommended that the City Council deny the request to vacate 5 lots and create 8 lots, increasing the number of lots in the Cornerstone Subdivision by 3 additional lots.
- The Planning Commission approved the lot split as requested by metes and bounds located at approximately 250 East 100 North.
- The Planning Commission tabled consideration of the rezone request for property located at 70 South 200 East from OTR to BR.
- Regarding the proposed addition to the Davis County Jail, after moving to reconsider a previous motion, the Planning Commission modified their previous conditional use approval as follows:
 1. Eliminate conditions 7c and number 8.
 2. Modify condition #9 to state: “The County shall provide for the long-term regular care, maintenance and upkeep of the land between the County Jail (and proposed expansion)/Justice Complex and Farmington Creek.”

3. In cooperation with Farmington City officials, create an ad hoc committee for the purpose of considering the disposition of the barn, and, subject to the recommendations of that committee deed the barn and adequate access to Farmington City.
- The Planning Commission chose not to reconsider certain conditions of approval regarding the Planning Commission’s decision to modify conditional use permit C-8-04 to construct an attached garage located at 139 East 400 North in an OTR zone.
 - The Planning Commission approved Richmond American Homes request for conditional use and site plan approval to establish a temporary sales office in a trailer located on Lot 1 of the Farmington Ranches East Subdivision at 1523 West Longhorn Dr.
 - The Planning Commission tabled consideration of Agenda Item #9, Landform’s request for a recommendation to annex 5.262 acres of property located at approximately 1450 North 1800 West.
 - The Planning Commission heard the presentation by Horrocks Engineers regarding the proposals for amendment to the Master Transportation Plan.
 - The Planning Commission recommended to the City Council that they approve the proposed amendment to Chapter 7 of the Subdivision Ordinance regarding trails and the review thereof subject to final review by the City Attorney.
 - The Planning Commission recommended to the City Council that they grant a waiver for Lot 220 of Phase II Miller Meadows Subdivision allowing the lot to be less than the required 4 acres.

PUBLIC HEARING: CONSIDERATION OF ORDINANCE REZONING 2.86 ACRES OF PROPERTY WEST OF AND ADJACENT TO THE TUSCANY COVE SUBDIVISION FROM A-F TO L-R-F LOCATED AT APPROXIMATELY 1600 SOUTH TUSCANY COVE DRIVE/RAINEY HOMES (Agenda Item #4)

According to packet information, the requested zone designation is consistent with the Farmington City General Plan and the number of lots proposed is compatible with the lot sizes found in the area. In fact, many lots in the vicinity are smaller in size. Nevertheless, in order to achieve the number of lots proposed, the applicant has submitted a conservation subdivision application and must follow the standards set forth in Chapter 12 of the Zoning Ordinance, such as submitting a “sensitive area plan” which identifies all constrained and sensitive lands within the property

boundaries and within 400 feet outside the property boundaries. The subject property may contain wetlands, a spring, and a fault line. A historic building also exists on the property.

In order to receive the six lots shown on the plan, the developer must set aside at least 10% of the property as open space, or in this case a parcel of land 12,458 feet in size. Lot 1 may qualify for a conservancy lot if approved by the City Council after receiving a recommendation from the Planning Commission.

Public Hearing

Mayor Connors opened the meeting to a public hearing.

Public Hearing Closed

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

Motion

Sid Young moved that the City Council approve Ordinance No. 2005-12, an ordinance rezoning 2.86 acres of property west of and adjacent to the Tuscany Cove Subdivision from A-F to L-R-F located at approximately 1600 South Tuscany Cove Drive. **Larry Haugen** seconded the motion, which passed by unanimous vote.

PUBLIC HEARING: CONSIDERATION OF RESOLUTION RECEIVING FOR STUDY THE “TURNER/GLOVER” PETITION FOR ANNEXATION (Agenda Item #5)

The Council agreed to table this issue until the Petition for Annexation had been received.

Public Hearing

Mayor Connors opened the meeting to a public hearing.

Public Hearing Closed

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

FINAL PLAT APPROVAL REQUEST FOR SILVERWOOD ESTATES SUBDIVISION/RON MARTINEZ (AMERICA WEST DEVELOPMENT) (Agenda Item #6)

According to packet material, the developer was planning to improve his frontage along the east frontage road to match improvements in Kaysville, including curb, gutter, and sidewalk. It had been suggested that even though sidewalk exists on the east side of the frontage road in Kaysville,

that the City waive the sidewalk requirement in front of this property due to the trail on the west side of the right-of-way. However, if this was done and a future I-15 widening displaces the trail, then no facilities would exist to accommodate pedestrian traffic.

Max Forbush had a question on Item #6 regarding the detention basin area which needed to be discussed with public works. Item #7 is about a pioneering agreement for extending waterlines. Neither agreement was ready.

David Hale had concerns regarding Item #1 of the letter from David Petersen to Ron Martinez dated April 14, 2005. He suggested trunk line issues be addressed with the Central Davis Sewer District as early as possible.

Motion

David Hale moved that the City Council table final plat approval for Silverwood Estates subdivision until the conditions of the Planning Commission letter dated April 14, 2005 could be resolved. **Susan Holmes** seconded the motion, which passed by unanimous vote.

REQUEST FOR TRAFFIC ENGINEERING SPEED STUDY FOR 1100 WEST NEIGHBORHOOD SOUTH OF CLARK LANE (Agenda Item #7)

Mr. Forbush introduced the agenda item. If and when 1100 West punches through to Glover's Lane, the road will become a major arterial. The Council agreed the traffic speed would likely be in excess of 35 miles per hour. **Susan Holmes** suggested the survey would be costly and it would be beneficial to readdress the traffic engineering study until after the public hearing for the Master Transportation Plan.

Motion

Susan Holmes moved that the City Council delay the authorization for a traffic study on 1100 West until after the Master Transportation Plan hearing. **David Hale** seconded the motion, which passed by unanimous vote.

MINUTE MOTION APPROVING BUSINESS OF CONSENT (Agenda Item #8)

Susan Holmes moved that the City Council approve the following items by consent as follows:

- 8-1. Ratification of Construction Bond Agreements previously signed by Mayor Connors.
- 8-2. Ratify City Manager's letter approving extra lot for Farmington Ranches in exchange for trail head property.

- 8-3. Appointment of Leisure Services Board Members. The appointment includes terms of offices. Those appointed are: J. Golden Barton, Rachel Wells and Dale Money - 3-year terms ending December 30, 2008; David Safeer - term ending December 30, 2007; Dave Knowles - term ending December 30, 2007; and Stuart Fredrickson - term ending December 30, 2006.

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

ORDINANCE PROHIBITING MOTORIZED VEHICLES ON PORTION OF FIREBREAK ROAD WITHIN HUGHES ESTATES SUBDIVISION (1ST READING) (Agenda Item #9)

Mayor Connors expressed concerns regarding the amount of notification that had been given to the ordinance. Council members agreed that proper signage would be sufficient.

Motion

Sid Young moved that the City Council adopt Ordinance No. 2005-13, an ordinance of the Farmington City Council prohibiting motorized vehicle use on a portion of a public trail commonly referred to as the “Fire Break Road” within Farmington City. **Larry Haugen** seconded the motion, which passed by unanimous vote.

ORDINANCE PROHIBITING HUNTING WITHIN FARMINGTON CITY LIMITS (1ST READING) (Agenda Item #10)

Max Forbush introduced the ordinance as a “companion” to the existing ordinance. He asked for the conceptual approval of the City Council. The ordinance would then be subject to the approval of the Division of Wildlife Resources and could not be formally adopted until their process was followed.

By consensus, the City Council gave conceptual approval.

ALSUP APPEAL LETTER/PENDING MAY3RD HEARING (Agenda Item #11)

For the information of the City Council, the Alsup/Morrow appeal will be added to the May 4th Farmington City Council agenda.

“CDBG” PROJECT/ENGINEERING SERVICES AWARD (Agenda Item #12)

Max Forbush explained that the CDBG regulation requires the City to solicit engineering services proposals every few years. That process is now complete. Staff is recommending the appointment of CRS Engineers for the west State Street CDBG Project.

Motion

David Hale moved that the City Council award engineering services contract for CDBG related projects to CRS Engineers. **Rick Dutson** seconded the motion, which passed by unanimous vote.

“LOGO” DISCUSSION (Agenda Item #13)

Rick Dutson submitted the new logo in the Farmington City newsletter and invited the public’s input. Council members received mixed opinions from the public, but found the majority were in favor of the new logo.

Max Forbush voiced opposition to the new logo on behalf of the police and fire departments. It was agreed that the artist would meet with the City to accommodate the various departments.

Mayor Connors suggested the Council move forward with the new logo.

Motion

Rick Dutson moved to adopt the new logo. **Susan Holmes** seconded the motion, which passed by unanimous vote.

S.I.D. 2003-01 CLOSURE SCHEDULE AND PROCESS (Agenda Item # 14)

Max Forbush reviewed the schedule for the closure of the 2003-01 S.I.D. Project. On May 4th, The City Council will need to consider adoption of the required resolution. There is a required Board of Equalization Hearing potentially scheduled for June 7-9, 2005. Three Council members would need to attend the hearing.

The item was for information purposes only. No action was required.

CHANNEL 17 “FARMINGTON CITY” PROGRAM INTERVIEWS/TOPICS (Agenda Item #15)

Channel 17 public television wants to spotlight Farmington. Packet information indicated that the Channel 17 program would consist of interviews with two to four individuals from Farmington City and it could include such things as Station Park development, growth issues, transportation issues, Leisure Services planning and events, or other topics Council members may want to suggest. The interviews would take place at DATC on May 14th at 10:30 in the morning. The program to be aired for a month or more and should not be time sensitive.

Council Members suggested individuals and topics they felt would best represent the City

of Farmington. The Council wanted Max Forbush to contact the interviewees to schedule a conference call with Channel 17 to prepare for the program.

MISCELLANEOUS

CBGD Contract Approval

David Hale moved to approve the contract amended CDBG contract with the State of Utah. The contract extends the amount of the Grant from \$70,000 to \$144,000. **Susan Holmes** seconded the motion, which passed by unanimous vote.

Davis County Public Works Proposed Culverts under Union Pacific Railroad in Davis County

Davis County Public Works submitted a letter to Farmington City regarding the proposed culverts under the Union Pacific Railroad in Davis County. Davis County Public Works requested that Farmington City pay \$80,000.00 of the total \$240,000.00 cost.

The City Council inquired about the availability of funds. **Mayor Connors and Sid Young** will attend the meeting with the County on May 3, 2005 at 4:00 p.m. before a final decision is made to assist in the project.

Buffalo Ranches Trails Grant Application Authorization

The Council's approval was asked in order to submit a grant application to State Parks to fund improvements within the Buffalo Trail. **Susan Holmes** moved to support the grant application. **Larry Haugen** seconded the motion, which passed by unanimous vote.

Farmington Ranches Home Owners Association

Gordon Crabtree, President of the Farmington Ranches Homeowners Association, would like to meet with members of the Council to address issues between the Homeowners Association and the Boyer company. **Susan Holmes and Sid Young** will attend the meeting which will be schedule on April 25, 2005 at 4:30 p.m.

Uniting Neighbors

Max Forbush introduced the Uniting Neighbors program which helps people from different backgrounds come together to learn to value their differences and to find solutions to issues within individual neighborhoods. Uniting Neighbors requested a \$300.00 donation to pay the wages of a part time Executive Director. The Council agreed not to participate, stating the Uniting Neighbors issues are addressed through the current Emergency Preparedness program.

Bountiful Lodge - Youth Citizen of the Year

The Bountiful Lodge No. 2442 is celebrating Elks National Youth Recognition month on May 20, 2005. They would like to have the City choose an individual from Farmington who is under 19 years of age to be recognized. The Council recommended having Tammy Boyce of the Youth City Council submit the nomination.

Davis County Clipper - Mother of the Year Award

The Davis County Clipper is hosting a Mother of the Year luncheon on May 6, 2005. Farmington City is asked to submit a nomination by April 22, 2005. **Sid Young** will submit the name and will also attend the luncheon.

Code Enforcement

Rick Dutson stated how beneficial the League of Cities & Towns meetings in St. George had been. He stated that ideas pertaining to code enforcement had been discussed. He recommended that Ken Klinker address the City Council annually to keep them up to date on the City's code enforcement activities.

Tom Morgan property

David Hale met with Tom Morgan at his property. He was impressed with the waterfall that Mr. Morgan had created. His attention was brought to a problem related to a funding gap for road improvements south of Deer Point Subdivision. The Council suggested **Max Forbush** research the situation to designate who should be responsible for the completion of the road.

Manhole Cover Safety Concern

David Hale mentioned that there is a manhole cover that should be addressed on the corner of Shepard Lane and 1500 West. Citizens are swerving to avoid the sunken manhole.

Administrative Code Enforcement

Sid Young stated the importance of not forgetting "cultural uniqueness".

Mr. Young suggested the Council consider creating an Administrative Code Enforcement through the City which could be an alternative to Small Claims Court. Max Forbush said he would have Ken Klinker evaluate the program.

ADJOURNMENT

Rick Dutson moved that the meeting adjourn at 9:00 P.M..

Margy Lomax, City Recorder
Farmington City