

# SPECIAL FARMINGTON CITY COUNCIL MEETING

Farmington City Hall, 130 North Main

Monday, August 29, 2005

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**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 City Recorder Margy Lomax.

## **Consideration of Ordinance Establishing Temporary Zoning Regulations Pertaining to Zoning and Development of Real Property and Construction located within a portion of Farmington City**

Max Forbush introduced this agenda item stating the Council had requested a moratorium ordinance be prepared for the area master planned as "Commercial Mixed Use" located in the area between Shepard Lane and Park Lane. A review was made of the ordinance with particular attention given to paragraphs "c" and "d". The maximum term of the ordinance is six months. State law limits the moratorium to no longer than six months.

Mayor Connors stated it is not the Governing Body's intent by approving this ordinance to shut down Greg Bell's commercial subdivision development located adjacent to Burke Lane that has already been approved. Mayor Connors was afraid the way paragraphs "c" and "d" were written it would stop Mr. Bell from moving forward with his development. He wanted exception to be made to exclude Mr. Bell's development. Discussion was held on the language to be used to best accomplish the exception.

Mr. Forbush left the meeting to contact the City Attorney for language to be included in the ordinance in order to exclude the Greg Bell development. When he returned, he stated the exception could be made in the second "whereas" clause of the ordinance by adding the verbage "*less those areas presently zoned CMU*" or the ordinance could exempt property parcels. Exhibit A to the ordinance will reflect the area of Greg Bell's development is not a part of the moratorium.

Thereupon, **Susan Holmes**, moved to adopt the ordinance as had been presented with the changes suggested by the City Attorney to the second "whereas" clause. The motion was seconded by **Rick Dutson**. The motion passed with Council Members Holmes, Dutson, Young and Hale voting in favor. Council Member Larry Haugen abstained from voting. The ordinance is to be finalized for signing.

## **Consideration of Plat Approval for CR Estates Subdivision - J.R. Warner/Ranae Day**

Staff is recommending approval of the final plat, which is for a lot split, subject to the City's normal review process. Mr. Warner and Mr. Day were present at the meeting. Mr. Warner stated they are anxious to receive approval.

A motion was made by **Rick Dutson** for final plat approval for the CR Estates Subdivision subject to all requirements as normally required by the City. A second to the motion was made by **Larry Haugen**. The motion passed with all Council Members voting in favor.

### **Miscellaneous Item**

Larry Haugen asked if re-striping could be done coming east on Clark Lane by Farmington Ranches at 1525 West. He said the striping makes the lane too wide and it doesn't match up with the other side of the street.

Paul Hirst, City Engineer, responded that M.C. Green, a contractor hired by Farmington Greens, will be widening Clark Lane. The project will be completed in approximately 60 days. It was suggested the Public Works Department could "black out" the striping and re-stripe later when the road is widened.

### **City Council Discussion Regarding Cost Participation in Station Park Project Area**

A short discussion was held regarding the Station Park project area. David Hale said the Council needs to keep control and not let this get away from them. He stated the City's priorities are not the same as the developer's priorities. He felt they need to think their way through it very carefully that the road to the north is important. They do want to have a commuter rail station and a way to and from the station and to have it done in a way to have the beginning of a good looking project. He stated the City wants commercial development. There is no tax increment generated on residential housing. He said it is a sensitive issue on who pays for the roads.

A motion to adjourn was made by **Rick Dutson** with a second by **Larry Haugen**. The motion passed and the meeting adjourned at 7:10 p.m.

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Margy L. Lomax