

# FARMINGTON CITY COUNCIL MEETING

November 5, 2014

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## WORK SESSION

At 5:30 p.m. the **Mayor** and City Council attended a presentation with the Centerville City Council where UTA made a presentation regarding the Davis/SLC Community Connector Alternatives.

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## REGULAR SESSION

*Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz and Jim Young, City Manager Dave Millheim, Development Director David Petersen, Associate Planner Eric Anderson, City Recorder Holly Gadd, Recording Secretary Cynthia DeCoursey and Youth City Council Member Erik Fronberg.*

## **CALL TO ORDER:**

### Roll Call (Opening Comments/Invocation/Pledge of Allegiance)

The invocation was offered by **Mayor Talbot** and the Pledge of Allegiance was led by local Boy Scout **Isaac Knight** of Troop 423.

## **PUBLIC HEARINGS:**

### Request for Zoning Map Amendment for property located at 450 North 1725 West

The City Manager informed the public that the notice for this item was published in the newspaper, but the mailing was not done properly. The Council decided to hear comments from residents in attendance and continue the public hearing until the November 18<sup>th</sup> meeting.

**David Petersen** said the applicant submitted a request for a zone change from A to AE for the Meadow View Subdivision Phase II which will allow for higher density, consistent with the surrounding area. The Planning Commission recommended approval of the rezone but tabled the Schematic Plan at the October 9<sup>th</sup> meeting and recommended denial at the October 23<sup>rd</sup> meeting. The yield plan is for 16 lots, and the 20% bonus would add 3 lots. The TDR would add 5 more lots for a total of 24 lots. Issues include the capacity of the detention basin, a stub road north of the **Flanders'** property, the TDR, open space, a proposed fire access/trail on the east end of the cul-de-sac and the length of the street (which surpasses the City's limit).

### Public Hearing:

**Mayor Talbot** opened the Public Hearing at 7:40 p.m.

**Garrett Biesinger**, 1786 West Spring Meadow Lane, attended the Planning Commission meetings related to this issue to express his opinion against the TDR. He and his wife moved into

this development because of the dedicated open space. A conservation subdivision preserves natural vegetation, and he would like the native trees in the area to be preserved—either in a park or as open space. He asked the Council to vote against the TDR.

**Bryce Crowley**, 1743 West Spring Meadow Lane, owns a business in Farmington and recently built a home in the Meadow View Subdivision which was dedicated as a conservation subdivision. The plans for the second phase do not meet all of the standards listed in Chapter 12 of the zoning ordinance, and the developer has not presented specific reasons why they should be allowed to bypass the required open space (nearly 3 acres). The Planning Commission asked the developer for at least two alternatives to the plan submitted on October 9<sup>th</sup> but only one alternative was given, and it uses the least desirable area as open space. He is concerned about the length of the street, the fire access lane and the drainage system.

**Annette Crowley**, 1743 West Spring Meadow Lane, asked the Council to make its decision based on the current application and the City’s mission for open space and conservation subdivisions. They chose a lot in this area because of the open space, and they would like to have 16 homes in this phase rather than 24. They have had water issues twice since April. As a nurse she is concerned about the length of the street and the fire access lane.

**Kristen Milne**, 592 North 1875 West, said they would love to have a park in this neighborhood. She is concerned about the traffic on this street because there are more than 200 children in the area. She asked if speed limit signs could be posted.

The Public Hearing will be continued until the November 18, 2014 meeting.

### **Taylor Minor Subdivision Schematic Plan**

This item was not properly noticed and will continue on November 18, 2014.

### **SUMMARY ACTION**

#### **Summary Action List**

1. Approval of Minutes from October 21, 2014
2. Vacation of a small portion of Moon Park due to boundary dispute

#### **Motion:**

**Jim Young** made a motion to approve both items on the Summary Action List. **Brigham Mellor** seconded the motion which was unanimously approved.

### **GOVERNING BODY REPORTS:**

#### **City Manager – Dave Millheim**

- *Executive Summary for the Planning Commission held October 23, 2014* – There were no comments and/or questions regarding the Summary.

- **Election Results** – Davis County has decided to hold a special meeting on November 11<sup>th</sup> to canvass the election results. A few minutes prior to the meeting, they will release Farmington City's results to City Recorder **Holly Gadd**. Staff is recommending that the Council hold a special meeting immediately following the release to canvass the results of the G.O. Bond and the RAP Tax.

Motion:

**John Bilton** made a motion to direct staff to schedule and notice a special City Council canvass meeting to certify the election results. The motion was seconded by **Doug Anderson** and unanimously approved.

- **Rent Waiver Request from CRS** – CRS Engineers asked for a 3-month rent waiver to reimburse them for lost billable hours during an A/C failure in the summer. The City Manager felt the request was unreasonable and offered a 1-month waiver. **Mayor Talbot** said CRS has worked with the City for many years and on occasion made mistakes which caused the City to lose money. He pointed out that City employees continued to work during the A/C failure, and he feels that the 3-month request is excessive. **John Bilton** asked if CRS provided any documentation regarding the loss and was told they did not. The Council advised the City Manager to offer a 1-month waiver once again.
- He distributed copies of a memo from the City Engineer regarding the potential Clark and Park Lane Connection and related issues. He asked the council that if they felt it needed further discussion that it be placed on a future agenda.

Mayor – Jim Talbot

- The City is making progress on the well.
- He serves on the Board of Directors of The Family Connection which always needs help during the holidays, and **Holly Gadd** suggested a Christmas tree to assist families in need. The tree has been set up in the downstairs lobby, and he encouraged the Council to participate.
- He and his wife are hosting the Christmas social at 6:30 p.m. on December 12<sup>th</sup>.
- The City Employee Luncheon will be held at 1:00 p.m. on December 18<sup>th</sup>.
- With regard to the election, he stressed the fact that every vote counts.

City Council

Doug Anderson:

- Several residents have requested that the traffic trailer be placed on Spring Meadow Lane, and they asked for a stop sign because of increased traffic in the area. The City Manager said he would speak to the Police Chief regarding the issues.

- He asked when the traffic lights for the new intersection would be installed, and **Dave Millheim** said they are waiting for steel to arrive.
- He asked for a progress report on the roundabout, and **Mayor Talbot** said he would obtain a report prior to the next meeting.

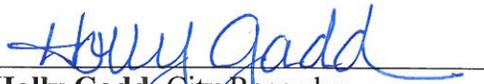
Brigham Mellor:

- EDCUtah is hosting a Holiday Open House on December 10<sup>th</sup>.

## ADJOURNMENT

Motion:

**Brigham Mellor** made a motion to adjourn the meeting. The motion was seconded by **John Bilton** and unanimously approved. The meeting was adjourned at 8:35 p.m.

  
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**Holly Gadd**, City Recorder  
Farmington City Corporation



**EXHIBIT 3**

LOCATED AT: FARMINGTON CITY  
 TOTAL AREA: 8.89 ACRES  
 SINGLE FAMILY LOTS: 24  
 TOTAL DENSITY: 270 UNITS/ACRE

**ZONE REQUIREMENTS**

ZONE: R-1 (RESIDENTIAL EXCEPTED)  
 LOT SIZE: 9000 SF  
 FRONTAGE: 75'  
 CUL-DE-SAC RADIUS: 55'  
 ROW WIDTH: 55'



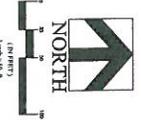
**GENERAL NOTE:**

INFORMATION PROVIDED IS THE FROM THE BEST AVAILABLE DATA AT TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. PLAN SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY.

DESIGNED BY:



502 WEST ROAD SOUTH  
 FARMINGTON, CT 06031  
 WWW.FOCUSLLC.COM



**EXHIBIT 1**

LOCATED AT: FARMINGTON CITY  
 ORIGINAL PROPERTY: 6.89 ACRES  
 SINGLE FAMILY LOTS: 19  
 TOTAL DENSITY: 214 UNITS/ACRE

**ZONE REQUIREMENTS**

ZONE: A1 (AGRICULTURE ESTIMES)  
 LOT SIZE: 9000 SF  
 FRONTAGE: 75'  
 COL-DC-SAC MAXIUS: 33'  
 ROW WIDTH: 55'



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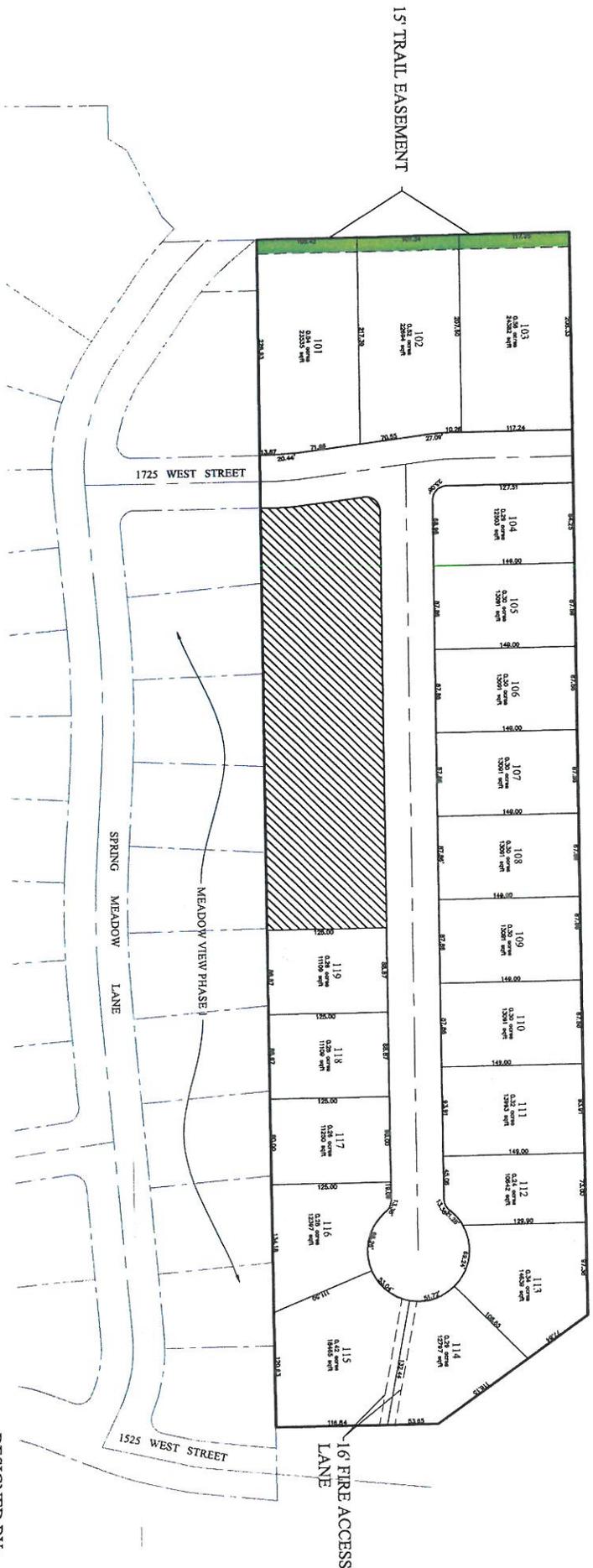
**EXHIBIT 2**

LOCATED AT: FARMINGTON CITY  
 ORIGINAL PROPERTY: 8.89 ACRES  
 SINGLE FAMILY LOTS: 24  
 TOTAL DENSITY: 270 UNITS/ACRE

**ZONE REQUIREMENTS**

ZONE: A1 (AGRICULTURE ESTIMES)  
 LOT SIZE: 1000 SF  
 FRONT YARD SETBACK: 10 FT  
 SIDE YARD SETBACK: 5 FT  
 REAR YARD SETBACK: 5 FT  
 ROW WIDTH: 55 FT

19 STANDARD LOTS  
 5 TDR LOTS  
 24 TOTAL LOTS



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DESIGNED BY:  
**FOCUS**  
 ENGINEERING AND SURVEYING, LLC  
 SANDY, UTAH 84070 PH: (801) 355-0015  
 www.focusu.com

## Decision Points and Planning Commission Results October 23, 2014

### Meadowview Phase II Schematic Plan

- Yield Plan: 16 Lots
- 20% Bonus: 3 Lots (19 Lots Total)
- TDR Lots: 5 Lots (24 Lots Total)

Issue	PC	Vote
Stub road to the north to Flander's property	Yes	Unanimous (4 - 0)
TDR	No	Majority (3 - 1)
Fire access/trail at east end of cul-de-sac	Yes	Unanimous (4 - 0)
Open Space	Mixed	<ul style="list-style-type: none"> <li>* Waive Open Space for cash payment. Result: 19 large lots (2 PC members)</li> <li>* No waiver, provide open space within subdivision as per ordinance. Result: 19 lots with open sapce (1 PC member)</li> <li>* TDR option—no open space. Result 24 lots (1 PC member)</li> </ul>
<p>Note: The 5 TDR lots in Meadowview Phase I have not been recorded. The Commission discussed an alternative which would extend Wrangler Road (1605 West) from Spring Meadow Lane (425 North) to Phase II. This layout provides two points of access and eliminates the long dead-end cul-de-sac. However, because the 5 lots have already been approved, they did not consider this an option. If it is an alternative the developer is willing to pursue, the PC stated that they would unanimously vote for a full TDR/no open space project for Phase II.</p>		