

WORK SESSION: A work session will be held at 5:30 p.m. in the East Conference Room.

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, October 16, 2007 at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 130 North Main Street, Farmington, Utah. The agenda for the meeting shall be as follows:

CALL TO ORDER:

1. Roll Call (Opening Comments/Invocation) Pledge of Allegiance.
- 7:05* 2. Reading and Approval of Minutes of Previous Meeting
- 7:10 3. Trails Award - Vance & Louenda Downs

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:

- 7:15 4. Planning Commission Report

PUBLIC HEARINGS:

- 7:20 5. Public Hearing: Consideration of Schematic Plan for Nicholl's Nook PUD Subdivision located at approximately 100 West State Street (both sides of 100 West south of State Street) (S-2-07)
- 7:45 6. Public Hearing: Consideration of Schematic Plan for McBride Subdivision consisting of 2 lots on 1.14 acres in an AE zone at approximately 320 South 650 West (S-16-07)
- 7:50 7. Public Hearing: Consideration of formal action approving Capital Facilities Plan for Storm Drainage, Parks & Recreation, Fire and Police/Consideration of formal action approving the impact fee analysis for the same, setting forth amended impact fees for each
- 8:00 8. Public Hearing: Consideration of Accepting "Benefit Analysis Study" for a proposed property exchange between City and North Park Development, LLC.
- 8:10 9. Public Hearing: Consideration of rezoning certain properties located south, west and east of Farmington Pond as follows: from A-F, LR-F, R-4 and R-8 to OTR and LR-F on portions of properties located at approximately 100 West 600 North, 82 West 600 North, 16 West 600 North, 802 North 25 East (Z-7-07 and Z-11-07)/Schematic Plan Consideration for Canyon Park Subdivision - North Park Development, LLC.
- 8:40 10. Public Hearing: Consideration of Schematic Plan approval for Salt Lake Investment /Farmington City Development known as Spring Creek Subdivisions, Phase 4 & 5/Consideration of Development Agreement between City and North Park Development, LLC. (S-24-07)

- 9:00 11. Public Hearing: (Pertaining to Amenti (Ron Martinez Properties))
- A. Amenti Properties (Ron Martinez - American West Development)
35 acres located at the southeast corner of Burke Lane and 1525 West
1. Consideration to amend General Plan text to allow for residential uses.
 2. Consideration to rezone property (35 acres) from A (Agriculture) to TOD (Transit Oriented Development) (Z-5-07).
- B. Amenti Properties (Ron Martinez - American West Development, LC)
15 acres located at southwest corner of Clark Lane and 1100 West Street (the triangle piece).
1. Consideration to amend General (or future) Land Use Plan Map from rural residential density to Transportation Mixed Use.
 2. Consideration to rezone property (15 acres) from A (Agriculture) to TOD (Transit Oriented Development) (Z-5-07).

PRESENTATION OF PETITIONS AND REQUESTS:

- 9:30 12. Consideration of request by Developers (Ron Martinez - America West Development) to rezone approximately 64 acres (E & H Land Investment Properties) from “A” (Agriculture) to TOD (Transit Oriented Development) (Z-12-06)
- 9:40 13. Approval Consideration of Modified Final Plat for Willow Creek Subdivision (Terry Fowler/Haskell Homes)
- 9:45 14. Charles Evans’ Request for Assistance in addressing Shepard Creek concerns.
- 9:55 15. UTA’s request for Waiver of Transportation Impact Fee and monthly Storm Water Utility Fees.

SUMMARY ACTION:

- 10:00 16. Minute motion approving Summary Action list
- Ratification of Approvals of Construction Bond Agreements.
 - Authorization to waive building permit fees for Children’s Justice Center Expansion
 - Assign Mayor Harbertson, Council Member Hale, Max Forbush, Todd Godfrey & Jared Hall to meet with Historic Preservation Committee representatives to review proposed changes to Chapter 39 (Historic Buildings & Sites) of Title 11
 - Approval of David Petersen’s recommendation to issue a partial refund of a site plan review fee and associated professional services deposit to James Kennard

CONSIDERATION OF ORDINANCES/RESOLUTIONS/AGREEMENTS/POLICY DEVELOPMENT PROPOSALS:

10:05 17. Betterment Agreements for UTA Commuter Rail Station Platform with UTA and Lagoon Corporation

OLD BUSINESS:

10:10 18. Transportation Master Plan Consultants Discussion

10:15 19. Trail Alignment Issues with Larry Elliott & Fruit Heights City

NEW BUSINESS:

10:20 20. "Meet the Candidates Night" Format Discussion

10:25 21. Consideration of Pat Moffat Proposal

GOVERNING BODY REPORTS:

10:30 22. Mayor Harbertson's Report

10:35 23. City Council Reports

- Sid Young - Consideration for formal support of opinion question #1 - Take Action

MISCELLANEOUS:

10:45 24. Miscellaneous

- a. Miscellaneous Items
 - October 18 meeting with Arts Council

_____ b. Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

NOTICES OF COMMUNICATION:

10:55 25. Items of General Correspondence

ADJOURN: 11:00 p.m.

DATED this 12th day of October, 2007.

FARMINGTON CITY CORPORATION

By: _____
Margy L. Lomax, City Recorder

***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Margy Lomax, City Recorder, 451-2383, at least 24 hours prior to the meeting.