

FARMINGTON CITY COUNCIL MEETING

Tuesday, March 24, 2015

REGULAR SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor and Jim Young, City Manager Dave Millheim, Assistant City Manager Keith Johnson, City Development Director David Petersen, Associate City Planner Eric Anderson, City Recorder Holly Gadd and Recording Secretary Lara Johnson. Council member Cory Ritz was excused.

CALL TO ORDER:

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

The invocation was offered by City Council member **John Bilton** and the Pledge of Allegiance was led by a local Boy Scout **Josh Harwood**.

Brief Comments by City Manager Dave Millheim

Dave Millheim thanked Norm Marshall for his attendance of tonight's meeting. He said Mr. Marshall was the author of the smart mobility modeling report for the West Davis Corridor. Mr. Marshall assisted the City in preparing a presentation for the Wasatch Front Regional Council meeting that will be held tomorrow, March 25, 2015. **Dave Millheim** said he is unsure what will result of the meeting with the Regional Council and UDOT; however, he hopes all appropriate and correct information that they plan to present will be used when evaluating the WDC.

Norm Marshall, president of the company Smart Mobility from Vermont, said he studied mathematics at Dartmouth; however, his main focus was modeling. He has worked with all different organizations, including the state of California in reviewing models for many of their cities. He said his skill set is unique and he remains independent which is why he is widely used across the country. **Mayor Talbot** thanked him for his assistance and looks forward to continuing working with him.

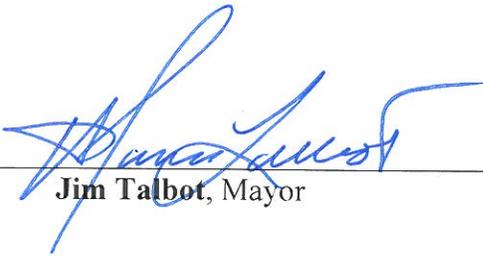
CLOSED SESSION:

Motion:

At 6:07 p.m., **Jim Young** made a motion to go into a closed meeting for property acquisition related to easements. **Doug Anderson** seconded the motion which was unanimously approved.

Sworn Statement

I, **Jim Talbot**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was so convened in a closed meeting.



Jim Talbot, Mayor

Motion:

At 6:20 p.m., a motion to reconvene into an open meeting was made by **Jim Young**. The motion was seconded by **Doug Anderson** which was unanimously approved.

RECOMMENDATIONS

Park Lane Commons Phase II (Cabela's) Final Plat and Street Cross-Section Modification

Dave Millheim said if the Council chooses to approve this phase of the project tonight, the majority of the plat approval (and the entitlement phase) will be concluded. He said going forward after tonight's approvals, one of the requirements of the land purchase agreement between The Haws Companies and Cabela's will now be satisfied as their plat can be recorded. He also said the building elevations are currently being reviewed by the City.

Dave Millheim stated that the following three recommendations are before the Council this evening:

- A. Approve the Final Plat with a few conditions; however, condition #3 has been modified from the staff report that the easement for Cabela's Drive will end at the southern property line and condition #4 has been added that all future applications with follow the City's Regulating Plan.
- B. Approve the street cross-section modification for Cabela's Drive as it will be owned privately, but will be used publically.
- C. Approve the two easement access agreements which have been signed by the future property owner and endorsed by The Haws Companies.

Scott Harwood does not have any additional comments and thanked the City for moving these approvals forward. **Mayor Talbot** thanked the applicant for his contributions in bringing Cabela's to Farmington.

Mayor Talbot entertained motions for the three recommendations.

Motion for Recommendation A:

John Bilton made a motion that the City Council approve the Final Plat for the Park Lane Commons Phase II, subject to all applicable Farmington City ordinances and development standards and obtaining final site plan or development design approval from staff and the following conditions:

1. The building permit shall not be issued until the plat is recorded;
2. The “Cabela’s drive” ROW shall be amended to reflect the cross-section approved by City Council;
3. The plat will be allowed to be recorded when the Cabela’s Drive easement is executed to their south property line, with the easements as described by Farmington City;
4. Any future site applications will follow the Regulating Plan.

Jim Young seconded the motion which was unanimously approved.

Finding:

The proposed subdivision will ensure compliance by the applicant with City Ordinance in conjunction with concurrent approval for the Cabela’s site plan and allow for Lot 1 to be owned and maintained by Cabela’s.

Motion for Recommendation B:

Doug Anderson made a motion that the City Council approve the modified street cross-section for Cabela’s Drive. **John Bilton** seconded the motion which was unanimously approved.

Findings:

1. The modification of the street cross-section allows for a more walkable mixed use development to better accommodate the pedestrian while at the same time addressing the needs of the motorist.
2. The modification better meets the needs of the applicant and more fully reflects the easement agreement that is being entered into by Cabela’s with the City.

Motion for Recommendation C:

Jim Young made a motion that the City Council approve the two attached access agreements for the future Market Street ROW and the promenade which is an unnamed principal street (and access area) on the northern edge of the property which will be a common border between THC property and the Cabela’s parcel. **John Bilton** seconded the motion which was unanimously approved.

Finding:

Since neither property owners to the west and north of the Cabela’s site have identified future uses – these easement, access and improvement agreements specify the known responsibilities of the City and Cabela’s regarding future development and right of way responsibilities until such time as development might require modification and/or construction of potential public and private improvements.

ADJOURNMENT

Motion:

John Bilton made a motion to adjourn the meeting. The motion was seconded by **Doug Anderson** which was unanimously approved; the meeting was adjourned at 7:45 p.m.


Holly Gadd, City Recorder
Farmington City Corporation