

FARMINGTON CITY COUNCIL MEETING
Tuesday, October 15, 2013

WORK SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Cory Ritz, Jim Talbot and Jim Young, City Manager Dave Millheim, Development Director David Petersen, Associate Planner Eric Anderson, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Council Member Cindy Roybal was excused.

Signage and placemaking concepts

Mark Morris, VODA Landscape and Planning, shared a presentation regarding signage and placemaking (the process through which the public realm is shaped to maximize shared value). The Council briefly discussed some of the concepts and issues pertaining to several of the agenda items.

REGULAR SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Cory Ritz, Jim Talbot and Jim Young, City Manager Dave Millheim, City Development Director David Petersen, City Recorder Holly Gadd, Youth City Council Member Sarah Harper and Recording Secretary Cynthia DeCoursey. Council Member Cindy Roybal was excused.

CALL TO ORDER:

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

The Mayor welcomed all those in attendance, including Youth City Council Member Sara Harper. The invocation was offered by Cory Ritz and the Pledge of Allegiance was led by local Boy Scout David Perry.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:

Executive Summary for Planning Commission meeting held September 26, 2013

The Summary was included in the staff report and there were no comments or questions.

PUBLIC HEARING:

Request for Annexation of Jerod and Sharon Jeppson Property

David Petersen said the City's policy is that if a property owner submits an annexation petition but does not request a specific zone designation the subject property will be zoned A (Agriculture). The Jeppsons have requested an R (Residential) zone designation, but the request

is currently under review by the DRC and will then be reviewed by the Planning Commission. Staff's recommendation was to hold the public hearing and then table the request.

The Public Hearing opened at 7:15 p.m. There were no public comments and it was closed.

Jerod Jeppson, 1505 N 1500 W, Farmington, and **Norm Dahle**, 2675 E Melony Drive, Salt Lake City are developing 5+ acres of property. Their request for an R zone is consistent with the other zoning in the area, and there will be 11 lots ranging from 8800 square feet to ½ acre.

Motion:

Jim Talbot made a motion to table the annexation request which was seconded by **John Bilton** and unanimously approved.

SUMMARY ACTION

1. Poll Workers for General Election
2. Christmas Banners

Motion:

Jim Young made a motion to approve both items on the Summary Action List. The motion was seconded by **John Bilton** and unanimously approved.

OLD BUSINESS:

Request to abandon a trail easement on the Farr property (161 N Deer Hollow Circle)

David Petersen explained that when this property was owned by HHI, the developer granted a trail easement to allow pedestrian access to the fire break road. However, the easement cuts across the Farr's backyard, and in the meantime a footpath was created south and east of this easement which appears to be heavily used by area residents. Following a brief discussion, the Council directed staff to prepare the necessary documents to grant the abandonment.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

- Trail Policies and Maintenance for Legacy and D&RG Trails – The D&RG Trail recently opened and future maintenance of the trail needs to be considered. Several city managers have proposed using a similar format and structure as the Legacy Trail Agreement. Several nonprofit events are held on the Trail several times each year, and there have also been several requests for profit events. Farmington has denied those requests because no policies are in place and liability is a concern. There will be several new mayors in January who will need to be briefed on these and other trail issues.
- The City received 51 applications for the City Engineer position; 10 of those were chosen for interviews. Extensive interviews were held with the four finalists, and the job was

offered to **Chad Boshell**, currently an engineer with Cedar City, who accepted and will begin on November 4, 2013.

- Several months ago final plat approval was granted for the Kestrel Bay Townhomes, an 11-lot project on the south side of 620 S, with a condition that developer **Scott Balling** solve the flood plain. He submitted a proposal to connect the storm drain water from Kestrel Bay and his project on the north side of 620 S into Davis County's pipe which goes underneath I-15, but the pipe is not large enough. The City and the County are recommending that an additional pipe be installed along the trail on the west side of frontage road and connect to the storm drainage pond south of Glovers Lane. He advised the Council to exercise caution when approving final plats with conditions that may be difficult to complete.
- The Davis County Commission approved a 400-bed jail expansion and submitted a Letter of Intent to the State earlier today. The action is in violation of agreements with the City, and the issue will be on the agenda of the next Council meeting. The Council expressed strong concern of the County's failure to communicate with the City in advance of their decision.

Mayor – Scott Harbertson

- Youth City Council Member **Haley VanOverbeck** suggested doing an angel tree to assist needy families at Christmas time. Because it is too late to advertise it in the November newsletter, it may have to be planned for 2014.
- Residents in Farmington Ranches would like to recognize **Gordon Crabtree** for his efforts in creating their park, and the Council suggested placing a plaque in the park.
- Pluralsights, a company located in Layton, has grown rapidly the past couple of years and is looking for additional office space. The Mayor met with them and Davis County Economic Development Director **Kent Sulser** to discuss the possibility of moving to Farmington City. They signed a lease for the upper floor in Station Park and asked the County and the City to donate funds for assistance with advertising. The Council directed staff to prepare a staff report for a \$5,000 Economic Development Grant from the City to assist with advertising for new employees.
- "Meet the Candidates" event will be held Wednesday, October 16th at 7:00 p.m.

City Council

Cory Ritz:

- Several residents in west Farmington have complained that employees and/or visitors at the two Country Care Centers (near 950 W 500 S) park on the streets very close to the corners and it is difficult for motorists to see oncoming traffic. He asked if the area near the curbs could be painted red, and the City Manager said he would find out.

- Resident **Alan Bangerter** is concerned about the culvert on 1100 West which crosses Farmington Creek. **Dave Millheim** said the proposal has been submitted to the County.
- There is a nice single-family home project on the northwest corner of the intersection of Pages Lane and Main Street in Centerville, and he asked the City Planner if it could be used as an example for Henry Walker Homes to consider (HWH). **David Petersen** informed HWH that the Council passed the height issue, but were not supportive of the elevations that were shown. **Jim Talbot** suggested that the City invite HWH to share the elevations with the Council during a work session.

Jim Talbot:

- The grand opening for the new Maverik store will be on Wed. Oct. 16th at 4:00 p.m.

CLOSED SESSION

Motion:

At 8:15 p.m. **John Bilton** made a motion for the Council to go into a closed meeting to discuss the acquisition of real property. **Cory Ritz** seconded the motion. It was unanimously approved.

Sworn Statement

I, **Scott C. Harbertson**, 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.



Scott C. Harbertson, Mayor

Motion:

At 8:35 p.m. a motion to reconvene into an open meeting was made by **Jim Talbot**. The motion was seconded by **Jim Young** and unanimously approved.

ADJOURNMENT

Motion:

Jim Talbot made a motion to adjourn the meeting. The motion was seconded by **Jim Young** and unanimously approved, and the meeting was adjourned at 8:35 p.m.



Holly Gadd, City Recorder
Farmington City Corporation