

FARMINGTON CITY COUNCIL MEETING

October 18, 2011

WORK SESSION

Present: Mayor Scott Harbertson, Council Members Rick Dutson, Cory Ritz, and Sid Young, City Manager Dave Millheim, City Finance Director Keith Johnson, Community Development Director David Petersen, City Engineer Paul Hirst, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Council Members John Bilton and Jim Talbot were excused.

Mayor Harbertson began the work session at 6:10 p.m., and the Council reviewed the agenda items. City Manager **Dave Millheim** gave a brief report of the following items: (1) Upcoming agenda items; (2) To Do lists; (3) Building Activity Report for September; (4) Stop Work Order-Park Lane Village; (5) Mandatory Employee Meeting Agenda; and (6) Hampton Inn Impact Fee challenge. City Engineer **Paul Hirst** presented preliminary elevations of the well house.

REGULAR SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Rick Dutson, Cory Ritz, Jim Talbot and Sid Young, City Manager Dave Millheim, Community Development Director David Petersen, Associate City Planner Christy Alexander, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. (Council Member John Bilton arrived at 7:45 p.m. and Council Member Jim Talbot joined the meeting via telephone at 7:00 p.m.)

CALL TO ORDER:

Opening Comments/Invocation/Pledge of Allegiance

Mayor Harbertson opened the meeting at 7:00 p.m. and welcomed those in attendance, including **Calvin Barnett** and **Jacob Barnett** of the Youth City Council. **Sid Young** offered the invocation, and the Pledge of Allegiance was led by local Boy Scout **Ammon Taylor** of Troop 1823.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:

Executive Summary for the Planning Commission meeting held September 29, 2011

A summary of the items reviewed and actions taken was included in the staff report.

PRESENTATION OF PETITIONS AND REQUESTS:

Presentation of new Utah State Flag – Julie Fisher

Mayor Harbertson introduced **Julie Fisher**, State Representative from Fruit Heights, who was recently appointed by **Governor Herbert** as the Executive Director of the Department of Community and Culture. She gave a brief history of the flag and presented the City with a new Utah State Flag.

Introduction of new Fire Marshal/Administration of Oath of Office

Fire Chief **Guido Smith** presented **Paul Hayward** as the new Farmington City Fire Marshal. City Recorder **Holly Gadd** performed the administration of the Oath of Office, and the **Mayor** and City Council welcomed **Mr. Hayward** to the Farmington Fire Department.

Recognition of Gavin Goodfellow for construction of Fire Hazard sign for the Fire Department

Fire Chief **Guido Smith** felt the City could benefit from a public notification board which would identify potential fire hazards in the City. It is commonly referred to as a “Smokey the Bear” sign. Once the sign was acquired, Boy Scout **Gavin Goodfellow** (dad **Wayne Hansen** is a firefighter engineer with the FFD) installed a post to hold the sign and mounted the sign. It is located on the corner of 100 East 100 North, and the following boy scouts assisted with the project: **Logan and Gage Goodfellow, Colten Simmons, Brandon, Weston and Austin Tingey, Chase Maxfield, Cade Thompson, Eric Fromberg, Scott Reeder, and Jared Christensen.**

Dave Millheim informed the public that the City obtained a \$100,000 fire truck through a federal program—the City paid \$1500 to outfit the truck. It should be completed by the end of October, and it will be an asset to the City because it has 4-wheel drive and holds 1500 gallons of water.

UDOT Presentation regarding the West Davis Corridor project

Mayor Harbertson thanked those who came to hear UDOT’s presentation and introduced UDOT Project Manager **Randy Jefferies**. He also introduced **Monica Seegmiller**, who is a member of UDOT’s public involvement team. **Mr. Jefferies** reminded those in attendance that the WDC study is an 8-step process as part of the Environmental Impact Statement (EIS), and UDOT is currently on Step #3 which is developing and screening the alternatives. The two Farmington options will be screened in greater detail over the next few months, and the analysis will be included in a draft EIS which will be shown to the public in the summer of 2012. The EIS will be finalized in the spring of 2013, and the final decision will be made during the summer of 2013.

UDOT was pleased with the reaction and response to their original presentation. More than 2600 people attended open houses, and 5000 comments were submitted. Several changes were made to the traffic model—the north end of the WDC now terminates at 4000 South in Hooper rather than 12th street in Ogden. UDOT also met with farmers and the Farm Bureau to study agriculture, and the wetlands, trails, and transit were studied in greater detail. **Mr. Jefferies** referred to Option A (blue) and Option B (orange) and said UDOT is addressing specific issues regarding the Glovers Lane interchange, including:

1. The design of the Glovers Lane interchange;
2. Moving the alignment to the north side of Glovers to avoid the waterfowl management area;
3. The impact to homes, power line structures, and additional wetlands;
4. An intersection at Shirley Lane and Glovers Lane which may need to be changed;
5. The impact to the Buffalo Ranch and a mink farm;
6. The concerns of the Central Davis Sewer District;

UDOT feels that this is an improvement over the alignment which was presented in February, and moving the road to the north side impacts fewer homes. **Mr. Jefferies** then reported on several issues regarding the proposed Shepard Lane interchange. Residents are concerned about an elevated highway (they believe a ground level road would be a better choice), bottlenecks, evacuation routes, and pedestrian crossings. Those who are impacted by the Shepard Lane connection would rather have a Glovers Lane connection, and vice versa. The Oakridge Golf Course may also be impacted on the east side of I-15, and UDOT plans to fully utilize a 146-foot wide gap which will minimize the impact to homes.

Council Member **John Bilton** arrived at the meeting at 7:45 p.m.

Rick Dutson asked if both options would remain on the map until the end of the process, and **Mr. Jefferies** replied that both options will continue to be studied until the record of decision is signed. The **Mayor** asked if it would be possible for a change to be made at that point. **Mr. Jefferies** explained that UDOT will likely include a recommendation in the draft EIS, and changes could still be made at that point. He said UDOT is not the decision maker in this process; the Federal Highway Administration makes the decision, and a permit to build the highway must be obtained from the Army Corps of Engineers. Key agencies need to support the recommendation, so UDOT's goal is to provide adequate documentation and analysis to those agencies. The **Mayor** commented that UDOT's plan shows one interchange at Shepard Lane and one interchange at Glovers Lane, but the long-range plan is to have a second interchange in the Shepard Lane area as well as local interchanges at 950 North and/or 1100 West. He asked if that is taken into consideration during this analysis, and **Mr. Jefferies** replied that UDOT knows there are future interchanges associated with either alternative, but how they will weigh into the consideration is not known.

Cory Ritz commented that this is not just an evaluation of a long, no-access highway—UDOT is taking into account local access interchanges at strategic points on and off of Legacy Parkway. **Mr. Jefferies** said that was correct, but in Farmington those are identified as future interchanges. For example, 200 North is an existing roadway, and the long-range plan is for the WDC to have an interchange at 200 North. The interchanges are part of the City's plan, but UDOT does not have any facilities to connect to other interchanges, so they are not part of the WDC project. **Cory Ritz** asked if UDOT is proposing a zero access highway which will completely bypass Farmington City. **Mr. Jefferies** said yes and that his comment would be taken into consideration. He asked if that was acceptable and if it meets the City's long-range plans. **Cory Ritz** said he did not think it would meet UDOT's needs and goals to have a highway with no emergency access between Glovers Lane in Farmington and 200 North in Kaysville. **Mr. Jefferies** said that was a comment he had not previously heard, and UDOT will discuss that specific issue with the Farmington City.

Sid Young asked for additional clarification on the wetlands, if costs are a consideration on the final decision, and if UDOT has planned transit corridors. **Mr. Jefferies** showed the realignment which avoids some wetlands but impacts others. Previous alternatives for this 20-mile major highway were in the \$800 million range, but the cost of these two options will be about \$450 million. The costs will be factored in, but other factors such as environmental and agricultural protections and laws will probably be stronger factors. **Mr. Jefferies** said transit must be part of the plan as well. The purple line shows a bus rapid transit route. The Frontrunner Station at 4000 South in Roy would have a bus that would circulate to the Clearfield Station. The bus would be nicer and more accommodating than a local bus to achieve a higher ridership. There would be automatic ticket machines and a Queue-Jump Lane which allows buses to bypass lines of cars and receive a green light prior to the cars which would encourage people to use public transportation. Both Davis and Weber counties have great trail systems, and UDOT plans to facilitate a connection between the Syracuse trail system and the D&RG trail system and provide underpasses for some of the busier intersections to make the trails safer and more efficient. They will ask local cities and counties to fund the capital improvements and maintenance of the trails. An advantage to that plan is that the trails can be broken out as separate projects and possibly happen sooner than the WDC project.

Mr. Jefferies said they will continue to visit the cities and counties that are affected by the WDC project and hold resident working group and various stakeholder meetings. The technical data—which will include the interchange designs—will be released in the next few weeks. The first time UDOT will state their preference is when they release the draft to the public. He issued a reminder for the public to visit UDOT's website for WDC updates.

Dave Millheim said the Farmington City Council took a formal position on their preferred WDC alternative, and he asked how much that position weighs into the equation as it relates to the other alternative. **Mr. Jefferies** said it will be considered along with all of the other input. Although this is a regional project UDOT realizes that each city has its preferences, and they respect those preferences and the preferences of individual homeowners. UDOT evaluates every comment and alternative objectively against their goals and criteria. **Mr. Millheim** said that while UDOT may be thinking about future transportation connections, Farmington is woefully unprepared to pay for those even though they shown are on the City's master transportation plan. Farmington is very concerned about the additional interchanges and would like to be able to provide further comments on this issue and revise their statement to reflect that point. **Mr. Jefferies** said UDOT always accepts comments.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

1. Approval of Poll Workers for General Election
2. Greg and Rachel Brenchley Water Line Agreement
3. Cooperative Agreement with UDOT allowing the transfer of portions of Park Lane to the City
4. Request by UDOT for payment of additional directional signs on I-15
5. Ordinance ending temporary zoning regulations
6. Ratification of Approvals of Construction & Storm Water Bond Logs
7. Approval of Disbursement List for August

Motion

Rick Dutson made a motion to approve the items on the Summary Action List. The motion was seconded by **Cory Ritz** and approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

NEW BUSINESS:

Approval of Plat Amendment for Village at Old Farm PUD Phase 1

Christy Alexander said the property owner plans to consolidate the parcels that were the entire Village at Old Farm PUD Phase 1 (two rental lots of .1 acre each) and a common area (.259 acres) with a portion of Parcel E (.054 acres) in the Village at Old Farm PUD Phase 3. The property will be divided in two and have a common driveway with a shared access easement placed on the driveway.

Motion

John Bilton made a motion to approve the Ordinance and Vacation Order vacating all of the Village at Old Farm PUD Phase 1 subdivision plat, and thereafter approve the Village at Old Farm PUD Phase 1 Amended plat (2 lots), located at 1499 and 1503 North Main Street, to be recorded in the place thereof, subject to the findings established previously by the Planning Commission on September 15, 2011 as set forth in the attached supplemental information and the property owner providing a reciprocal access easement for both lots. The motion was seconded by **Sid Young** and approved by Council Members **Bilton, Dutson, Talbot** and **Young**. **Cory Ritz** stepped out of the room and did not vote.

Approval of Plat Amendment for Farmington Hills East Plat B

Motion

Sid Young made a motion to table this item. The motion was seconded by **John Bilton** and approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

GOVERNING BODY REPORTS:

City Manager Report

The City Manager's report was given during the work session.

Mayor Harbertson

- He asked if the City Council would like to support Utah's alternative fuel awareness program by adding Farmington City's name to the Declaration.

Motion

Rick Dutson made a motion to add Farmington City's name to the Declaration for Alternative Fuel Vehicle Awareness Month (November). The motion was seconded by **Sid Young** and approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

- He and **Dave Millheim** attended the Utah League policy meeting, and **Representative Jim Nielson** presented a bill which would change the local sales tax appropriation from: 50% point of sale and 50% population to: 25% point of sale, 50% population, and 25% the creation of new jobs. He thinks there is too much emphasis on retail rather than sustainable jobs. The League will likely oppose this change because the 50%-50% has worked well for 30 years.
- The Mayor of Mali, Africa attended a League conference in St. George. He was schooled at BYU and returned to Mali and made huge changes in his community. He is running for president of Mali and is the frontrunner in an election coming up next year. He would like to bring in 15-20 Mayors from Mali for training in city government and other areas—75% of the Mayors in Mali cannot read or write. Several organizations are coming together to support this project, and one of them may visit Farmington City during the week of December 4-8.
- There was a TEC meeting at Station Park to discuss the RDA, and representatives from Davis County, the State School Board, and Central Davis Sewer District attended. They had questions and concerns, were taken on a tour of Station Park, and were impressed with the development.
- He complimented Fire Chief **Guido Smith** for the safety night sponsored by the Fire Department. It was well attended, and there were hot scones and fire safety activities. He suggested that some of the funds from the Verizon cell tower could be used to supplement this program.
- Last Friday morning 50 people from Maricopa County, Arizona toured the Frontrunner because they are considering a light rail system. They have some very difficult issues to work with. Each city has their own mass transit funding, and it is divided by population so Phoenix owns the largest percentage and controls everything. They were impressed with Farmington's TOD and provided valuable feedback. The Mayor of each city was picked up along the way to Ogden and each city was showcased.

- Friday afternoon **David Petersen** scheduled a tour for planning professors and practitioners who were in Utah for a national conference—they teach planning principles. There were people who came from all around the world.
- **Mayor Harbertson** said the newly framed pictures of past Farmington City Mayors are finished and will be displayed in the near future.

Sid Young

- He asked about the timing of future Station Park construction. The Mayor said the park area plans to open the end of November, the restaurants will be open in the spring, and Gordman's is the only active construction on the north end. **Dave Millheim** said the City asked CenterCal to work with the Public Parks Dept. to improve the space behind Harmons, and CenterCal provided the funding for the area to be landscaped and create a green area.

Rick Dutson

- Restaurants usually require approximately 3 months from the start of construction to the opening.
- He attended a YCC meeting and said the young people are very responsible and committed.

Cory Ritz

- He has been stopped by several people in west Farmington who were lost and unable to find their way to Legacy Parkway and asked if the City could install better signs in the area.
- He urged the City to draft a letter to UDOT stating the City's opposition to a zero access highway through Farmington. The Council agreed and **Dave Millheim** said he would draft a letter.

John Bilton

- He asked for an update on the **Alley Rose** home, but the City Manager did not have any information.
- He asked for feedback on the City Cemetery and was told that the meeting with neighbors is scheduled for November 3rd. **Sid Young** said the first preference of the neighbors is not to expand the Cemetery into the park at all.

Jim Talbot

- He said the only problem with listening to the meeting on the phone was that some of their voices were difficult to hear.

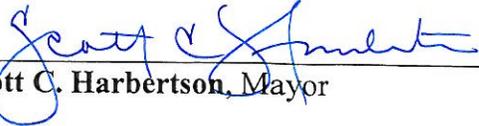
CLOSED SESSION

Motion

At 8:35 p.m. **Rick Dutson** made a motion to adjourn to a closed session to discuss property acquisition and pending litigation and/or other reasons permitted by law. The motion was seconded by **John Bilton** and approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

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 9:20 p.m. a motion to reconvene into an open meeting was made by **Rick Dutson** and seconded by **John Bilton**. The motion passed with Council Members **Bilton, Dutson, Ritz, Talbot** and **Young** all voting in favor.

ADJOURNMENT

Motion

Rick Dutson made a motion to adjourn the meeting. The motion was seconded by **John Bilton**, and it was approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**. The meeting was adjourned at 9:20 p.m.



Holly Gadd, City Recorder
Farmington City Corporation

