

FARMINGTON CITY COUNCIL MEETING

November 18, 2014

Present: Mayor Jim Talbot, Council Members John Bilton, Brigham Mellor, Cory Ritz and Jim Young, City Manager Dave Millheim, Development Director David Petersen, Associate Planner Eric Anderson, City Engineer Chad Boshell, Parks & Recreation Director Neil Miller, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Council Member Doug Anderson was excused.

Meadow View Phase II Schematic Plan

David Petersen presented information regarding the Schematic Plan, and the Council discussed various related issues.

REGULAR SESSION

CALL TO ORDER:

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

The invocation was offered by **Jim Young** and the Pledge of Allegiance was led by local Boy Scout **Bryant Lee** of Troop 773.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS

Recognition of Citizen Committee and next steps for GO Bond (Gym) and RAP Tax

Mayor Talbot said both the GO Bond and the RAP Tax passed by a narrow margin. He expressed gratitude for the Campaign Citizen Committee and presented Farmington City coins to **Wendy Inkley, Melissa Frasure, Spencer & Amy Shumway** and **Brad Hartley**.

Dave Millheim said the City will begin accepting RFPs for the gym and the park after the Council approves a Resolution to put the Bond in place on December 2nd.

*Council Member **Doug Anderson** joined the meeting via telephone at 7:30 p.m.*

PUBLIC HEARINGS:

Meadow View Phase II Schematic Plan

David Petersen reported that the Planning Commission recommended approval of a zone change from A to AE and denial of the Schematic Plan based on issues such as connectivity, a non-conforming cul-de-sac, a narrow strip of open space and a possible TDR in lieu of open space. There are several neighborhood parks in the area, including six quasi parks and three potential parks. Farmington far exceeds most cities in Davis County with its parks and trails, and the developer is willing to widen the trail and provide trail access to the north. Staff received several emails from residents which will be included in the minutes.

Micah Peters, 732 East Northcrest Drive, said Phase I is nearing completion, and they are looking forward to starting Phase II. The management of the natural water flow is important to them, and a TDR will help fund the large park.

Public Hearing:

The Public Hearing opened at 7:50 p.m.

Garrett Biesinger, 1786 West Spring Meadow Lane, said there is very little open space in this area, and he asked the Council to lower the density and preserve the existing native trees.

Wendy Rasmussen, 1233 West 175 South, said the fire access trail is very necessary, and she would prefer 19 lots rather than 24. She did not see signs regarding the public hearing.

Bryce Crowley, 1743 West Spring Meadow Lane, said this proposal does not follow the Chapter 12 guidelines. The road length exceeds the standards, and there must be good cause for a waiver to be granted.

Julie Kirby, 597 North 1875 West, said there is a lack of sufficient park space in this area for the 250 children between the ages of 3 and 12. The best open space is on the other side of this property where the trees are located.

Carli Hancock, 661 North 1725 West, said her side yard is on Burke Lane, and they chose their lot in Farmington because of the open space promises.

Annette Crowley, 1743 West Spring Meadow Lane, came to Farmington because of the conservation guidelines which were in place, but the promises were given away. She is also concerned about water drainage.

Jason Anderson, 1717 W Spring Meadow Lane, said the request for 24 lots feels greedy.

Brandon Larsen, 441 North 1725 West, said he and his wife and 5 children live in this area and have found plenty of parks for their activities. They love their neighbors and are excited for new families to move in and enjoy the amenities.

The Public Hearing closed at 8:12 p.m.

John Bilton said staff recently made significant modifications to Chapter 12, but this property was grandfathered in under the old guidelines. The requested density matches the surrounding neighborhoods, and the stub road to the north, fire access, drainage, and trail connections seem to be acceptable. He emphasized that if open space is granted, it will not be a park. He visited the site and was not impressed with the trees which may die for lack of water.

Cory Ritz agrees that it would be a very long cul de sac if 24 lots were allowed. He agreed with **John Bilton** regarding the trees and suggested having them evaluated by an arborist. There are times when the Council members must take a position on issues that about half of the City will not like. They try to pay attention to the residents' opinions but cannot accommodate

every wish/desire. Allowing 19 lots, an open space waiver and widening the trail access seem like reasonable compromises.

Doug Anderson is also concerned about the density, but his biggest concern is having only one entrance to the subdivision.

Jim Young is grateful for the way residents expressed their opinions—rationally and respectfully. He is leaning toward granting 19 lots with a waiver of open space. Sooner or later people will get tired of the open space if it is left as it is—weeds, bugs, vermin and trash will render the open space undesirable.

Brigham Mellor said the Council has a fiduciary responsibility to manage the City's budget now and in the future. Large lot sizes can be problematic because they are not sustainable for infrastructure in the future. He trusts the data submitted by the City Traffic engineer regarding the length of the street. He lives on the west side and appreciates the open space, but maintenance of small pieces of open space is usually a struggle for HOAs. The TDR is an approach to allow the City to get the most out of its open space areas.

Mayor Talbot said it is extremely difficult to maintain small open space parcels, and there is always a niche for both smaller and larger lots.

Motion:

Cory Ritz made a motion to approve the Meadow View Phase II Schematic Plan with a total not to exceed 19 lots subject to all applicable Farmington City Ordinances and development standards and the following conditions and the findings as outlined in the staff report:

1. The applicant must provide a stub street to the Flanders property to the north;
2. The subdivision must be designed in such a way to allow for system storm water to pass through from the northeast to the southwest in a manner acceptable to the City Engineer;
3. The developer shall provide a second point of access to the cul-de-sac street sufficient in width and constructed as specified by the City to accommodate pedestrian connection to a street exterior to the project and for emergency and public maintenance vehicles only but may be used by private vehicles in the event access is not possible via the cul-de-sac during an emergency or maintenance operations;
4. Regarding open space, the applicant must obtain a waiver of open space thereby capping the total number of lots at 19 for the development (just compensation shall be established by the Council prior to preliminary plat consideration by the Planning Commission).
5. The property must be rezoned from A (Agriculture) to AE (Agricultural Estates).
6. The trail connection will be as depicted except the width will be increased to 30 feet across the back of Lots 101, 102, and 103 and will include a 10-foot easement on the side of Lot 103 and Lot 104. In the event staff/developer finds a better trail connection, the plan may be altered.

Jim Young seconded the motion which was unanimously approved.

*The telephone call with Council Member **Doug Anderson** ended.*

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

Eric Anderson said staff is recommending approval of this request.

Public hearing:

The Public Hearing opened at 8:55 p.m. There were no public comments.

Motion:

Brigham Mellor made a motion to approve the Ordinance amending the zoning map to show a change of zone from A (Agriculture) to AE (Agricultural Estates) for property located between 1525 West and 1800 West, north of Spring Meadow Drive and south of Stephen Flanders' property. **John Bilton** seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed rezone is consistent with the General Plan;
2. The proposed rezone is consistent with the zoning for the surrounding area;
3. The proposed rezone will better enable other property owners to also rezone their property to AE in the future.

Taylor Minor Subdivision Schematic Plan

Eric Anderson said the applicant's proposal meets all 7 criteria for a minor subdivision. The decision regarding a sidewalk will be determined when the applicant provides improvement drawings at Final Plat. Staff is recommending approval of the Schematic Plan.

Public hearing:

The Public Hearing opened at 9:00 p.m. There were no public comments.

Motion:

John Bilton made a motion to approve the Schematic Plan for the Taylor Minor Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. Prior to Final Plat submittal, staff will determine whether to recommend a sidewalk as part of the improvement drawings, and the Final Plat will reflect that recommendation.
2. The applicant will show a sewer easement on the Final Plat.
3. The applicant will show a driveway elevation on the Final Plat.
4. The applicant will provide evidence on the Final Plat that the strip of land on the westerly portion of the property will be conveyed to that property owner prior to Plat recording.

5. The applicant will provide a reciprocal access easement on the shared driveway, and that easement will be memorialized on the Final Plat.

Jim Young seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed subdivision conforms to all of the development standards as set forth in Section 11-17-040.
2. The proposed Schematic Plan meets all of the requirements for a minor plat as determined through the subdivision ordinance.
3. The remaining issues will be addressed more appropriately at Final Plat.

PRESENTATION OF PETITIONS AND REQUESTS:

1000 North Street Vacation

David Petersen said the Planning Commission recommended approval of Alternative A.

Motion:

John Bilton made a motion to approve the Ordinance vacating all but 6 feet of the southern part of the 1000 North public right of way the entire continuous length of said street east of 200 West as measured from the back of curb with the following condition:

1. The vacation will not take place until the abutting property owners are current on all outstanding assessments.

Jim Young seconded the motion which was unanimously approved.

Findings for Approval:

1. It is unlikely that the City will construct a sidewalk on this side of the ROW, but enough space will be set aside for a 6' wide sidewalk if the City decides to do so in the future.
2. A six-foot wide sidewalk handles snow stacking better than a 4-foot wide sidewalk.
3. Most sidewalks in the neighborhood are located at the back of curb with no park strip.
4. Adjacent property owners will realize an increase in square footage for their parcels.

SUMMARY ACTION

Summary Action List

1. Approval of Minutes from November 5, 2014

Motion:

Jim Young made a motion to approve the only item on the Summary Action List. **Cory Ritz** seconded the motion which was unanimously approved.

CONVENE AS THE BOARD OF CANVASSERS

Canvass for the General Election Results

Holly Gadd reported that a General Election was held on November 4, 2014 to vote on a General Obligation Bond (Proposition 4) and a RAP Tax (Proposition 5). Proposition 4 passed with 2443 votes for and 2418 against. Proposition 5 passed with 2596 for and 2316 against. The Voter turnout was 47.98% which is substantially higher than in the past, and both the City and the County believe voting by mail was a significant factor.

Motion:

Brigham Mellor made a motion to approve the Farmington City General Election results and sign the Canvassers letter. **John Bilton** seconded the motion which was unanimously approved.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

- The October Police and Fire Monthly Activity Reports were in the staff report.
- Water Line Break – There was a significant water break on the west side which temporarily shut down Station Park and the County Jail. He credited **Larry Famuliner** for resolving the problem in a timely manner.
- He and the **Mayor** attended a Utah Transportation Coalition meeting (news conference), and each city was asked to donate \$1,000 to support the public relations campaign for potential transportation funding (the WDC is not included). The Council directed him to prepare a Resolution to be approved on December 2nd.
- Title 6 (Business Licenses) – The fee schedule could be altered to raise fees for businesses the City does not approve of, but the action would not hold up in court.
- **Ken Klinker** and **Ralph Gibbons** are concerned about the increasing signage in the City that does not comply with the sign ordinance, and they would like an opportunity to discuss the issue with the Council.
- There are several pending applications for the areas north of Park Lane and west of Station Parkway and abutting the railroad/trail area. He would like to schedule a meeting with the three property owners, two City Council members and two Planning Commission members to discuss the master plan and future transportation needs in the area.
- He and the Mayor attended an EDCUtah meeting with ATK, a company which is planning to split into two corporate entities. One will remain in Virginia, but the other entity, ATK Vista, will manage the recreation-oriented companies and has selected

northern Utah for its headquarters. Centerville and Farmington are both being considered and were asked to submit incentive letters. The GOED recently approved a \$1.4 million grant for ATK Vista). He and the **Mayor** were reluctant to provide a letter prior to talking with the City Council and obtaining additional details from ATK. The Council agreed that it would be prudent to meet with ATK to discuss the possibilities.

Mayor – Jim Talbot

- A giving tree for the Family Connection is located in the lobby, and he encouraged the City Council and residents to purchase gifts for families who in need this year. **Holly Gadd** said each gift should be worth approximately \$20.
- EDCUtah suggested the possibility of having City officials and/or leaders attend the ICSC (International Conference of Shopping Centers) in April 2015.
- There is no update on the design for the roundabout.
- The Council Christmas party will be on December 12, 2014, and the Christmas luncheon for all City employees will be on December 18, 2014.
- The City is accepting applications for open positions on the Planning Commission, and **Brett Gallagher** (who was serving on the Board of Adjustment) has been appointed as a new member of the Commission.

City Council

Brigham Mellor:

- The EDCUtah Christmas party will be held on December 10, 2014.
- He will be unable to attend the meeting on December 2, 2014.

Cory Ritz:

- He asked if The Haws Companies have been following the terms of the Development Agreement, and the City Manager replied that they have.

CLOSED SESSION

Motion:

At 10:05 p.m. **Jim Young** made a motion to go into a closed meeting to discuss property acquisition. The motion was seconded by **Brigham Mellor** and 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 10:40 p.m. a motion to reconvene into an open meeting was made by **Brigham Mellor**. The motion was seconded by **John Bilton** and unanimously approved.

ADJOURNMENT

Motion:

Cory Ritz made a motion to adjourn the meeting. The motion was seconded by **Jim Young** and unanimously approved, and the meeting was adjourned at 10:40 p.m.



Holly Gadd, City Recorder
Farmington City Corporation