

FARMINGTON CITY COUNCIL MEETING
May 21, 2013

WORK SESSION

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

Transfer of Development Rights (TDR) Ordinance

City Attorney **Todd Godfrey** presented information regarding this type of Ordinance and said it has been used frequently with private parties but very seldom with municipalities. The Council discussed various issues related to a TDR Ordinance, and **Mr. Godfrey** counseled the City to be cautious in its approach to a TDR Ordinance.

REGULAR SESSION

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

CALL TO ORDER:

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

The invocation was offered by **Dave Millheim** and the Pledge of Allegiance was led by **Cory Ritz**.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:

Executive Summary for Planning Commission meeting held January 10, 2013

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

PUBLIC HEARING:

General Plan Amendment and/or Zone Change Application – The Haws Companies

City staff informed the Council that The Haws Companies withdrew this request.

PRESENTATION OF PETITIONS AND REQUESTS:

Bountiful/Davis Art Center (BDAC)

Emma Dugal informed the Council that the BDAC is temporarily located at the Davis County Courthouse. Various opportunities include free exhibits, classes for children, workshops, family art nights, and Summerfest which is celebrating its 25th year and will be held August 8-10, 2013. She asked the City to include an announcement in the newsletter, and **Joshua Black** shared additional details.

Introduction of Miss Farmington 2013-14

Stephanie Gallagher introduced the new Miss Farmington for 2013-14, **Jazmin Kitchen**, who informed the Council that her platform is “gaining self confidence”, and she would like to help others take advantage of opportunities in the community to build their self confidence. She lives with her family near the Farmington City Cemetery and plans to attend BYU-Idaho and major in English with an emphasis in creative writing.

Discussion regarding Farmers Market in Farmington

Jessica Bradbury and her family love living in Farmington and would like to have a farmers market. Critical issues include location, the number of farmers who will be involved, which day of the week to use, and advertising. Several farmers on the list of vendors from the utahsown.utah.gov website showed interest in participating. Ogden and Salt Lake City markets are held on Saturdays, Bountiful and the USU Botanical Center in Kaysville markets are held on Thursday nights, and Park City’s market is held on Wednesday nights. **Christy Alexander** confirmed that visibility, parking, and sufficient space for loading/unloading are crucial to the success of a farmers market. Station Park would be a great option, and private donations and/or grants from the federal government are sources of funding for advertising and other costs. The sale of hand-made items and incorporating other activities help with the success of farmers markets. **Mayor Harbertson** volunteered to contact Station Park’s marketing director, **JP Swain**, to obtain feedback regarding the issue.

Introduction of UTA Farmington Station Developer

Michael Christensen, Thackeray Garn Company, developed Sugarhouse Commons, West Bountiful Commons, and South Towne Commons, and UTA has selected them to develop the Farmington Station site. He recently met with CenterCal CEO **Fred Bruning**, and he complimented the City on their efforts with the Station Park Development. The zoning is in place for this 8-acre parcel, and a market study has been ordered. They plan to build residential units and retail shops, and it will have more of an urban feel. The parking will likely be vertical because of the high water table. **Mayor Harbertson** expressed concern that low end housing may adversely affect Park Lane Commons. **Curtis Clayton**, project manager for UTA, said they are very impressed with Thackeray Garn and are excited to develop this property. **John Thackeray** said he has been a developer for many years, and all of the cities he has worked with are pleased with their developments.

ISO Public Protection Summary Report

Fire Chief **Guido Smith** introduced Captain **Jay Barnum** as the newest full-time captain in the fire department. He also reported that the ISO (Insurance Service Office) completed an audit of Farmington's fire protection capabilities and awarded a PPC rating of 5/9. The audit helps the fire department measure areas of success and areas which need improvement.

SUMMARY ACTION:

1. Farmington Bay Warehouse Complex Phase 3 Improvements Agreement
2. Approval of Minutes from May 7, 2013
3. Ratification of Approvals of Storm Water Bond Log

Motion:

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

CONSIDERATION OF ORDINANCES/RESOLUTIONS/AGREEMENTS

Approval of an Exemption to the Temporary Use Provision of the Zoning Ordinance

Carl Freeland said he is an avid user of the Legacy Trail near Red Barn Farm, and Agi's Raw Foods would like to offer healthy trail food, snacks, drinks, etc. to people who use the trail. Their products will be produced off site and transported to the trailhead location, and they are licensed with the State of Utah. **Christy Alexander** feels that it would be a great use for the City. **John Bilton** said the trail is a great asset, but he and **Cory Ritz** agreed that the lack of zoning for the Red Barn and surrounding area has been an issue for several years and they would prefer that this be a temporary use. **David Petersen** advised the Council to approve the exemption for one year and evaluate the situation at that time.

Motion:

John Bilton made a motion to approve an exemption to the Temporary Use of Land Structures provision (Section 11-28-120) of the Farmington City Zoning Ordinance allowed for Agi's Raw Foods to sell their products at a table/stand in the parking lot at Red Barn Farms with the following conditions:

1. The seasonal operation shall be allowed to run solely from 6:00 a.m. until 6:00 p.m., seven days a week from April to October;
2. Only two (2) on-site employees shall be allowed to operate the table/stand at a time;
3. All products shall be made and produced off-site;
4. All operations and sales of Agi's Raw Foods shall be run solely out of the parking lot at Red Barn Farms and shall not take place on the trail and/or City property.
5. The exemption will be valid for the year 2013 at which time the situation will be evaluated.
6. Proper business licenses and/or food handler's permits must be obtained and state requirements must be met.

Dave Millheim confirmed that this approval is not related to the Red Barn issue, and it does not grant standing to an unrecognized zone. **Cory Ritz** seconded the motion which was unanimously approved.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

- The April Building Activity, Police, and Fire reports were included in the staff report.
- He asked the Council if they were comfortable with the draft letter to be sent to the residents regarding water meter changes. Several problematic cases are remaining so the letters will be sent by certified mail, and the City has the legal backing it needs to enforce the issue. The Council approved the plan.
- The City has requested RFPs from garbage service companies and expects Robinson Waste to submit a bid.
- A tax increment letter outlining the payout schedule for Station Park was sent, and a copy was included in the staff report.

Mayor – Scott Harbertson

- He went on a tour of Station Park with **Dave Millheim** and four people from EDCUtah. They were very impressed with the project, and the **Mayor** asked staff to work out the details of adding Station Park to EDCUtah's SURE (Select Utah Real Estate) Sites.
- He reminded **Cindy Roybal** of the Town Hall meeting on Wed., May 22nd.

City Council

Cory Ritz

- He complimented the Police Department for the traffic enforcement they have provided during soccer games in west Farmington.

Cindy Roybal:

- The Trails Committee will be stuffing the utility envelopes with a map of City trails on May 30th.
- She attended a luncheon at the Wight House in Bountiful with **Karma Karren**, Farmington City's 2013 Mother of the Year, and it was a wonderful event.

John Bilton

- He asked about the status of the contract with FABL, and **Dave Millheim** said he would check with the City Attorney.
- He thanked **Neil Miller** and **Colby Thackeray** and their crew for the lighting repairs made on the Bronco and Pony fields.
- He asked for an update on the audit being conducted by **Doug McDonald**. The City Manager said many unidentified subcontractors have been found, but they are still gathering data.

CLOSED SESSION

Motion:

At 8:50 p.m. **John Bilton** made a motion for the Council to go into a closed meeting to discuss actual litigation and property acquisition. The motion was seconded by **Cory Ritz** and 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 9:15 p.m. a motion to reconvene into an open meeting was made by **John Bilton**, seconded by **Cory Ritz** and unanimously approved.

MISCELLANEOUS:

Contract with FABL

The Council discussed several situations that may have caused angst between the City and FABL, and it will be beneficial to have a City Council member on the FABL Board.

UDOT's Decision regarding Western Davis Corridor

Mayor Harbertson met with UDOT and **Mayor Hiatt** of Kaysville to discuss the recent decision regarding the alignment of the WDC. Apparently, a very blatant mistake showed an interchange at Parrish Lane in Centerville rather than at Shepard Lane in Farmington, and the error needs to be amended to show a connection at I-15 and Shepard Lane. **Dave Millheim** said a meeting with the WFRC needs to take place as soon as possible.

ADJOURNMENT

Motion:

At 9:25 p.m. **John Bilton** made a motion to adjourn. The motion was seconded by **Cory Ritz** and unanimously approved.


Holly Gadd, City Recorder
Farmington City Corporation