

## FARMINGTON CITY COUNCIL MEETING

Tuesday, May 3, 2011

### WORK SESSION

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

Mayor Harbertson began the work session at 6:00 p.m., and the following items were reviewed:

#### **(Public Hearing): Villa Susanna Planned Unit Development (PUD) Preliminary (PUD) Master Plan (and PUD Overlay), and Schematic Plan**

David Petersen gave a report on the status of this PUD which was approved by the Planning Commission. He explained that **Frank McCullough** is working with the owner of the property to redevelop this site. An old LDS church building is located on the property and is used as a residence but is in serious disrepair. The Council discussed several issues such as the structural condition of the building, the possibility of using RDA funds to improve the property, the size of the five proposed lots and homes, and traffic issues on both Main Street and 1400 North.

#### **Verizon Option and Land Lease Agreement**

Mayor Harbertson said this Agreement has been sent back and forth between Verizon and the City to amend various details. Residents who live near the proposed site are opposed to having a cell tower in the area. This Agreement does not address how the tower will look—it is only for the lease of the property, and the City would receive an annual rental amount of \$20,000 to be paid annually if approved.

### REGULAR SESSION

*Present: Mayor Scott Harbertson, Council Members John Bilton, Rick Dutson, Cory Ritz, Jim Talbot and Sid Young, City Manager Dave Millheim, City Planner David Petersen, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey*

#### **CALL TO ORDER:**

#### **Opening Comments/Invocation/Pledge of Allegiance**

Mayor Harbertson opened the meeting at 7:10 p.m., welcomed those in attendance, and offered the invocation. The Pledge of Allegiance was led by local Boy Scout **Porter Rowberry**.

#### **Approval of Minutes**

**Motion: Jim Talbot** made a motion to approve the minutes of the April 19, 2011 City Council meeting. The motion was seconded by **Sid Young** and approved by Council Members **Bilton, Dutson, Ritz, Talbot and Young**.

## REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:

### Presentation of “Award of Top Shooter”

**Joel Knapp**, Farmington City Police Department, announced “Top Shooter” awards to **Cory Ritz** and **Kari Dutson**.

### Fire Department Gap Analysis and 5-Year Business Plan

Farmington Fire Chief **Guido Smith** presented a “Gap Analysis and Five-Year Business Plan” for the Fire Department. He stated that the purpose of the study was to identify shortfalls and then create benchmarks and timelines which will help the Department achieve its goals and reviewed the following items:

- Customer Service Needs & Expectations
- Community Hazard Potentials & Community Dynamics
- Department Culture
- Operational Safety
- Personnel Requirements
- Health & Safety
- Staffing
- Training
- Equipment & Apparatus
- Facilities
- Proactive Planning

The **Mayor** thanked **Chief Smith** for the information he provided and said the needs of the Fire Department would be considered. He said several residents have commented on the uniforms and professionalism of the Fire Department Staff.

## PUBLIC HEARINGS:

### (Public Hearing): Villa Susanna Planned Unit Development (PUD) Preliminary (PUD) Master Plan (and PUD Overlay), and Schematic Plan

**David Petersen** explained that in addition to the rezoning of this property, two deviations from the requirements of the underlying zone would need to be made: (1) the homes would front a private parking area and not a street; (2) there are no setbacks from property lines as residents will own only the footprint of the home; all other areas will be held in common by an HOA.

**Public Hearing:** The public hearing was opened at 8:05 p.m.

**Randy Orison**, 1597 Ridge View Circle, represented **Frank McCullough** who was not able to attend the meeting. He said the property is a landmark in Farmington, but because of various circumstances, it has not represented the City in a positive manner. The owner, **Susan Maughan**, and neighbors in the area are in favor of the proposal. He said that **Mr. McCullough** will not be

compensated for his work on this PUD as he is doing this to assist Mrs. Maughan, and he plans to sell the plans to a building contractor.

**Steve Moon**, 641 West 1400 North, lives approximately 100 yards from the subject property, and he informed the Council that **Mrs. Maughan** could not live in this dilapidated building another winter. Many residents in the area are trying to assist her, and he urged the Council to keep her in mind as they make a decision regarding the future of this property.

**Mayor Harbertson** praised **Mr. Moon** for the assistance he has provided to **Mrs. Maughan** through the years, and he closed the public hearing at 8:08 p.m.

The Council agreed that something needs to be done to improve the property, and the following concerns were discussed: the small size of the lots and homes, the cost of demolition which may exceed \$100,000, the possibility of moving the entrance further to the east and of having several of the homes face Main Street, the preservation of a current walkway, the parking area, garbage pickup, the width of the curb, and the process of finding a builder who will comply to the plans. The **Mayor** suggested having a meeting with **Mr. McCullough** next week prior to the budget meeting, and the Council agreed that additional information was necessary.

**Motion: Rick Dutson** made a motion to table this item and to review it again at 5:00 p.m. prior to the City Council budget meeting scheduled for Tuesday, May 10<sup>th</sup>. The motion was seconded by **Jim Talbot** and approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

## SUMMARY ACTION:

### Minute Motion Approving Summary Action List

- **Approval of March Disbursement List**
- **Ratification of Approvals of Construction & Storm Water Bond Logs**

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

## NEW BUSINESS:

### **Verizon Option and Land Lease Agreement**

**Motion: Jim Talbot** made a motion to deny the request for the **Mayor** to sign the Verizon Option and Land Lease Agreement. The motion was seconded by **Sid Young** and approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

### **Adoption of the Tentative Budget for Fiscal Year 2011-2012**

City Finance Director **Keith Johnson** presented the following key elements of the proposed 2011-2012 tentative budget:

- A pay increase for City employees;
- The hiring of two additional Firemen;

- The purchase of a new fire truck;
- The hiring of a new police officer;
- The deputy recorder/secretary position will be filled;
- The purchase of street lights owned by Rocky Mountain Power;
- An increase of \$300,000 for street maintenance above that recommended by staff in the draft budget.

**Mr. Johnson** reported that the City is in good financial condition, and even with these additions to the budget, the fund balance will be higher than ever before for the following year. He said that the executive staff and elected officials will continue to make long-term goals to ensure that the City remains fiscally prudent.

**Motion: Sid Young** made a motion to approve the Resolution adopting the Farmington City tentative budget for the fiscal year ending June 30, 2012 and to set the public hearing date for June 7, 2011. **Rick Dutson** seconded the motion which was approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

## DISCUSSION ITEMS:

### Miscellaneous Subdivision and Zone Text Amendments

**David Petersen** reported that during the day-to-day administration of the City's Zoning and Subdivision Ordinance each year, staff makes a "wish list" of amendments which are then presented to the Planning Commission and the City Council for consideration. The Planning Commission approved most of the amendments at their meeting on April 14, 2011; they tabled a recommendation for the proposed amendment to Chapter 17 of the Zoning Ordinance for further input from the Historic Commission and to consider increasing the number of acceptable buildings materials for use in the OTR zone. **Mr. Petersen** reviewed the various amendments and informed the Council that there will be a public hearing on May 17, 2011 at which time the Council may take action on the items or provide additional direction to staff.

### Past and Present Development Agreements

**David Petersen** explained that the Planning Department is in the process of developing a Development Agreement Matrix to determine the status of agreements which have been entered into by the City and various developers since 1994. He said similar matrixes are planned for the hundreds of subdivisions, conditional uses, site plans, and bond agreements which were approved during the same time period. It is a daunting task and will require many hours from City staff, but their goal is to provide a concise, living matrix which will illustrate the status and approval of each active agreement. The matrix will change in size as requirements are completed and documents are added.

## GOVERNING BODY REPORTS:

### City Manager Report

- He referred to the list of upcoming agenda items included in the packet.

- A meeting with **Howard Kent** to discuss conservation easement/open space requirements regarding his Spring Creek development will be held on May 10<sup>th</sup> at 4:00 p.m.
- Budget work sessions will be held on May 10<sup>th</sup> and May 24<sup>th</sup> at 6:00 p.m.
- A meeting will be held with **Frank McCullough** to discuss the Villa Susanna PUD at 5:00 p.m. on May 10<sup>th</sup>.
- He met with **Dave Freed** of Lagoon, and it was a productive meeting.

### Mayor Harbertson

- A meeting with **Garbett Homes** will be scheduled on either May 5<sup>th</sup> or May 6<sup>th</sup> at 8:00 a.m., and **Jim Talbot** and **John Bilton** agreed to attend.
- The **Mayor** thanked the Council for attending the meeting with Henry Walker Homes regarding the Tuscany Village development.
- He attended a meeting with UDOT in which several ideas for the Western Davis Corridor were discussed. He said that no matter what route UDOT chooses, it will be a difficult time in Farmington, and some residents may lose their homes.
- The grand opening for Harmons on May 2<sup>nd</sup> was a great event for Farmington.
- The **Mayor** asked for a nomination of a Council Member to serve on the Utah League of Cities and Towns Policy Committee in 2012. **Sid Young** has served on the Committee for 6 years, and his term ends in 2011. There is a lunch meeting each a month in North Salt Lake, and during the legislative session, there is a lunch meeting every Monday. No Council Member expressed a desire to participate.
- He asked City staff to draft a letter to Zions Bank regarding a donation for the Memorial.

### Jim Talbot

- The Trails Committee is planning a 5k run during Festival Days, and he asked that the Committee be required to obtain proper approval for the route respecting the crossing of private property. **Mr. Millheim** said he would follow up on the request.

### Sid Young

- He said the letter to **Mr. Stringfellow** was worded well.

### Cory Ritz

- He asked the Police Department to install a speed wagon on 650 West.
- A resident reported that at least a third of the lights on the baseball field near Knowlton Elementary need to be replaced. **Mr. Millheim** said he would inform **Neil Miller**, and wet weather has delayed repairs such as this.

### Rick Dutson

- He requested that a letter signed by the City Council be sent to UDOT to request improved signage on Park Lane where the four sequential signal lights are located.

### John Bilton

- He reported that the Harmons store was still full of people on Monday night, and store manager **Reagan Puffer** said it was the best grand opening they have had.
- He said there are lights which are burned out on the Bronco field. **Mr. Millheim** said he would inform **Neil Miller** about both baseball fields, and wet weather has delayed repair on projects like this.
- He asked for an update on the Old Farm development, and **Rick Dutson** reported on an open house he attended in which some of the following concerns/possibilities were discussed: (1) the treatment of the backs of homes on Main Street, (2) additional green space; (3) additional parking; (4) sidewalks on both sides of the street; and (5) the location of parking pods.

### **CLOSED SESSION**

**Motion:** At 10:00 p.m. **John Bilton** made a motion to adjourn to a closed session to discuss the character, professional competence or physical or mental health of an individual and/or other reasons permitted by law. The motion was seconded by **Cory Ritz** 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.

  
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**Scott C. Harbertson**, Mayor

**Motion:** At 10:25 p.m. a motion to reconvene into an open meeting was made by **Rick Dutson** and seconded by **Sid Young**. The motion passed with Council Members **Bilton, Dutson, Ritz, Talbot** and **Young** all voting in favor.

### **ADJOURNMENT**

**Motion:** At 10:25 **Rick Dutson** made a motion to adjourn the meeting. The motion was seconded by **Jim Talbot**, and it was approved by Council members **Bilton, Dutson, Ritz, Talbot** and **Young**. The meeting was adjourned at 10:25 p.m.

*Holly Gadd*

**Holly Gadd**, City Recorder  
Farmington City Corporation

11/11/11

