

FARMINGTON CITY
CITY COUNCIL AND PLANNING COMMISSION JOINT MEETING
Thursday, April 28, 2011

WORK 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 Attorney Todd Godfrey and Recording Secretary Cynthia DeCoursey. Planning Commission Members did not attend the work session.

Mayor Harbertson began the work session at 7:05 p.m.

CLOSED SESSION (City Council)

Motion: Cory Ritz made a motion that the City Council adjourn to a closed session to discuss potential litigation and/or other reasons permitted by law.

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

REGULAR SESSION (City Council and Planning Commission)

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 Attorney Todd Godfrey, Planning Commission Chairman Randy Hillier, Vice Chairman Jim Young, Commissioners Brett Anderson, Rick Draper, Kris Kaufman, and Michael Wagstaff, and Recording Secretary Cynthia DeCoursey. Commissioners Steve Andersen, Michael Nilson, and Nelsen Michaelson were excused.

Mayor Harbertson began the meeting at 7:40 p.m. and welcomed members of the Planning Commission.

OTHER BUSINESS

Discussion with Dixon & Associates and Castlewood Development regarding site design and proposed apartments to be located on the southwest corner of Clark Lane and 1100 West

Mayor Harbertson said there were no representatives from Dixon & Associates in attendance to discuss these site plans, and the item was removed from the agenda.

Consideration of an Ordinance establishing temporary zoning regulations pertaining to the acceptance of certain specified land use applications in those areas of the City having a General Plan Land Use designation of Transportation Mixed Use and Class A Business Park, and in those areas having a zoning designation of Residential Mixed Use, Commercial Mixed Use, Office Mixed Use, General Mixed Use and Transit Mixed Use and Large Residential and R-4 West of I-15.

Mayor Harbertson explained that a great deal of time and effort has been expended by City staff and City officials during the last four years to address these zoning issues. Because the climate of development has changed significantly, the City is proposing this Ordinance which will allow additional time to adequately address the future plans of Farmington.

City Manager **Dave Millheim** stressed the importance for the Planning Commission and the City Council to work together to address zoning modifications and concerns related to the City's General Plan. The approval of the Ordinance will not affect any ongoing projects.

City Attorney **Todd Godfrey** pointed out that in early 2009, the City adopted mixed use districts and Chapter 18 of the Zoning Ordinance which replaced the previous TOD (transit-oriented development) Ordinance. The economic downturn occurred shortly thereafter, and development was impacted greatly. It is vital for Farmington to create development which will be sustainable and successful for both developers and the City. Two key reasons for the Ordinance are: (1) the City is currently gaining momentum (which should not be stopped); and (2) there is concern that the ordinances the City has in place are not promoting the kind of sustainable development the City needs. He emphasized that this action will allow the City to gather data and create a better model which will benefit everyone involved.

Mayor Harbertson said he met with staff to discuss the Ordinance, and he is in favor of the action. He asked if there were any questions and or comments. The general view among the Council and the Commission was that the City will have a better product following additional study and research, and the process will help Farmington to experience quality growth. They agreed to review the issues carefully prior to making decisions related to the City's transportation uses.

Developer **Rich Haws** said he approves of the Ordinance and would like to see the zoning regulations tightened up through the use of consultants who will be able to assist in determining appropriate and sustainable housing.

Motion: **Cory Ritz** made a motion to adopt the Ordinance to establish temporary zoning regulations as outlined in the preamble to the Ordinance. The motion was seconded by **Sid Young** and approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

Miscellaneous

- **David Petersen** said the D&RG trail will be opening soon, and the Trails Committee suggested having a ribbon cutting ceremony on June 4, 2011 which is National Trail Day. The **Mayor** said the issue will be discussed at a community meeting on Thursday, May 5, 2011.
- **Mayor Harbertson** informed the Council and the Commission that the new Harmons store in the Station Park development has invited them to a VIP Tour and Cooking Class in May. Also, the store opening and ribbon cutting will be held at 10:00 a.m. on May 2, 2011.

ADJOURNMENT

Motion: Rick Dutson made a motion to adjourn the meeting. The motion was seconded by **Jim Talbot** and approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**. The meeting was adjourned at 8:30 p.m.

Holly Gadd, City Recorder
Farmington City Corporation