

**FARMINGTON CITY COUNCIL MEETING
NOTICE AND AGENDA**

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, June 4, 2013, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

SUMMARY ACTION:

7:05 Minute Motion Approving Summary Action List

1. Approval of Minutes from May 21, 2013
2. Facility Use Agreement with Farmington Area Baseball League (FABL)

GOVERNING BODY REPORTS:

7:15 City Manager Report

1. Future of Clark Lane

7:20 Mayor Harbertson & City Council Reports

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session for property acquisition.

DATED this 30th day of May, 2013.

FARMINGTON CITY CORPORATION

By: 
Holly Gadd, City Recorder

***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.

CITY COUNCIL AGENDA

For Council Meeting:
June 4, 2013

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

It is requested that Mayor Scott Harbertson give the invocation/opening comments to the meeting and it is requested that Council Member Jim Talbot lead the audience in the Pledge of Allegiance.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

CITY COUNCIL AGENDA

For Council Meeting:
June 4, 2013

S U B J E C T: Minute Motion Approving Summary Action List

1. Approval of Minutes from May 21, 2013
2. Facility Use Agreement with Farmington Area Baseball League (FABL)

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

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

DRAFT



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
CORY R. RITZ
CINDY ROYBAL
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Closed Meeting Staff Report

To: Honorable Mayor and City Council
From: Neil Miller, Parks and Recreation Director
Date: May 28, 2013

**SUBJECT: FACILITY USE AGREEMENT WITH FARMINGTON AREA
BASEBALL LEAGUE (FABL)**

RECOMENDATION

1. To have Council review the updated agreement with FABL, include any changes they might see necessary and then sign the new Facility Use Agreement.
2. Appoint a member of City Council to meet with City Staff and FABL to discuss the agreement.

BACKGROUND

As you are all aware because of situations that came up in March regarding FABL's use of trash receptacles, we referred to our existing Facility Use Agreement with FABL which was last signed in October of 2004. It was discovered that there were some sections that needed to be added or updated. Parks & Rec staff, along with the Mayor, met with board members of FABL to discuss the needed changes to the agreement. After reviewing the recommended changes Management then gave input on some additional changes to make. Tom Godfrey, Legal Counsel for Farmington City, was then contacted to make the necessary changes which have since been returned to Staff completed.

Respectfully Submitted

Neil Miller
Parks and Recreation Director

Review and Concur

Dave Millheim
City Manager

FACILITIES USE AGREEMENT

THIS AGREEMENT is made and entered into as of the _____ day of _____ by and between FARMINGTON CITY, a municipal corporation of the State of Utah, hereinafter referred to a "City" and FARMINGTON AREA BASEBALL LEAGUE, INC., a Utah non-profit corporation, hereinafter referred to as "User".

RECITALS:

WHEREAS, User desires to utilize certain City property and facilities comprising the baseball diamonds, lights, rest rooms and related facilities located with the Main City park located at 142 South Main Street and Shepard Lane Park located behind the Knowlton Elementary School at approximately 1059 North 700 West for the purpose of operating a supervised youth baseball league during the baseball season; and

WHEREAS, the City is willing to permit User to utilize the baseball diamonds and related facilities described above in accordance with the terms and conditions herein provided; and

WHEREAS, the parties desire to reduce their understanding and agreement to writing.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Permit Term, Hours of Use.** During the term herein set forth, and subject to the conditions and restrictions described in this Agreement, the City hereby agrees to permit User, on a non-exclusive basis, to utilize the baseball diamonds and related facilities located at the Main City Park at 142 South Main Street, the baseball diamond and related facilities located at the Shepard Lane Park located behind Knowlton Elementary School at approximately 1059 North 700 West and the Farmington Community Arts Center located at 120 S Main beginning in April and continuing to and through July 31 of each year of the term of this Agreement, as follows:

Main Park: 4:00 p.m. - 10:00 p.m. Monday thru Friday and
8:00 a.m. - 10:00 p.m. on 2nd and 4th Saturdays

Shepard Park 5:00 p.m. - 11:00 p.m. Monday thru Thursday
8:00 a.m. - 6:00 p.m. on Saturdays

Community Center Use of center for one day prior to the start of the FABL season to be used for team uniform distribution.

User also agrees to provide to the Parks Superintendent, in writing (email, typed or handwritten), no later than the third working Monday in April by 5:00 p.m., all game schedules for its leagues. In addition, in the event of any and all schedule changes, User agrees to provide a list of the changes, in writing (email, typed or handwritten), to the Parks Superintendent, no later than 48 hours prior to the date being changed.

Farmington City and the User agree, on or before March 1 of each year of the term of this Agreement, to conduct an annual review meeting to discuss the previous season and review the needs for the upcoming season. A deposit balance review will also be conducted and an invoice provided to the User to replenish the deposit in the event that any amount has been deducted over the previous season.

2. **Consideration.** In consideration for the use of the City's facilities, User hereby agrees to pay to the City the sum of \$2,000 for each year during the term of this Agreement. Payment shall be made on or before March 15 of each year of the term of this Agreement. The fee shall be utilized by the City to cover the administrative costs associated with User's use of the facilities. In addition, User agrees to allow the City to appoint one City representative to serve as an ex-officio member of the User's Board to represent City interests and to foster continued communication between the parties.

3. **Maintenance.** The parties hereby acknowledge that the real property comprising the baseball playing fields together with the improvements and fixtures attached thereto such as backstops, dugouts, benches, etc., are owned by the City. These facilities shall not be modified without express permission of the City. Baseball uniforms and baseball equipment such as bats, balls, masks, batting cages, and the outfield fence located at the Main City Park, etc., shall be owned by the User. During the term of this Agreement, maintenance and repair of the baseball playing fields and related facilities shall be provided as follows:

a. The City shall provide mowing and watering the lawn areas and shall provide garbage pickup from designated City receptacles (dumpsters located in parking lots.). The City agrees to provide to the User a total of 20 garbage receptacles for use throughout the season. The User agrees to pay for the damage or replacement cost on all damaged receptacles, to be deducted from the deposit. The User assumes responsibility to deliver all trash cans curbside, on the designated trash pick up day, for each location. The City agrees to pay the cost of electricity. The City cannot and shall not be responsible for disruption of games caused by irrigation or field maintenance when User fails to submit all playing schedules by 5:00 p.m. on or before the third Monday in April.

b. During the baseball season the User hereby agrees to furnish all labor and materials necessary to properly prepare the baseball diamonds and related facilities used by it for League play. However, the City does agree to assist User with field preparation during an organized "preparation day" jointly scheduled by the User and City.

4. **Ball Diamond Lighting.** The City agrees to provide field lighting acceptable to the

City and pay the cost thereof for those nights approved in any agreement for special events approved by the City. Farmington City agrees to conduct a pre-season lighting review each year, with the User, no later than April 1st to determine any lights which need to be replaced or repositioned. Farmington City agrees to replace and reposition any necessary lights.

5. **Supervision and Regulations.** All persons utilizing the baseball facilities shall at the times specified in this Agreement be supervised by the User and responsible adults designated by the user who shall be identified upon request to the City's personnel. The designated "responsible adult" must be either a FABL board member or league trained site supervisor over the age of 18. The User and all persons responsible for providing such supervision shall obey any reasonable directions or instructions of personnel of the City and shall comply with all applicable rules and regulations of the City, (inclusive of not permitting alcoholic beverages on City property or allowing personal vehicles to park outside of designated parking areas) where the same apply to the User and User's activities. From time to time the User may identify a need to temporarily park on the grass, located near the shed, in order to deliver necessary supplies. In the event this need is identified, notification must be sent in writing (email, typed or handwritten) to the Parks Superintendent. For good cause, the Parks Superintendent shall have the authority to prevent vehicles from driving and parking on the grass, or may restrict such activities. If there is an instance where damage is caused, the labor and replacement cost of the damaged area will be deducted from the existing deposit. All employees, supervisors, and representatives of the User shall adhere to appropriate safety and legal requirements in operating any equipment, machines or in performing any duties required of the User under this Agreement. Lights on the playing fields shall be turned OFF by User no later than 10:00 p.m. at the Main City Park and 11:00 p.m. at the Shepard Lane Park.

6. **Deposit, Damage and Cleanup.** The User hereby agrees to deposit with the City the sum of \$5,000 to be utilized as a deposit to assure User's maintenance and clean-up responsibilities under the terms of this Agreement and to insure User's liability for any damage to City facilities. User shall pay or replenish the \$5000 deposit to the City by March 15th of each year. The User shall assure the playing fields and related facilities are prepared, maintained and used in a safe, prudent and responsible manner and only for their usual and intended purposes, and User shall be liable for any damage (other than ordinary wear and tear) resulting to the City's property and related facilities caused by either User or by persons whom User is responsible for supervising. The User shall leave the property and facilities in a clean and orderly condition. All trash deposited on the fields as a result of User's activities shall be gathered on a daily basis by the User from the grounds and deposited in dumpsters or trash receptacles provided by the City. In the event City personnel are required to collect garbage from the facilities due to User's failure to pick up garbage, the actual costs to the City shall be deducted from the \$5000 deposit to pay for such service. Such deduction shall be based on actual time spent by City personnel, charged at the rate of \$20 per each man hour required. Additionally, in the event of damage, the User agrees to pay the actual cost to repair any damaged area, equipment or facility. In the event that Farmington City deems it necessary to make a deduction from the deposit for damages, repairs, or violations, it is agreed that the Parks Superintendent will notify the User when the damage is

known. Any remaining portion of the deposit will roll over to the next seasons deposit.

7. **Sponsorship.** The User shall not represent or imply that the City in any way sponsors or endorses the activities for which the playing fields and facilities are to be used by User.

8. **Improvements and Signage.** No improvements or signage shall be constructed or installed by the User on the City's property without the prior written consent of the City being first obtained. No changes in any existing improvements, other than repair and maintenance of the fields and similar activities, shall be made unless formal approval from the City is received after submission of plans and drawings in accordance with City rules and regulations. No signs shall be constructed or located on the City's property without obtaining a permit from the City prior to construction.

9. **Concessions.** The City hereby grants the User the non-exclusive right during the periods of baseball play specified in this Agreement to operate a concession wagon to be located only at Shepard Lane Park upon the City's property during the hours specified in this Agreement. User hereby agrees to abide by and comply with all applicable ordinances, rules, and regulations pertaining to food handling and operations of the concession facilities including all applicable requirements of the Davis County Board of Health. The concession wagon shall be independent of any City operations and the City shall have no financial or legal responsibility for any actions, activities or operations of the concession wagon. User shall be responsible to store and maintain the concession wagon in accordance with applicable law.

10. **Insurance and Indemnification**

a. **Insurance.** The User shall provide and maintain, during the term of this agreement, at User's sole cost and expense, comprehensive general liability insurance coverage to insure against all claims which arise from operation or performance of the User's program and activities covered by this Agreement. The single limit coverage applying to bodily and personal injury liability or property damage shall be not less than \$1,000,000. This policy shall contain an endorsement listing the City and its officers, employees, and representatives as additional insureds. User will obtain and maintain any casualty or other insurance deemed desirable by User to protect User's equipment and property. The City shall have no liability for loss or damage to any property of the User at any time.

b. **Indemnification.** User expressly agrees to indemnify, defend, and hold the City, its officers, employees, and representatives free and harmless from and against any and all loss, liability, expense, claims, costs, suits, and damages, including attorney's fees arising out of any negligence of the City, its officers, employees, agents, and representatives in performing any of the City's obligations under this Agreement.

11. **Non-Exclusive Use.** Nothing herein shall prevent the City from allowing use of the

City parks specified herein, the baseball diamonds and related facilities by others as determined by the City, provided that such use shall not unreasonably interfere with the use thereof by the User as permitted herein. The City and the User shall cooperate to ensure coordination and equitable use of the facilities by other persons and recreation programs.

12. **Termination.** Either party may terminate this agreement upon giving thirty (30) days written notice to the other party.

13. **Assignment and Amendment.** No amendment or modification of this Agreement shall be of any force or effect unless set forth in writing and signed by the parties thereto. The User shall not assign, rent, trade or transfer any rights under this Agreement.

14. **Entire Agreement.** This Agreement between the parties hereto contains the entire understanding and agreement of the parties with respect to the subject matter herein contained and no prior or contemporaneous agreements, promises, representations, or understandings which are not contained herein with respect thereto shall be of any force or effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their duly authorized representatives as of the day and year first hereinabove written.

FARMINGTON CITY

By: _____
Scott C. Harbertson, Mayor

ATTEST:

Holly Gadd, City Recorder

FARMINGTON AREA BASEBALL LEAGUE

By: _____
Its: _____

CITY COUNCIL AGENDA

For Council Meeting:
June 4, 2013

SUBJECT: City Manager Report

1. Future of Clark Lane

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

Zimbra

hgadd@farmington.utah.gov

Fwd: DRC Minutes

From : Dave Millheim <dmillheim@farmington.utah.gov> Fri, May 17, 2013 10:25 AM
Subject : Fwd: DRC Minutes  1 attachment

To : John Bilton <jbilton@centershift.com>, Scott Harbertson <scottharbo@msn.com>, Cory Ritz <critz@foragegenetics.com>, Cindy Roybal <cindyroybal@gmail.com>, Jim Talbot <hjtalbot@comcast.net>, Jim Young <youngjm@ldschurch.org>

Cc : Dave Petersen <dpetersen@farmington.utah.gov>, Tim Taylor <ttaylor@wcecengineers.com>, Holly Gadd <hgadd@farmington.utah.gov>

Mayor and Council -- FYI -- DRC minutes for this week. One item of note is the first project discussed (Henry Walker Homes). This is for the Amenti property just west of the the Fairgrounds. I believe the parcel is about 15 acres and the proposal is for about 130 units of varying types. We are going to put on a future work session discussion the question of the future of Clark Lane on the north side of this parcel because there is an important transportation element question which should be resolved sooner than later. Dave, Tim & Holly -- Get this scheduled for a work session soon. If the schedule is already full for a work session, get this on the June 4th regular meeting as a discussion item. We do not need the detailed site plan since that is a work in process. I want both Tim and Dave P. to weigh in with a memo and/or map of keeping the road open, partially open, etc. and the pros and cons. Somewhere along the way a large miscommunication happened which needs resolution before CRS finishes the roundabout design.

Thanks all.

Dave Millheim
City Manager
801-939-9203

From: "Cathy Rice" <crice@farmington.utah.gov>
To: "Abe Wangsgard" <awangsgard@farmington.utah.gov>, "Christy Alexander" <calexander@farmington.utah.gov>, "Dave Petersen" <dpetersen@farmington.utah.gov>, "Eric Miller" <emiller@farmington.utah.gov>, "Guido Smith" <gsmith@farmington.utah.gov>, "Ken Klinker" <kklinker@farmington.utah.gov>, "Larry Famuliner" <lfamuliner@farmington.utah.gov>, "Ray White"

Farmington Development Review Committee
Minutes
May 14, 2013

In Attendance:

Scott Parsell	Benchland Water
Ray White	Farmington City
Abe Wangsgard	Farmington City
Larry Famuliner	Farmington City
Paul Hirst	CRS Engineers
Leslie Mascaro	Henry Walker Homes
Eric Winters	Henry Walker Homes
Phil Holland	Henry Walker Homes
Benson Whitney	Henry Walker Homes
Ken Klinker	Farmington City
Paul Hayward	Farmington City
Jill Houston	Central Davis Sewer
Christy Alexander	Farmington City
George Chipman	Trails Committee
Dave Millheim	Farmington City
Dave Petersen	Farmington City

Minutes:

Appointments:

Henry Walker Homes – Phil Holland, Leslie Mascaro – Amenti property

They are proposing a development that would have three different product types. The outside units are live, work or live flex base. It is a home that could have a store front or office front on the bottom level. The center units are townhomes. The other units are single family detached townhomes. It is unsure what will happen to Clark Lane. The traffic engineer is recommending leaving it open as a local street. If Clark Lane is abandoned they need 3 entrances on 1100 West. The Sewer District may have problems with capacity. They may need a larger line installed. There will be 130 units. Mixed use buildings will need fire sprinklers in the residential area. In place of onsite detention of storm water it may be possible to use existing culverts under the railroad tracks. No problem with water capacity. Road width was discussed. Single family units will be 3 stories. Anything over 2 stories will require fire sprinklers. None of these units will have basements. A new flood plane study is being done that may include this area.

New Projects:

Project Review:

CITY COUNCIL AGENDA

For Council Meeting:
June 4, 2013

SUBJECT: Mayor Harbertson & City Council Reports

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.