

FARMINGTON CITY COUNCIL MEETING

August 2, 2016

WORK SESSION

Present: Mayor Jim Talbot, Council Members Brett Anderson, Doug Anderson, John Bilton was on via phone at 6:24, Brigham Mellor, City Manager Dave Millheim, City Development Director David Petersen, Associate City Planner Eric Anderson, Parks and Recreation Director Neil Miller and Recording Secretary Katie Gramse. City Recorder Holly Gadd was excused.

600 North Street Vacation

Eric Anderson, explained to the City Council members of the recent vacation of 600 North. 18' of Right of Way (R.O.W.) to the west of the Dry Well Estates has already been vacated. After the City completes the R.O.W. that the applicate wants finished, the City will still have a remaining 66' of R.O.W. In the event the City would need to widen the road, they would have enough room to do so. This vacation will extend the property and match the curb, gutter, and park strip. The City put a notice in The Davis County Clipper, to make the public aware of the vacation and to notify the community of the public hearing, which ran for 4 weeks.

Oakridge Farms Plat Amendment

Cory Ritz joined this session at 6:34 pm.

Eric Anderson said the Silver Hollow subdivision, which was purchased by Ivory Homes from Jared Jeppson, and the Rick Jeppson property wants to conjoin the two subdivisions on a center boundary line. The applicant hopes that moving the property line will allow a cleaner look and beautify these two properties and surrounding subdivisions. **Eric Anderson** also mentioned to the City Council that the City sent out a flyer to the property owners who live in those subdivisions. The owners would have 10 days to protest the amendment, and if none protest, there is no need for a public hearing. Even though the City did not receive any protests, the Council decided to hold a public hearing regardless.

Street cross Section Modification Proposal for Residences at Farmington Hills Road

Brigham Mellor joined this session at 6:45 pm

Eric Anderson said the residences at Farmington Hills street cross-section would like to have the west side of the street mirror that of the east side with having curb, gutters, and sidewalks. If this proposal would pass, there would still be room for a park strip. The Council posed many questions and concerns regarding payment for this construction, having to cross-over the street for "a better view," and how the cut and fill of the land might interfere with the construction.

The applicant will not be able to make the public hearing tonight, and because of the concerns and questions the Council has for this development, they feel it best to table this proposal for tonight.

Mayor Talbot and Council Reports

The **Mayor** invited councilmen **Brett Anderson** and **Doug Anderson**, to talk about their discussion with **Representative Brad Wilson** concerning UDOT and the West Davis Corridor (WDC). The Council is not happy with this freeway; however, it seems the Glover Lane alignment is UDOT's preferred alignment at this point. **Brett Anderson** asked if there would be any interest in moving the preferred alignment off of Glovers Lane. UDOT said they have no interest in changing it. **Doug Anderson** said with this question answered he feels the focus of the Council needs to change their focus and see how to make this road as pretty as possible so it will fit into the small town feel of Farmington City. Although **Doug Anderson** wants to be clear, he is not in favor of this road.

Brett Anderson asked **Representative Wilson** about "The Hill's" preferred alignment of the WDC. **Representative Wilson** said "The Hill's" preferred alignment is also Glovers Lane and it seems not any of the representatives are interested in changing the alignment.

The Council members discussed what options were remaining regarding the alignment of the WDC. The Council discussed the 4F designation but they determined they are not sure if they should pursue it at this time.

REGULAR SESSION

Present: Mayor Jim Talbot, Council Members Brett Anderson, Doug Anderson, John Bilton via phone, Brigham Mellor, Cory Ritz, City Manager Dave Millheim, City Development Director David Petersen, Associate City Planner Eric Anderson, Parks and Recreation Director Neil Miller and Recording Secretary Katie Gramse. City Recorder Holly Gadd was excused.

CALL TO ORDER:

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

The invocation was offered by **Brigham Mellor** and the Pledge of Allegiance was led by **Jake Needham** a participant from the Boy Scouts of America.

Mayor Jim Talbot welcomed the Youth City Council member **Samuel Marsden**.

PUBLIC HEARINGS:

Festival Days Follow-up

Kristin Harbertson was unable to make it tonight, but **Mayor Talbot** and the City Council members wanted to thank her for her service in a successful Festival Days week.

Stefanie Gallagher was present for **Kristin Harbertson** and she gave a brief description of the event and told of the successful turnout the Festival had this year. **Stefanie Gallagher** said she felt a large part of the turnout was due to the gym opening as they had 3-on-3 basketball and introduced pickleball for the first time. **Stefanie Gallagher** expressed her gratitude towards **Mayor Talbot** and City Council members for their support and participation in this event.

Stefanie Gallagher asked the City Council to make suggestions, ask questions, and to share ideas on how to improve Festival Days for the following year. The Council asked questions regarding the turnout, how the turnout may be affected due to July 4th falling on a Monday, and if the 3 on 3 basketball tournament had age brackets? **Stefanie Gallagher** and **Neil Miller** answered their questions. Yes there was a good turnout, but feel they need to find better ways in letting the community know about the Festival. The Festival did not have any repercussions due to the 4th of July festivities as they coincided nicely with the events. The 3-on-3 basketball did have age brackets, which worked out really nicely, and the kids had a lot of fun.

The Council members also gave feedback on the variety and greatness of the food trucks and entertainment, particularly the outdoor movie selection.

Overall, the City Council had a great experience and felt like the Festival was very successful and expressed their appreciation to **Stefanie Gallagher** and **Neil Miller** and the Parks and Recreation department for their hard work.

Tri-City Home and Garden Show Recognition

Karen Rigby explained that there were 14 homes that volunteered in this event from the Fruit Heights, Kaysville, and Farmington areas. The public was notified through flyers, the City newsletters, and via email. **Karen Rigby**, also started a website www.kaysvillegardens.com where the public can view a slideshow of the various participates and gather ideas for their own yards. The website received over 1,000 hits. The Garden Show hopes to have a higher turnout in the years to come. This home and garden show will fall under the Parks and Recreation department.

The Mayor, City Council, and staff wanted to recognize the following individuals for their participation in this event: **Brett and Elaine Stevens**, **Brad and Lisa Heirtz**, **Scott and Maureen Stole**, and **Elisa Lovel**. They also thanked **Karen Rigby** for her hard work in this project.

600 North Street Vacation

Eric Anderson explained, that the Dry Well Estates was approved about a year ago and as part of the approval, the applicant requested a street vacation of 18' of Right of Way. (R.O.W.) The R.O.W. vacation would mirror the existing width to the west. Sidewalks and curbs and gutter are in place and will lead into the Dry Well Estates subdivision. This R.O.W. will still be approximately 66' and have more than ample room for a R.O.W. in the future.

Mayor Jim Talbot opened the public hearing at 7:41 p.m.

No comments were received.

Mayor Jim Talbot closed the public hearing at 7:41 p.m.

Motion:

Brett Anderson made a motion that the City Council approve the enclosed ordinance and vacate approximately 18' of the southern part of 600 North Street R.O.W. the entire continuous length of said street along parcels 070200040 and 070200039 as described in Exhibit "A" of the enclosed Enabling Ordinance, subject to all applicable Farmington City ordinances and standards.

Findings for Approval:

1. The requested street vacation is consistent with other vacations on the south side of 600 North to the west.
2. Because 600 North is a local road, a 56' right-of-way is all that is required, however, the requested street vacation would still provide more than enough right-of-way (66') in the future if the street were ever widened.
3. The sidewalk, curb, gutter, and park strip improvements were required as part of the Dry Well Estates metes and bounds subdivision, and have been installed and inspected to meet City standards.

Doug Anderson second the motion, which was unanimously approved.

Oakridge Farms Plat Amendment

Eric Anderson said the applicant John Rick Jeppson proposed that the boundary line between the Silver Hollow Subdivision and his boundary line be moved to the center line of Haight Creek. This plat amendment will make this area cleaner.

As required, **Eric Anderson** said a 10-day notice of protestation is mailed to every property owner within the subdivision. This allows property owners time to voice concerns over the proposal. If protests are not received after 10 days, there is no need for a public hearing. As a matter of custom, the Council usually holds a public hearing regardless.

Mayor Jim Talbot opened the public hearing at 7:45 p.m.

No comments were received.

Mayor Jim Talbot closed the public hearing at 7:45 p.m.

Motion:

Cory Ritz made the motion that the City Council approve the Jeppson/Oakridge Farms Subdivision Plat Amendment as set forth herein. **Doug Anderson** seconded the motion, which was unanimously approved.

Street cross Section Modification Proposal for Residences at Farmington Hills Road

The City Council and staff would like to look at more information regarding this proposal and feel it would be best to table this proposal at this time since the applicant was not able to attend this meeting.

Motion:

Brigham Mellor made the motion to table the proposal of Street Cross Section Modification Proposal for Residences at Farmington Hills Road at this time. **Cory Ritz** second the motion, which was unanimously approved

Chestnut Farms Phases IV and V Rezone Application

The applicant was unable to attend this meeting and requested the City Council table this proposal.

Motion:

Brigham Mellor made the motion to table the proposal of Chestnut Farms Phase IV and V Rezone application at this time. **Cory Ritz** second the motion, which was unanimously approved.

Minute Motion approving Summary Action List

1. Silver Hollow Open Space Waiver
2. Davis Creek Subdivision Open Space Waiver
3. Approval of Minutes from July 19, 2016

Mayor Talbot, went over these action items in the previous City Council meeting on July 19, 2016; however, due to the absence of council members, they were unable to make a motion on item as at least 4 City Council members must be in attendance to vote on open spike waivers.

Motion:

Brett Anderson made the motion to approve the Summary Action items list 1-3. **Brigham Mellor** second the motion, which was unanimously approved.

GOVERNING BODY REPORTS:

City Manager-Dave Millheim

1. He asked for 2 council members to attend a UTA work session on one of the following days: August 29th, August 30th, or August 31st. **Mayor Talbot** and 2 City Planners will be attending this session for multiple days.
2. **Bob Springmeyer** the City's Economic Consultant is working with the Vista Station Protest in Draper. He and the Boyer Company have offered that the Council come to Draper to see improvements made to Draper's transit area as more buildings and homes were increased. **Dave Millheim**, asked that 2 council members attend the afternoon of August 16th or any time on the 17th.
3. **Cory Ritz** wanted to know more about the cost of having a year-round swimming pool. **Dave Millheim** provided the council members a form with the breakdown of the costs. He said it would cost approximately a half a million dollars to build the facility and a half million dollars to operate the facility annually.

Mayor Jim Talbot

1. He complimented and expressed his gratitude to the staff for the work they did during Festival Days.
2. He told of the Council Shooting Days coming up and the Chief of the Police requested for their participation either September 7th or September 21st.

Council Member Brigham Mellor

1. He put his name in for consideration on the executive board of ULCT. They are an educational and lobbying group that have access to many resources. The nomination ends in late August. He said he might need to have letters of support.

Council Member Doug Anderson

1. He reminded the staff to RSVP for the Vista Outdoors grand opening on August 9th. They will hear from several people including **Mayor Talbot** and a video call from the Governor.
2. He asked for an update on Canyon Creek Elementary and if sidewalks were being put in yet. **Dave Millheim** said this project has been successful. UTA has received a grant and this project is at the top of the list. They have already put in. **Dave Millheim** said staff is waiting to get more details on bus stops and street lights. **Cory Ritz** mentioned he talked to the Chief of Police and asked him about hiring crossing guards. The Chief said they will wait until the school opens to determine the traffic and child traffic patterns before a final decision will be made.

Council Member Brett Anderson

1. He discussed with Jerry Preston the Rice Estates, with the historic preservation group. This home is located on the south end of Farmington on 200 East. He said this home

was built in the 1800's and is very unique in its structure, because it is a two-story home with a basement and is in good condition. It is one of the first homes built in this area. He feels that the Council should meet with the City and determine how to preserve this home.

2. He also brought up a concern, he gets a constant complaint from citizens of the amount of multi-family housing in the city. The **Mayor** mentioned to have a work session regarding this issue. **Dave Anderson**, mentioned he would like to know the ratio between multi and single family housing in this area, and also what is a good balance between these two.

Council Members **John Bilton** and **Cory Ritz** did not have anything to report at this time

CLOSED SESSION

Motion:

At 8:18 p.m., **Doug Anderson** made a motion to go into a closed meeting for purpose of property acquisition. **Cory Ritz** seconded the motion which was 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 8:32 p.m., a motion to reconvene into an open meeting was made by **Doug Anderson**. The motion was seconded by **Brigham Mellor** which was unanimously approved.

ADJOURNMENT

Motion:

At 8:33 p.m., **Brigham Mellor** made a motion to adjourn the meeting. **Doug Anderson** seconded the motion which was unanimously approved.

Holly Gadd, City Recorder
Farmington City Corporation

Posted: 09/07/2016