

FARMINGTON CITY COUNCIL MEETING

November 1, 2016

WORK SESSION

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

Dave Millheim told the City Council that in 2 weeks the work session will be covering a Fire Department staffing question and the City's multi-family density and where the City is at with this capacity. He hopes to also address several other work session agenda items that need to be covered.

Original Town-Site Residential Zone (OTR) Presentation

David Peterson said he presented this PowerPoint demonstration at the American Planning Association Conference held on Oct 6th. He showed the differences between Salt Lake City, Bountiful, Centerville, and Farmington and how each city has split up their plats. Each City except Farmington has easily divided plats. The Cities have wide streets and appropriate plat sizes with no wasted space. Farmington City has more rectangle shaped lots that are very difficult to subdivide into standard lots leaving about .625 acres of extra space in the middle of the block. **David Peterson** also said that Farmington City received a GOPB planning grant for the neighborhood conservation ordinance and downtown infill ordinance in 2001.

David Peterson explained that the Original Town Site leading design features that were prominent in 2001 were one story homes, without garages, no front yard fences, and most had dominating beyond the front plane of the house. He said in 2002 there were additional ordinance changes: softening of the OTR garage regulations, PUD ordinance amendment (city-wide), strict new demolition standards (city-wide), OTR daylight plane standards, and exhibits to chapter 17.

Since the adoption of the OTR the results have been significant.

1. The neighborhood has more stability.
2. Reinvestment in Central Farmington
3. In-migration of families
4. Main Street Historic District
5. Greater historic awareness
6. More landmark designations
7. Historic architect on retainer with the City.

Dave Millheim asked what complaints the City has received regarding the OTR and how much resistance did the City get when it adopted the OTR. **David Peterson** said most of the complaints are regarding the garage size and where it has to be placed on the house. He also said the City did not receive any complaints when adopting the OTR.

Dave Millheim asked the City Council if they would want the staff to do anything regarding the OTR or change it in anyway. The Council said they are fine with where the OTR is at and would not like to change it.

Chief Smith of the Farmington Fire Department presented each of the Council Members a jacket. He said they are celebrating their department's 110-year anniversary which makes them the oldest Fire Department in Davis County. He also gave each Council Member a belt buckle. He wanted to tell the City Council thank you for their support.

REGULAR SESSION

Present: Mayor Jim Talbot, Council Members Brett Anderson, Doug Anderson, John Bilton, Brigham Mellor, City Manager Dave Millheim, City Development Director David Petersen, Associate City Planner Eric Anderson City Recorder Holly Gadd and Recording Secretary Katie Gramse. Council Member Cory Ritz 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 **Landon Tucker** participant from the Boy Scouts of America, Pack 4116.

Mayor Jim Talbot welcomed the youth city council members **Andrew Oldroy** and **David Stratford**.

PUBLIC HEARINGS:

Plat Amendment and Subdivision through Metes & Bounds

Eric Anderson said that in 2015, John Hansen received site plan approval and constructed two new, single-story, professional office buildings on property located at 491 West Bourne Circle. However, the applicant now has tenants that wish to own their respective buildings, and as a result, the applicant desires to perform a simple lot split. However, in order to subdivide the property, the plat will have to be amended. The plat was originally amended through City Council approval at their September 1, 2015 meeting so that the Mercedes-Benz Dealership could be built.

Because the original site plan was approved for one lot, all utilities and improvements were installed in that manner, meaning that there is only one secondary water line, sewer line, culinary water line, and storm drain line. Additionally, both parking lots including ingress and egress, and the storm water detention basin was designed for one lot. Now that the applicant is proposing to split the lot, these facilities that were intended for one lot will be split between two. As a solution, the applicant has established an HOA and CC&Rs that will govern the shared

utilities and facilities. These will be recorded against the property and ensure that all maintenance and management will remain private, and will provide cross-access guaranteeing that one property owner cannot restrict access to the other. However, the City Engineer would also like to see associated easements on the plat further averting any potential issues that may arise. The City Engineer would also like to make referencing the cross easements easier in the future.

John Hanson, 1165 West 4000 North, Pleasant View, started this project anticipating to have one lot with one ownership, but as circumstances have changed, they will still own lot 5 but have the opportunity to sell the building and lot 6. He appreciates the City and staff for recommending and helping with this project. He said they will have CC&R's for the project, that will record and give cross easements. There will also be a management agency in charge collecting the cams for the project.

Mayor Jim Talbot opened the public hearing at 7:15 p.m.

No comments were received.

Mayor Jim Talbot closed the public hearing at 7:15 p.m.

The Council did not have anything to discuss further regarding this public hearing.

Motion:

Doug Anderson made a motion that the City Council approve the proposed Farmington Fields Amended Subdivision Plat Amendment set forth herein, and approve the metes and bounds subdivision related thereto subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall record the CC&Rs and Articles of Incorporation prior to recording the amended plat;
2. The applicant shall place all necessary easements on the plat, prior to recordation, including but not limited to the following: storm water, shared access and parking, secondary water, and other shared utilities.

Findings for Approval:

1. The proposed plat amendment conforms to all of the development standards as set forth in the Farmington City Subdivision and Zoning Ordinances.
2. Any issues that arise because of splitting utilities that were intended to be for one lot have been resolved through both the recordation of the CC&Rs and the necessary easements as described in condition 2 above.
3. The extension agreement that was recorded against the property as part of the original site plan approval will remain in place and runs with the property not the owner.

4. The plat amendment does not affect or alter Parcel A in the Farmington Fields Subdivision which is desirable because it is a regional storm-water detention facility and possible wetlands; this ensures that the parcel will remain “unbuildable”.

Brigham Mellor seconded the motion, which was unanimously approved.

Plat Amendments for Hidden Meadows Phase III and Mountain Side Subdivision Plat “F”

Eric Anderson said the first plat amendment was for Hidden Meadows phase III. The applicant owns both of these lots and the applicant would like to get rid of the property line so he can build in the middle to have enough space around his home. With the property line in place he would not be able to build where he wants to.

Combining two lots in a platted subdivision requires a plat amendment, and a 10-Day notice of Protestation must be mailed out to every property owner within the subdivision, which has been completed. If there is not a protest within the allotted ten-day period, then the item does not require a public hearing. However, as standard practice, the City Council has held a public hearing regardless, just to ensure that neighbors have a chance to voice their opinions on the matter.

Eric Anderson said the second applicant Mountainside Subdivision plat “F” also desires to build a home on lot 306. However, the proposed home plans will not fit due to a “restricted building area, conservation, and drainage easement” over the southeast corner of the property. The applicant is proposing to move this boundary so that their home will fit on the site, which requires a plat amendment. He said that the property owner to the east of this plot had to go through a plat amendment similar to what the applicant is currently undergoing. Similar to the Mountain Side Subdivision Plat “G” amendment, they moved the boundary of the conservation easement to better fit their proposed home. The staff is also recommending the approving of this plat amendment as well.

Bruce Brierley 492 West 1300 North, Farmington. He thanked the City Council for their hard work and hopes they will approve this plat amendment.

Clint Wootent 3901 Glade Hollow Way, Bountiful. He would like to facilitate a side entry garage. They need to get the house to fit correctly on the property and they are 4-5 feet short of being able to do so. He would like the Council to also approve his plat amendment.

Mayor Jim Talbot opened the public hearing at 7:25 p.m.

No comments were received.

Mayor Jim Talbot closed the public hearing at 7:25 p.m.

The Council did not have anything to discuss further regarding this public hearing.

Motion:

John Bilton made the motion that the City Council approve the Hidden Meadows Phase III Subdivision Plat Amendment as set forth herein AND that the City Council approve the Mountain Side Plat “F” Subdivision Plat Amendment as set forth in the staff report. **Doug Anderson** seconded the motion, which was unanimously approved.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

1. Approval of Minutes from October 4, 2016

Motion:

Brett Anderson made the motion that the City Council to approve the summary action list 1. **John Bilton** seconded the motion, which was unanimously approved.

City Council Committee Updates

Mayor Jim Talbot wanted to emphasize to the City Council to know when the meetings are, and if a Council Member is not able to be there, to please let them know. The committees like to feel the support from the City Council.

GOVERNING BODY REPORTS:

City Manager Report- Dave Millheim

1. Executive Summary for Planning Commission held October 20, 2016

Dave Millheim said that someone is upset there is a flag on top of flag rock. The Forest Service has asked the City to take the flag down, but Dave Millheim told them no. The City is standing by that position.

Mayor - Jim Talbot

Mayor Jim Talbot said that the City Christmas Party will be held on December 16 at 1:00 p.m. He also said that he and his wife would like to have the Council Members and their spouses over to their house for dinner. The City is also doing a Christmas Charity called the Giving Tree, and they are partnering with the Family Connection. The citizens in the community can buy presents for children in Davis County area only, who are in need of special help during the holiday season.

Mayor Jim Talbot mentioned that the City Council pictures that were taken did not turn out and they will need to reschedule and take the pictures some other time.

Council Member- Brett Anderson

Brett Anderson said a man in his neighborhood approached him as well as **Dave Millheim** wondering if a triathlon might take place in Farmington. **Dave Millheim** said that a triathlon has never been here and staff would like to keep it that way. The City does not want to take on the extra cost. **Brigham Mellor** said that it is a lot of work and added stress that this City does not want to be a part of. He feels that there are several surrounding cities that provide triathlons which will allow individuals to participate in them instead. **Mayor Jim Talbot** also added that the triathlon would put added stress on the parks department as well as the police and fire departments. However, he said he is willing to bring this up in the future if more people become interested in participating.

Brett Anderson also asked about where the City was at with the SAA. **Dave Millheim** said they will cover this subject in more detail during the next City Council meeting. At this point, the staff is preparing information to show the City Council as well as the citizens' options if the SAA does not pass. It will come down to how much the City enforces the extension agreements and uses the general fund.

Council Member – John Bilton

John Bilton wanted to know about the 4218 line and the one-hundred-year flood plain. He also wondered about the details the staff has found concerning this area. **Eric Anderson** said that the City received some faulty information from the County. The 4218 flood plain moved a little more west than they originally had placed the line. **Eric Anderson** said that it is important to understand that the City has recorded the flood plain for over one hundred years and the highest it has gotten was 4217 feet. So the City decided to raise the flood plain one more foot in order to stay protected. **John Bilton** said he is nervous about changing the flood plain and regardless of the elevation it is still a line that solves some issues.

John Bilton asked if **Bruce Bassett** will be putting houses where the West Davis Corridor is located. **Dave Millheim** said he did receive a preliminary plat approval and UDOT has been notified. UDOT is in a conversation for this specific parcel as a corridor preservation parcel.

Dave Millheim said that he told UDOT that the City would not like to see houses condemned that have not even been built yet.

John Bilton also thanked **Dave Millheim** for the letter that was sent to the citizens in West Farmington regarding the Special Assessment Area (SAA).

Council Member—Doug Anderson

Doug Anderson wanted to know about the Hillside development and what stage is **Jerry Preston** at in this process. **Dave Millheim** said he still has a long way to go and he is working alongside staff in getting some of the process out of the way.

Council Member **Brigham Mellor** did not have anything to report on at this time.

ADJOURNMENT

Motion:

At 8:12 p.m., **Brigham Mellor** made a motion to adjourn the meeting. **John Bilton** seconded the motion, which was unanimously approved.



Holly Gadd, City Recorder
Farmington City Corporation