

# FARMINGTON CITY COUNCIL MEETING

Tuesday, December 3, 2013

---

## WORK SESSION

*Present: Mayor Scott Harbertson, Council Members John Bilton, Cory Ritz, Jim Talbot and Jim Young, City Manager Dave Millheim, City Development Director David Petersen, Associate Planner Eric Anderson, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Council Member Cindy Roybal was excused.*

### Street Right-of-Way Vacation

The City's Master Transportation Plan identifies 650 W as a 66-foot wide collector street. The actual right-of-way width ranges from 86-96 feet, but proposals for a new charter school and a regional City Park have changed needs in the area. The Council discussed various factors involved with the vacation, including traffic, parking, the width of the park strip, and the addition of a center turning lane.

### Farmington Bungalows Subdivision Schematic Plan (3.1 acres located at approximately 50 S 300 W in an OTR Zone)

The Planning Commission tabled this request at their October 10<sup>th</sup> and 24<sup>th</sup> meetings and asked the applicant to meet with adjacent property owners to pursue alternatives to a State Street access. The applicant revised the proposal which now has an access road on 300 W, and the Council discussed related issues.

## REGULAR SESSION

*Present: Mayor Scott Harbertson, Council Members John Bilton, Cory Ritz, Jim Talbot and Jim Young, City Manager Dave Millheim, City Development Director David Petersen, Associate Planner Eric Anderson, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Council Member Cindy Roybal was excused.*

### **CALL TO ORDER:**

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

The invocation was offered by **Jim Young** and the Pledge of Allegiance was led by local Boy Scout **Chris Rutledge** of Troop 103.

### **REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:**

### Executive Summary for Planning Commission meeting held November 14, 2013

The Summary was included in the staff report. **John Bilton** asked staff for additional details regarding the items which were tabled by the Planning Commission and the Council decided to discuss the items during a work session in January.

## **PUBLIC HEARINGS:**

### **Street Right-of-Way Vacation**

**David Petersen** said the City recently purchased 22 acres which will be combined with 18 acres (acquired several years ago) to build a regional park. Five acres of the property was sold to a charter school which will open in the fall of 2014 and have 500 students (K-9<sup>th</sup> grade). The typical street width in Farmington is 66 feet, and this street will be much wider, so the City is seeking input regarding whether or not to vacate a portion of the right-of-way.

*The Public Hearing opened at 7:15 p.m.*

**Talmage Krazik**, 194 North Ironside Way, asked why the City needs a charter school.

The **Mayor** explained that schools in the area are overcrowded, and the School District purchased property near Glover Lane for a new high school and property south of this 5 acres for a new elementary school. **Dave Millheim** said the state recently approved a charter school for this area, and both public and charter schools have pros and cons.

**Matthew Gore**, 2068 Silver Spur Way, said his children attend a charter school, and the traffic areas become very crowded during the morning drop-off times and the afternoon pick-up times. He advised the City to find ways to deal with the extra traffic during those times.

**David Petersen** said charter school officials have been informed of the traffic issues. **Cory Ritz** recommended that the center lane be used for through traffic or to turn left and that the right lane be dedicated for right turns only.

*The Public Hearing closed at 7:25 p.m.*

### ***Motion:***

**John Bilton** made a motion to table action on the street vacation until it is determined how much right-of-way to abandon (if any) in conjunction with the development of the charter school and a public park. **Cory Ritz** seconded the motion which was unanimously approved.

### **Farmington Bungalows Subdivision Schematic Plan (3.1 acres located at approximately 50 S 300 W in an OTR Zone)**

**Eric Anderson** said the applicant's new proposal is for 10 lots with an access on 300 W rather than State Street. There is a home on the northern portion of the parcel which the applicant is not planning to demolish. The OTR Zone width requirement for lots is 85 feet, and Lots 1 and 2 are 75 wide, but Section 11-17-040 states that the zoning administrator may reduce the lot width standards to fit in with the neighborhood. Staff is recommending approval.

**Chris Ensign**, 4468 Zarahemla Drive, Salt Lake City, said his company became interested in the property several months ago, but their first proposal to access the property from State Street was not embraced by the residents or the Planning Commission. They have designed a new layout which they believe will be better for everyone.

***The Public Hearing was opened at 7:28 p.m. There were no public comments and it was closed.***

**Jim Talbot** asked the developer and staff if they had considered the possibility of adjusting one of the larger lots or having fewer lots so that Lots 1 and 2 could be 85 feet wide. Staff and the developer said they would consider the suggestion. **Cory Ritz** said he would be fine with a 70-foot lot width on the two lots.

***Motion:***

**Jim Young** made a motion to approve the Schematic Plan for the Farmington Bungalows Subdivision consisting of 10 lots on 3.1 acres located at approximately 50 South 300 West in an OTR zone, subject to all applicable Farmington City ordinances and development standards and the conditions and findings recommended by the Planning Commission on November 14, 2013, and to encourage staff and the developer to bring the two lots into compliance with the ordinance. **Jim Talbot** seconded the motion which was unanimously approved.

**SUMMARY ACTION**

1. Approval of Minutes from November 12, 2013 and November 19, 2013
2. Ordinance establishing dates, time and place for 2014 City Council meetings
3. Aloha Canyon LLC request to purchase .53 acres of City property for a dental office
4. Proposed changes to the Woodland Park Amplified Sound Special Use Permits Process and Fee Structure
5. Surplus Property

***Motion:***

**Jim Talbot** made a motion to approve the Items on the Summary Action List. The motion was seconded by **John Bilton** and unanimously approved.

**Dave Millheim** introduced **Ben Leaver**, Aloha Canyon LLC, the dentist who purchased the .53 acres of City property for a dental office.

**GOVERNING BODY REPORTS:**

**City Manager – Dave Millheim**

- The Police and Fire Monthly Activity Reports for September and October were included in the staff report, and he had nothing further to report.

**Mayor – Scott Harbertson**

- He had nothing to report.

**City Council**

***John Bilton:***

- He asked about the significant rise in police activity during the summer months and an ongoing increase in investigations. The City Manager said it is typical to have increased activity during the summer, and Police Chief **Wayne Hansen** will provide additional details regarding both issues during the meeting on Wed., December 4, 2013.
- He expressed concern regarding the ongoing gap between billed Ambulance Services and collections and asked if there was a strategy to close the gap. The City Manager said the main problem is that a large portion of the ambulance calls involve non residents.

## ADJOURNMENT

### *Motion:*

**Jim Young** made a motion to adjourn the meeting. The motion was seconded by **Jim Talbot** and unanimously approved, and the meeting was adjourned at 7:45 p.m.

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

Mayor Harbertsen  
Farmington City Council Members  
Farmington Planning Department

Re: Proposed "Farmington Bungalows" development

December 2, 2013

Dear Farmington City Officials:

Just as a quick reminder that the land proposed for the "Farmington Bungalows" subdivision is located within a Farmington City Historic Landmark. This means that any proposed changes to the property will require a Certificate of Appropriateness from the Farmington City Historic Preservation Commission before a building permit may be issued. (As per Chapter 39 of the Zoning Ordinance 11-39-105(f)(2) )

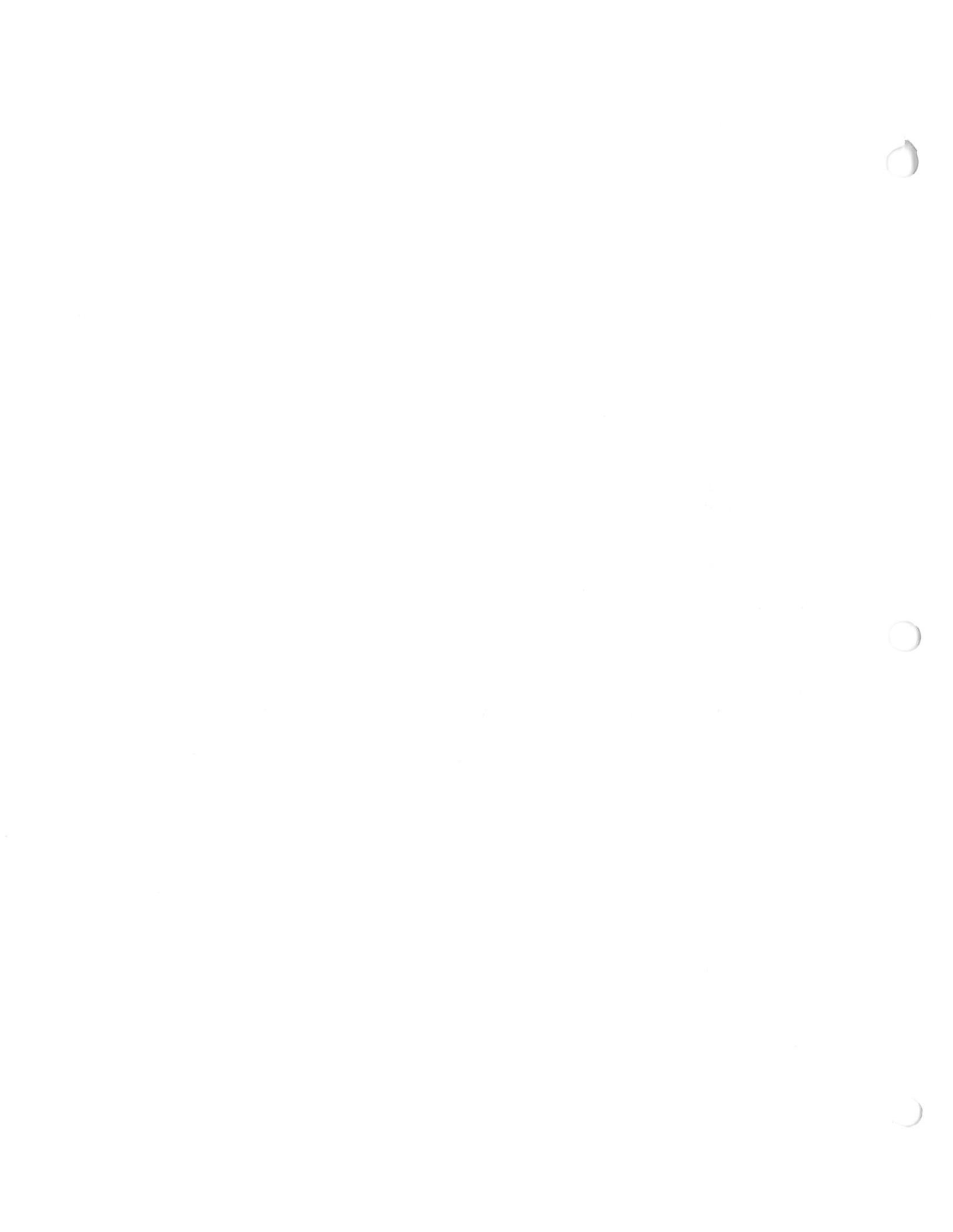
We have not yet been officially contacted about this project and do not wish to unnecessarily delay the approval process. Please ensure our ability to review the proposal as soon as is appropriate so we can vote on the certificate in a timely manner.

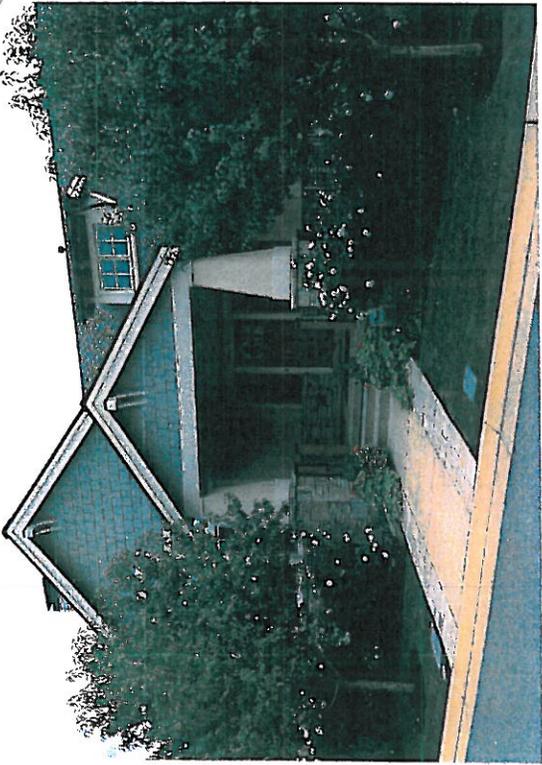
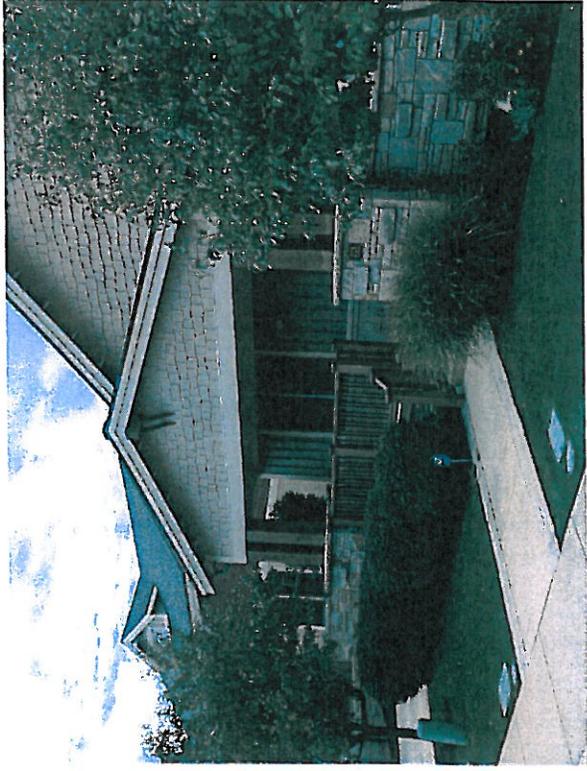
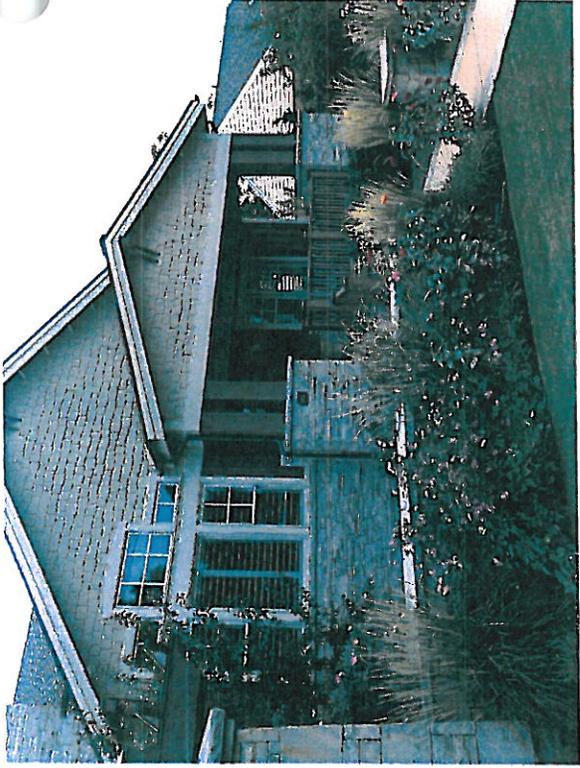
Please contact me if you have any questions.

Kind regards,



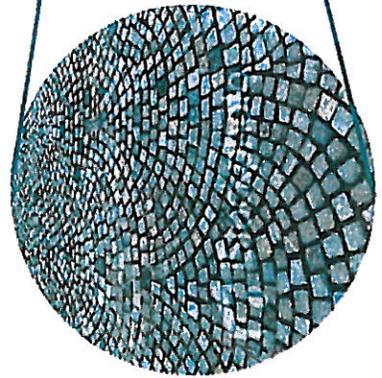
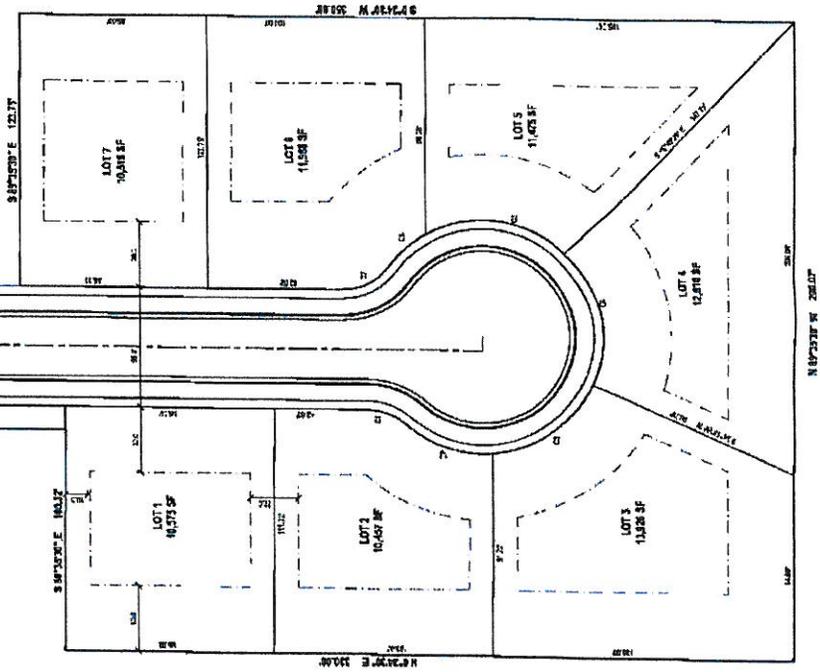
Alysa Revell, Chair  
Farmington City Historic Preservation Commission  
447-4397 or 801-644-6165 cell  
[alysa\\_revell@yahoo.com](mailto:alysa_revell@yahoo.com)







# Proposed Thematic Elements



STATE STREET



**FARMINGTON CITY  
CERTIFICATE OF POSTING**

I, the duly appointed and acting Recorder for the City of Farmington, Utah, hereby certify that copies of the **Farmington City Council Minutes for December 3, 2013** were posted on the Farmington City Website and the State Public Meeting Notices website this 18th day of December, 2013

DATED this 18th day of December, 2013.

**FARMINGTON CITY**

By: Holly Gadd  
Holly Gadd  
City Recorder

