FARMINGTON CITY COUNCIL MEETING
January 15, 2013

WORK SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Cory Ritz, Cindy Roybal, Jim Talbot, and Jim Young, City Manager Dave Millheim, Community Development Director David Petersen, Associate Planner Christy Alexander, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey

URMMA

Carl Parker of the Utah Risk Management Mutual Association (URMMA) shared information regarding the annual inspection and review of City staff. The scores were high, but there is always room for improvement, and it is important to determine areas of risk in advance.

The Haws Companies – Discussion of Street Cross-Section for Station Parkway, 85-foot sign height for Park Lane Commons Landmark Sign, and Public Improvements Extension Agreement for potential future sidewalk improvements along Station Parkway (South of Grand Avenue to Park Lane)

David Petersen shared background information regarding this item, and there was discussion regarding the City's Code, TOD and Chapter 18 requirements.

Temporary Zoning Regulations for Demolition Permits

The Council discussed some of the criteria and minimum requirements for demolition permits and the selection of a hearing officer to assist in the decision-making process.

REGULAR SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Cory Ritz, Cindy Roybal, Jim Talbot, and Jim Young, City Manager Dave Millheim, Community Development Director David Petersen, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Youth City Council Member Sarah Barfuss was also in attendance.

CALL TO ORDER

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

The invocation was offered by **Cory Ritz**, and the Pledge of Allegiance was led by **John Bilton**.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS

Introduction of new City Council Member/Administration of Oath of Office

Mayor Harbertson introduced **Cindy Roybal** as a new member of the City Council, and **Holly Gadd** administered the Oath of Office.

2013 Planning Commission Appointments

The **Mayor** explained that **Brad Dutson** and **Mack McDonald** were alternates during 2012, and they have replaced **Rick Draper** and **Michael Wagstaff**. **Bob Murri** is the Chair and **Kris Kaufman** is the Vice Chair for 2013.

Motion:

Jim Talbot made a motion to ratify the recent Planning Commission appointments by **Mayor Harbertson**:

Brad Dutson	One 4-year term: Jan. 1, 2013 to Dec. 31, 2016
Mack McDonald	One 4-year term: Jan. 1, 2013 to Dec. 31, 2016
Rebecca Wayment	Alternate: Jan. 1, 2013 to Dec. 31, 2013
Nate Creer	Alternate: Jan. 1, 2013 to Dec. 31, 2013

The motion was seconded by **Cory Ritz** and approved by Council Members **Bilton**, **Ritz**, **Roybal**, **Talbot** and **Young**.

Presentation for Years of Dedicated Service to Michael Wagstaff

Mayor Harbertson thanked **Mr. Wagstaff** for his years of service on the Planning Commission and presented him with a plaque.

"Thank You" from Susan Maughan

Mrs. Maughan thanked the **Mayor**, City Council, and staff for their assistance in the demolition of the old church which was her home for many years.

PRESENTATION OF PETITIONS AND REQUESTS

Proposed Conservation Easement for the Spring Creek Estates Subdivision

David Petersen said a 4.5 acre parcel of land in this Subdivision was set aside as open space, and the developer would now like to sell the property to an adjacent land owner who has a hobby railroad; however, it would violate several zoning requirements. The **Mayor** said the prohibited use in the area is clear, but a waiver of open space and payment for just compensation is a possible option. **Cory Ritz** and **Jim Talbot** are in favor of granting a waiver to have this property utilized in a positive way, but they feel that the Ordinance regarding open space should be amended sometime in the future. Staff agreed to work with the developer and property owner to draft a proposal.

Temporary Zoning Regulations for Demolition Permits

The Planning Department is in the process of drafting an ordinance regarding the issuance of demolition permits on historic structures. It will provide a process where both property owners and adjacent property owners will have an opportunity to have their voices heard in a public setting. Also, a third party will be selected to act as a hearing officer. These temporary regulations will only be in place for a short time.

Motion:

Cory Ritz made a motion to approve the Ordinance establishing temporary zoning regulations pertaining to the acceptance of certain specified demolition permit applications regarding any historic resource of the Farmington Historic Site List and/or the Farmington Historic Landmark Register. The motion was seconded by **John Bilton** and approved by Council Members **Bilton**, **Ritz**, **Roybal**, **Talbot** and **Young**.

NEW BUSINESS

Reimbursement from Transportation Impact Fees for Station Parkway Right of Way

Motion:

John Bilton made a motion to authorize staff to reimburse The Haws Companies (THC) $255,013 from transportation impact fees for the right-of-way associated with Station Parkway. **Jim Talbot** seconded the motion which was approved by Council Members **Bilton**, **Ritz**, **Roybal**, **Talbot** and **Young**.

SUMMARY ACTION

Minute Motion Approving Summary Action List

1. Approval of Minutes from December 18, 2012
2. Ratification of Approval of Storm Water Bond Log
3. Rice Farms Estates Phase 6 Improvements Agreement
4. Hunters Creek 4B Improvements Agreement
5. Re-approval of Final Plat for Arendal Manor Subdivision
6. Bluereview Software Subscription Agreement
7. Final Plat for Hunters Creek Phase 4B Subdivision
8. Appointment of City Council Members to various Committees

Motion:

Cindy Roybal made a motion to approve the items on the Summary Action List. The motion was seconded by **Jim Young** and approved by Council Members **Bilton**, **Ritz**, **Roybal**, **Talbot** and **Young**.

OLD BUSINESS

The Haws Companies – Discussion of Street Cross-Section for Station Parkway, 85-foot sign height for Park Lane Commons Landmark Sign, and Public Improvements Extension Agreement for potential future sidewalk improvements along Station Parkway (South of Grand Avenue to Park Lane)

Christy Alexander said the approval for a 3-acre PMP on Park Lane Commons Parcels A and B included a condition that THC and the City enter into a development agreement. Three main issues still need to be addressed:

1. THC has requested a variance from the 9½-foot parking strip and 10-foot sidewalk requirement—they prefer a 6-foot sidewalk and 4-foot parking strip and use of the City right of way for the sidewalk.
2. Sidewalks from Grand Avenue to Park Lane and to Station Park were not included on the site plan, and it is the City's common practice to have a public improvements extension agreement in place.
3. THC has requested an 85-foot pylon sign to allow visibility from the freeway.

Tim Taylor, City Traffic Engineer, said during the planning stage it was determined that there would be no sidewalks on the section of Station Parkway from Park Lane to Grand Avenue, and access to and from either side of Park Lane would be near the railroad tracks. The cross sections from Grand Avenue to the north always included a sidewalk.

Soren Simonsen, architect and urban designer, was one of the primary authors of Farmington City's TOD zone which included a Regulating Plan to identify the street grid, major thoroughfares, arteries and small streets and regulations concerning site planning and development, architecture, and landscaping. Form-based zoning regulates streets and block patterns, building facades, the form and mass of buildings, and the relationships of buildings to each other.

Rich Haws, 1869 Bella Vista, THC, said staff asked them to leave their consultants at home so they were surprised to see City consultants in attendance. They have been involved with this project for 16 years, and numerous changes have occurred during that time. He presented a time line of various events through the years and referred to a letter submitted by THC. He encouraged the City to be flexible as they move forward with plans in this area.

Scott Harwood, THC, said progress is being made on the Development Agreement, and he addressed the three remaining issues using Exhibits 1-7.

There was a lengthy discussion of the three issues and additional issues such as the benefits to the City, the loss of interior gathering area, and the height of the apartments. **Dave Millheim** advised the Council to state their opinions on each of the three main issues and ask themselves if granting the variances gives the City what it wants.

Sign:

Jim Talbot said he thinks there will be backlash from residents and others regarding an 85-foot sign. He is concerned for the people who live near the sign, and he would like it to

be redesigned because it is too high. **Jim Young** said he travels on southbound I-15 frequently, and there is great visibility of the site from that direction and from Park Lane. He thinks 85 feet would overwhelm the site; 65 would be sufficient and a good fit for the development. **Cory Ritz** said a lower sign would fit in better with the project area. **John Bilton** said there are other ways to sign a project, including signs on I-15 and U.S. 89, and because a strong precedent will be set with this sign, 85 feet is too high. **Cindy Roybal** said she wants the sign to be beautiful and to match its surroundings. She would like the sign to be lower but likes that it will identify the area.

Extension Agreement:

Cory Ritz recommended leaving the Agreement in place and keeping it within the existing right-of-way (10 feet), and the other City Council Members agreed.

Sidewalk:

John Bilton said he would like to see some flexibility regarding bulb-outs in this area but wants the City to maintain the street standards specified in Chapter 18. **Jim Talbot** agreed and said flexibility is a 2-way street. He would like to see consistency of the width of sidewalks in the area. A narrow sidewalk is not welcoming, and he would like to find a width that encourages pedestrian mobility. **Cindy Roybal** said she would prefer that the sidewalks are not wider than 8 feet—she wants less concrete. **Jim Young** said he is in agreement with **Jim Talbot** in the interest of flexibility and compromise—he is in favor of having 8-foot sidewalks consistently in the area. **Cory Ritz** is not a fan of huge amounts of concrete—he would rather see grass, trees, flowers, etc. He would also like to see flexibility on the bulb-outs and an 8-foot sidewalk width throughout the project.

Dave Millheim said this is one of the first tests of the form based zoning. One of the requirements is to obtain public comment from: (1) the SPARC Committee; and (2) abutting property owners. A public hearing is not required, but written public comment is encouraged. Any comments if received will be included when this item comes back to the council.

GOVERNING BODY REPORTS

<u>City Manager – Dave Millheim</u>

1. A list of upcoming agenda items, the December Building Activity Report, and the Police and Fire Reports were included in the packet.

2. A closed City Council meeting will be held on Feb. 12, 2013 at 6:00 p.m. with the Parks and Recreation Department to discuss several options for a large regional park.

3. Staff is in the process of creating a document for the Community Covenant Program of the Utah National Guard which is designed to support various military members and their families before, during, and after deployments. They will contact the Guard and schedule a presentation of the document during a future Council meeting.

4. There have been numerous complaints regarding snow removal, and the Monte Vista School bus stop area has been a specific concern. The City cleaned up the areas near the school but cannot provide private service on a regular basis. He commended the snow removal staff for the excellent job they performed during the last snow storm.

Mayor – Scott Harbertson

- He and **Jim Talbot** will attend the Town Hall meeting on Wed., January 16th.
- He asked the Council to choose their favorite 4th of July banner and said he is meeting with Modern Display to discuss decorations for the 4th of July.
- He asked the Council to review two handouts in the staff report: "Legislative vs. Quasi-judicial decisions" and "Ex parte Contacts". He encouraged the Council to avoid situations with anyone that would like City support when the issue has not gone through a public process.

City Council

Cory Ritz

- He will not be able to attend the February 20th Town Hall meeting and asked if someone would trade with him.

Jim Talbot

- He will be out of town from January 25th until February 6th.

ADJOURNMENT

Motion:

Cindy Roybal made a motion to adjourn the meeting which was approved by Council Members **Bilton**, **Ritz**, **Roybal**, **Talbot** and **Young**. The meeting was adjourned at 10:50 p.m.

Holly Gadd

Holly Gadd, City Recorder
Farmington City Corporation