FARMINGTON CITY COUNCIL MEETING
December 4, 2012

WORK SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Cory Ritz, Jim Talbot, and Jim Young, Parks & Recreation Director Neil Miller, Community Development Director David Petersen, Associate Planner Christy Alexander, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. City Manager Dave Millheim was excused.

Summary Action List

1. Approval of Minutes from November 20, 2012
2. Purchase of tabletop Scoreboards
3. Ordinance establishing dates, times, and place for regular City Council meetings
4. Fence Agreement with Tom Owens
5. Replacement of pool boiler and men's shower pedestal and future pool repairs
6. Farmington Bay Business Park Plat A Amendment

Neil Miller said the cost of the new pool boiler is $28,000 and the men's shower pedestal is $7,000. He presented a 5-year pool maintenance plan which includes a new roof, winter and thermal pool covers, a new women's shower pedestal, diving boards, slides, and new plaster for the bottom of the pool.

Schematic Plan Approval for Nicholls Nook PUD Subdivision

There was discussion of various issues—a public or private street, the number of units and zoning requirements, parking, and snow removal.

Gate to Farmington Canyon

- **Mayor Harbertson** said the U.S. Forest Service plans to grade the culverts and leave the gate open on the Farmington Canyon road, but they will not plow snow on a regular basis during the winter. He asked for the Council's opinion on whether or not the City should lock its gate and reported that the Public Works and Fire Departments want the gate to be closed. **John Bilton** said there is an expectation from residents that it remain open, and **Jim Talbot** suggested posting a sign and closing the gate on a trial basis. There was also a suggestion to allow parking in the area above Farmington Pond. Good solution at the end. Talk to pw about moving the gate lower and allow the use of parking lot above the pond.

Alternative Review Process for approval of a Supplementary "Additional Project Master Plan" for Park Lane Commons

There was discussion regarding the comments made by the attorneys of the developer and the City, the recommendations of City staff and the SPARC, and various aspects of the proposal submitted by The Haws Companies (THC).

REGULAR SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Cory Ritz, Jim Talbot, and Jim Young, Community Development Director David Petersen, Associate Planner Christy Alexander, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Several Youth City Council Members were also in attendance. City Manager Dave Millheim was excused.

CALL TO ORDER

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

Mayor Harbertson began the meeting at 7:00 and welcomed those in attendance. An invocation was offered by **Jim Talbot**, and the Pledge of Allegiance was led by Boy Scout **Andrew Hacking** of Troop 52.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS

Mayor Harbertson presented **Nelson Michaelson** with a plaque and expressed appreciation for his service.

Executive Summary for Planning Commission meeting held November 15, 2012

The Summary was included in the staff report.

PUBLIC HEARINGS

Schematic Plan Approval for Nicholls Nook PUD Subdivision (Henry Walker Homes)

Christy Alexander reported that the Nichols Nook PUD was approved in 2008, but the developer was unable to follow through with the project. The new developer is requesting an amendment to the Master Plan for nine detached single-family homes which meets the density requirement. The main issue is whether the street should be public or private. The Planning Commission recommended approval.

Phil Holland, 1127 N. Stillwater Drive, said Henry Walker Homes (HWH) currently has two projects in Farmington. They plan to use a wide variety of materials on these homes which are 24-27 feet high, the driveways are 18 feet wide, and each unit has a 2-car garage. They prefer a private road to be maintained by the HOA, and the units will be owner occupied.

The Public Hearing was opened at 7:25 p.m.

Henry Werner, 127 West State Street, asked why he is required to have a 30-foot setback when this PUD would only be required to have a 10-foot setback. He has fruit trees and a garden, and he is concerned that these homes would block the sunlight.

Sheridan Prince, 86 South 100 West, lives in 100-year-old home and is considering an extensive remodel but asked why he must have a 30-foot setback when the PUD setbacks

would only be 10 feet. He suggested that the developer build fewer units and sell them for a higher price. Parking is always an issue because of events at the park and/or the school.

Ed Gaborski, 55 South 200 West, said the previous developer made an agreement to buy a small portion of his property; however, there was nothing recorded on the Warranty Deed, and he would like additional information concerning the matter.

Max Forbush, 76 South 100 West, thanked the **Mayor** and City Council for their service. He lives near this proposed PUD and likes the idea of additional open space behind these homes. He is concerned about the turn around on the east side and does not recommend a private road because HOAs in small subdivisions struggle to provide adequate maintenance.

Rodney Griffin, 24 North 1050 West, Kaysville, began this project seven years ago and failed, but he would like the City Council to approve this subdivision.

The Public Hearing was closed at 7:50 p.m.

Phil Holland explained that the zoning on this property would allow townhomes, but they would rather build single family homes which are an upgrade and less obtrusive to the neighbors. **Christy Alexander** said a 30-foot setback is required for a conventional lot, but because this is a PUD and the developer is giving up 30% of the open space, the setbacks in the side and rear yards are only 10 feet. An apartment building in the same location would be required to meet the 30-foot rear yard setback.

Mayor Harbertson prefers public streets and said numerous HOAs and PUDs in the City have been unable to handle the long-term road maintenance, parking, and snow removal. **John Bilton** suggested flipping the homes to the other side of the property and asked the developer why he prefers a private street. **Phil Holland** said there is simply no room for a wider street. **Jim Talbot** lives in Somerset which has had major issues because of private streets, and also prefers that the street comply with City standards. **Cory Ritz** suggested that the City post "No Parking" signs on 100 West. **Max Forbush** suggested a rolled curb rather than a traditional curb and said "No Parking" signs should improve the situation.

Motion:

Cory Ritz made a motion to approve the Schematic Plan for the Nichol's Nook Subdivision (9 lots), located at approximately 100 West and 50 South, subject to the same conditions and findings established by the Planning Commission on November 15, 2012 and the following conditions:

1. The developer will work with staff to flip the plan if it makes sense;
2. The street may be a private street but must be built to City standards (rolled curbs may be used;
3. Parking on 100 West will be designated for property owners and their guests.

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

Ordinance to amend Chapter 41 of the Zoning Ordinance (Scenic Byway Overlay) regarding electronic message signs

The Public Hearing was continued from November 20, 2012. There were no comments and it was closed.

Motion:

John Bilton made a motion to adopt the Ordinance to amend Chapter 41 of the Zoning Ordinance (Scenic Byway Overlay) regarding electronic messages signs with the findings recommended by the Planning Commission. The motion was seconded by **Jim Talbot** and approved by Council Members **Bilton**, **Ritz**, **Talbot** and **Young**.

PRESENTATION OF PETITIONS AND REQUESTS

Federal Aid Agreement for the D&RGW Rail Trail from Centerville to Farmington

Motion:

Jim Talbot made a motion to authorize the City Manager to execute the Federal Aid Agreement for the D&RGW Rail Trail section from Centerville to Farmington with the condition that the other entities will contribute their portion of the funding at the same time. The motion was seconded by **Jim Young** and approved by Council Members **Bilton**, **Ritz**, **Talbot** and **Young**.

There was a brief recess at 8:30 p.m., and the meeting continued at 8:35 p.m.

Federal Aid Agreement for Matching Funds – Park Lane at Clark Lane and 1100 West

Motion:

Cory Ritz made a motion to authorize the **Mayor** to execute the Federal Aid Agreement for S-R 225: Park Lane at Clark Lane and 1100 West. The motion was seconded by **John Bilton** and approved by Council Members **Bilton**, **Ritz**, **Talbot** and **Young**.

Alternative Review Process for approval of a Supplementary "Additional Project Master Plan" for Park Lane Commons

Mayor Harbertson reported that THC's attorney and the City Attorney agreed that THC met the requirements of the 33-acre Project Master Plan (PMP), and he apologized to THC and Nexus for the misunderstanding. **David Petersen** referred to the staff report which included two possible motions: (1) follow the recommendation of the Planning Commission and the SPARC and not approve the request; or (2) approve the request based on criteria a, b, and c as listed in the staff report. He also listed the five criteria for review of a PMP as contained in the Zoning Ordinance.

Scott Harwood, of THC, thanked the **Mayor** for the apology and said they believe this project is realistic, feasible and sustainable for this area. He said the geometry of this property is

unique and presents significant challenges, and he listed several reasons for the request to deviate from the City's standard which will be beneficial to the City and the public:

- The Park Lane Village Apartments have a vested interest in the success of this property and to have it sit as raw land for several years would be detrimental;
- Extra features such as the public plaza, the tower, and the gateway have been added;
- This project will create momentum and interest for the west side of Park Lane which will positively impact the entire area and create some daytime traffic;
- McDonalds has made a significant effort with this project which will create a positive economic impact to Farmington City.

Gary Blau, Area Real Estate Manager, said McDonalds offers the benefit of a national corporation and a small business through the franchisee. A typical McDonalds will contribute between $2.2 and $2.5 million per year to a local economy. Several major benefits will be salaries, wages, and sales tax.

Douglas A. Thimm of Nexus said they studied parking and circulation and designed the best alternative for this site. They studied staff's proposal and found the following issues: a lack of connectivity, deficient parking, and customers would have to walk across the drive-thru lane to access the building. The plan submitted by Nexus will create connectivity to the north, to the trail, and to the business center, it lines up with the uses of the General Plan, and it complies with City codes/regulations and TOD standards. He said building #6 is 1200 square feet, and there are a number of uses that may be interested in a smaller space.

John Bilton said he likes some of the elements presented by Nexus, but areas of improvement include a better gateway on the corner of Grand Avenue and Station Parkway and adequate interior drive aisles with more of an urban feel. **Scott Harwood** said those suggestions are more aesthetic than practical and marketable. An urban plan with no setbacks causes major challenges and does not work in this area. **Jim Talbot** pointed out that development is tenant driven. **Jim Young** said there is not room for a large store at this location, and this plan makes good use of a problematic area. There are residents and visitors who cannot afford to eat at the restaurants in the area all the time, and McDonalds' proposal with open space and extra amenities will bring a synergy to this mixed use area.

Christy Alexander said the initial drawings did not include street parking, but because 1100 West will be a 5-lane street and Station Parkway will have one lane in each direction with a center turn, they believe there are more creative ways of situating the buildings so they face the street and are pedestrian friendly. The General Plan calls for future projects to promote the community in a positive, progressive manner, determine short-term and long-term benefits to the community, and determine if it is "world class".

Cory Ritz asked if THC owns/controls the northwest corner and suggested using it for this development. **Scott Harwood** said they considered it but there is no infrastructure in place. **Doug Thimm** responded to staff's comments and said each of the things they want to see are embodied in this plan. The plaza and outdoor dining will bring energy to this TOD.

Motion:

Cory Ritz made a motion that there is appropriate consideration, in the form of monetary, tangible or intangible consideration of benefit to the City or the public from the proposed development and/or other appropriate reasons that justify the alteration of generally applicable standards regarding the supplementary "additional Project Master Plan (PMP)" as submitted for Park Lane Commons with the following condition and findings:

1. A development agreement addressing Section 11-18-114 of the Zoning Ordinance must be agreed upon between the developer and the City and approved by the City Council.

Findings:

1. The project will be a good start for this mixed use area.
2. McDonalds is a respected, committed tenant and will bring value to the immediate neighborhood, other areas in the City, and traffic from the freeway.
3. There is potential for this to be a high-quality gathering place.
4. There is an open field of visibility into other sections of the project.
5. Flexibility is necessary because of the geographical nature of the property and challenging zoning requirements.
6. It will provide employment opportunities for residents.
7. It will add to the City's tax base.

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

SUMMARY ACTION

Summary Action List

1. Approval of Minutes from November 20, 2012
2. Purchase of tabletop Scoreboards
3. Ordinance establishing dates, times, and place for regular City Council meetings
4. Fence Agreement with Tom Owens
5. Replacement of pool boiler and men's shower pedestal and future pool repairs
6. Farmington Bay Business Park Plat A Amendment

Motion:

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

GOVERNING BODY REPORTS

City Manager – Dave Millheim

1. Upcoming Agenda Items (included in the staff report)

2. To Do Lists (included in the staff report)

Mayor – Scott Harbertson

- A new City Council member will be chosen during the meeting on December 18, 2012, and applications will be accepted until December 10th (three have been submitted).

City Council

Cory Ritz

- He commented on a letter sent to UDOT by **Kent Sulser**, Davis County, stating his support of Farmington's views on the West Davis Corridor.

- **Steve Flanders** owns the S & S railroad in west Farmington and would like to purchase four acres of open space conservation land owned by developer **Howard Kent** to increase the size of his railroad track. The current wording in the conservation ordinance would not allow that, but it is a use that would benefit the community and utilize some open space that would otherwise be a weed patch. There was a brief discussion, and **David Petersen** said he would follow through on the proposal.

ADJOURNMENT

Motion:

John Bilton made a motion to adjourn the meeting. The motion was seconded by **Jim Talbot** and approved by Council Members **Bilton**, **Ritz**, **Talbot** and **Young**. The meeting was adjourned at 10:25 p.m.

Holly Gadd

Holly Gadd, City Recorder
Farmington City Corporation

TO BE SWORN:

1.Probationary AMB. Tech. Jason Hastings (Starting Nov. 12, 2012)
2.Probationary AMB. Tech. Andrew Kimber
3.Probationary FF/EMT Sarah Mojazza
4.Probationary FF/EMT Lyndsay Workman
5.Probationary FF/EMT Kasey Adams
6.Probationary FF/EMT Brandon Supinger
7.Probationary FF/EMT Chris Winter
8.FF/EMT Denise Vickers
9.FF/EMT Ryan Royall
10.FF/EMT Taylor Jenkins
11.FF/EMT Chad Higley
12.FF/EMT Carson Niederhauser
13.Engineer Gale Waters
14.Engineer Spencer Gregory
15.Engineer Todd Smith

NEW HIRE PROBATION COMPLETION:

1.FF/EMT Ryan Royall
2.FF/EMT Denise Vickers
3.Engineer Gale Waters
4.Engineer Gregory Spencer
5.Engineer Todd Smith

ENGINEER RECOGNITION:

1.Greg Jones
2.Kori Taylor
3.Roger Leuba
4.Jeremy Everts
5.Matt Robinson
6.Jay Barnum
7.Spencer Gregory
8.Todd Smith
9.Gayle Waters

WEST DAVIS
CORRIDOR

ENVIRONMENTAL STUDY UPDATE — FALL 2012

The Utah Department of Transportation (UDOT), in cooperation with the Federal Highway Administration (FHWA), is preparing an Environmental Impact Statement (EIS) for a potential transportation corridor in western Davis and Weber counties.

During the past year, the West Davis Corridor Study Team has evaluated feedback provided by residents, farmers, cities, counties, state and federal resource agencies and other interested groups.

In an effort to be as thorough as possible, the West Davis Corridor Study Team has studied and refined the proposed alternatives in greater detail, with the goal of finding a transportation solution that will benefit western Davis and Weber counties.

A map of the refined alternatives is included on the back of this handout and on the study website, udot.utah.gov/westdavis.

EIS PROCESS & SCHEDULE

January 2010	Scoping
Spring 2010	Purpose and Need
Summer 2010	Alternatives Development & Screening
WE ARE HERE	Impact Analysis
Spring 2013	Draft EIS & Public Hearing
Winter 2013	Final EIS
Spring 2014	Record of Decision

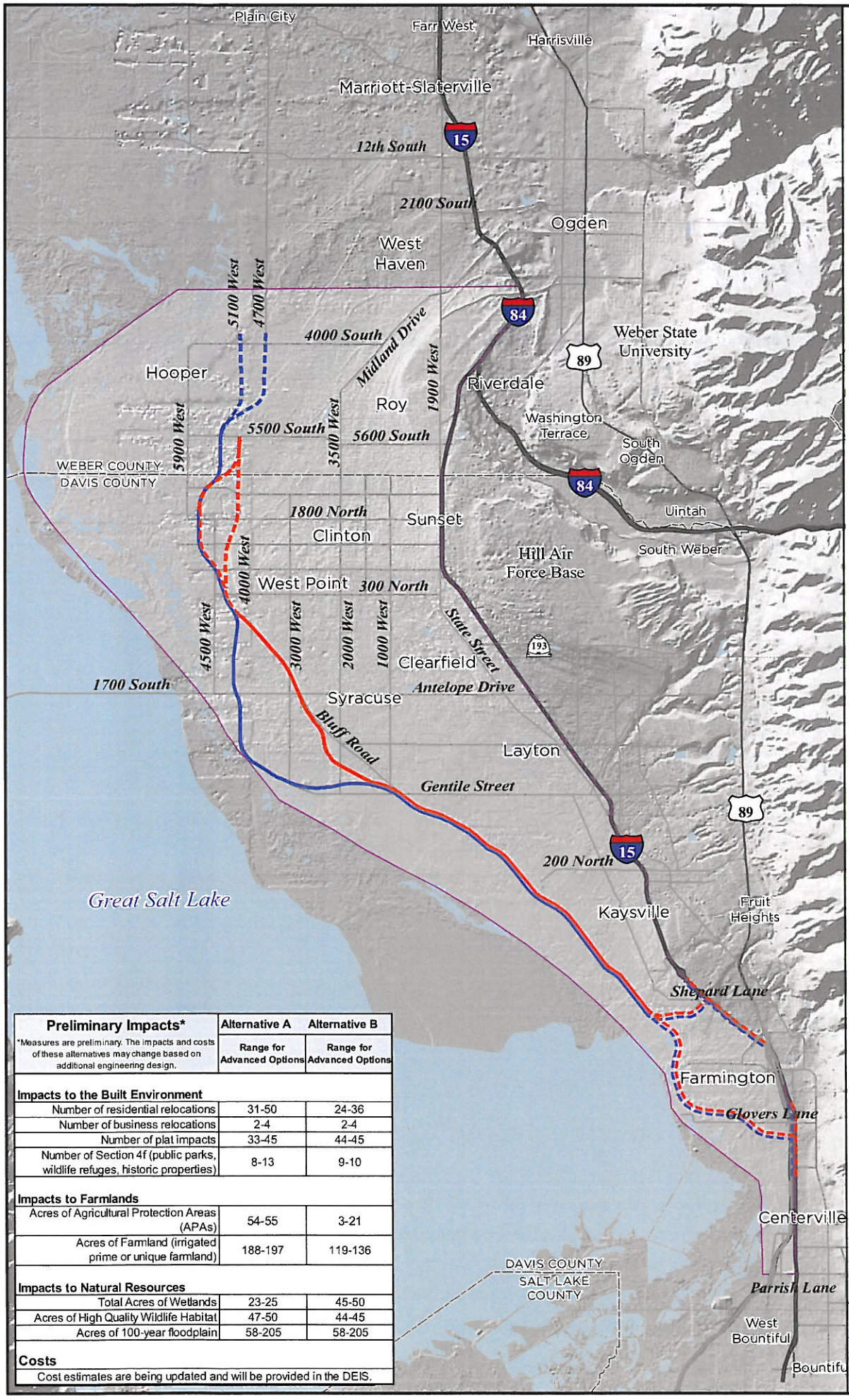
No final decisions have been made. The refined alternatives are another step in the process; alignments can still change until a final alternative is selected at the end of the study in 2014.

In the coming months, the West Davis Corridor Study Team will continue to study and analyze these alternatives as the Draft EIS is prepared. The Draft EIS is expected to be completed in spring 2013, after which public hearings will be held to receive additional feedback from the public.

A Record of Decision from FHWA is not expected until the completion of the study in 2014.

For a copy of the refined alternatives maps, visit **udot.utah.gov/westdavis** or call **877-298-1991.** If you have questions or would like to provide additional feedback regarding the study, call **877-298-1991**, email **westdavis@utah.gov**, or use the online comment form at **udot.utah.gov/westdavis.**

WEST DAVIS
CORRIDOR

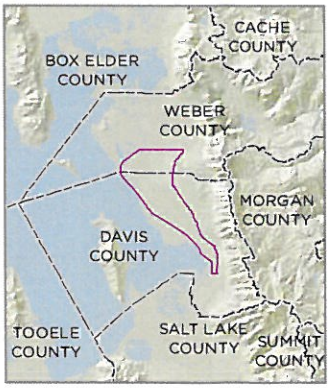


WEST DAVIS CORRIDOR

ENVIRONMENTAL IMPACT STATEMENT

Legend

- Alternative A
- Alternative A Options
- Alternative B
- Alternative B Options
- FrontRunner
- Highway/Interstate
- US Highway
- State Road
- Study Area Boundary
- County Boundary



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Alternatives Advanced to Draft EIS

Preliminary Impacts* *Measures are preliminary. The impacts and costs of these alternatives may change based on additional engineering design.	Alternative A	Alternative B
	Range for Advanced Options	Range for Advanced Options
Impacts to the Built Environment		
Number of residential relocations	31-50	24-36
Number of business relocations	2-4	2-4
Number of plat impacts	33-45	44-45
Number of Section 4f (public parks, wildlife refuges, historic properties)	8-13	9-10
Impacts to Farmlands		
Acres of Agricultural Protection Areas (APAs)	54-55	3-21
Acres of Farmland (irrigated prime or unique farmland)	188-197	119-136
Impacts to Natural Resources		
Total Acres of Wetlands	23-25	45-50
Acres of High Quality Wildlife Habitat	47-50	44-45
Acres of 100-year floodplain	58-205	58-205
Costs		
Cost estimates are being updated and will be provided in the DEIS.		