FARMINGTON CITY COUNCIL MEETING
Tuesday, December 14, 2010

WORK SESSION

PRESENT: *Mayor Scott Harbertson, Council Members John Bilton, Rick Dutson, Cory Ritz, Jim Talbot and Sid Young, City Manager Dave Millheim, City Planner David Petersen, City Engineer Paul Hirst and Recording Secretary Cynthia DeCoursey*

Mayor Harbertson began the work session at 6:00 p.m. and welcomed those in attendance. The following items were reviewed:

(Agenda Item #4) – Minute Motion Approving Summary Action List

- **4-1 Ratification of Approvals of Construction & Storm Water Bond Agreements**
- **4-2 CRS Lease – Agreement pertaining to the leasing of space at City Hall**
- **4-3 Approval of October Disbursement List**
- **4-4 Approval of the Final Plat for Station Park**
- **4-5 Resolution updating and amending the Storm Water Management Program**
- **4-6 Resolution updating and amending the Water Conservation Plan**

The **Mayor** said that several anchor tenants in the Station Park development would like to purchase the property on which their buildings are located—something that is commonly done in commercial projects. City staff and the Planning Commission recommended approval of the final plat for Station Park as shown on summary action.

Dave Millheim and the **Mayor** would like to include more of the routine items on the Summary Action List to ensure that more sufficient discussion time is allowed for the most important items.

(Agenda Item #5) – Discussion regarding Farmington Preserve Access – Petition from Nadine Simon et. al. (Agenda Item #5)

The **Mayor** said **Nadine Simon** would be in attendance during the regular session to discuss this petition. He advised the Council not to make a decision tonight but to agree to study the issue.

Agenda Items #6 and #7 were removed from the agenda.

Miscellaneous

Mayor Harbertson asked City Engineer **Paul Hirst** for an update on the progress of the new well. **Mr. Hirst** said the rock is being hauled in for the base, and then the casing will be set, and sound walls will be installed. The sound wall panels will be set up, and two of the panels are hinged to allow the drilling rig to be placed. The **Mayor** received a call from an adjacent home owner, **Scott Bass**, who wanted to verify that the cement wall on the west side of the drilling site will be moved to the south boundary of his property to be used as a buffer. Following a brief discussion as to whether or not the City had agreed to this plan, staff and the Council agreed that it would be a good idea.

REGULAR SESSION

PRESENT: *Mayor Scott Harbertson, Council Members John Bilton, Rick Dutson, Cory Ritz, Jim Talbot and Sid Young, City Manager Dave Millheim, City Planner David Petersen, City Engineer Paul Hirst, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey*

Mayor Harbertson opened the meeting at 7:00 p.m. and welcomed those in attendance, including Farmington Youth Council Member **Matthew Beck**. **Cory Ritz** offered the invocation, and the Pledge of Allegiance was led by **Jim Talbot**.

Approval of Minutes (Agenda Item #2)

Motion

Rick Dutson made a motion to approve the minutes of the December 7, 2010 City Council Meeting with the amendments which were made during the work session. **Sid Young** seconded the motion, and it was approved by Council Members **Bilton**, **Dutson**, **Talbot** and **Young**. **Council Member Ritz** abstained because he did not attend the meeting.

Planning Commission Report (Agenda Item #3)

David Petersen reported on the December 9th Planning Commission meeting:

- The Commission recommended approval of CenterCal's request to subdivide 13 lots in its Station Park commercial project which will allow some of the tenants to own the property on which their business is located.

- The Commission approved a zone change request from **Deno Kambouris**, but the request for a flag lot was tabled to allow additional time for the owner and staff to work out an acceptable solution with adjacent property owners.

- The Commission held their annual election, and **Randy Hillier** will serve as Chairman, **Jim Young** will serve as Vice Chairman, and **Michael Nilson** will serve another year as the Board of Adjustment representative.

Minute Motion Approving Summary Action List (Agenda Item #4)

4-1 Ratification of Approvals of Construction & Storm Bond Agreements
4-2 CRS Lease – Agreement pertaining to a lease of space at City Hall
4-3 Approval of October Disbursement List
4-4 Approval of the Final Plat for Station Park
4-5 Resolution updating and amending the Storm Water Management Program
4-6 Resolution updating and amending the Water Conservation Plan

Motion

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

Discussion regarding Farmington Preserve Access – Petition from Nadine Simon et. al. (Agenda Item #5)

Mayor Harbertson informed the Council that the City received a petition from residents in the Farmington Preserve area, and he invited **Ms. Simon** to speak.

Nadine Simon, 1048 Prestwick Circle, expressed concern regarding the lack of options for access into or out of the Farmington Preserve area and referred to a petition submitted by concerned citizens who live in and around the area. Additional units are planned in the area which is already very congested with cars. She said high winds and fires are threats in the area, and the residents feel strongly that another exit option is needed as soon as possible.

David Petersen pointed out that there are two points of access into this area: (1) 1100 West Street and Shepard Lane and (2) Shepard Creek Parkway and Shepard Lane. A third access is planned to connect Shepard Creek Parkway to the one-way southbound US 89 Frontage Road near a proposed LDS Stake Center. Garbett Homes is responsible for constructing this third access—prior to or concurrent with the last phase of the Farmington Crossing project.

Leroy Larsen, 1017 Prestwick Circle, said he and his wife walk near the Maverick each day, and traffic in the area is very heavy. There are no pedestrian crossings on Shepard Creek Parkway, and he requested that the City act to help remedy the situation.

The **Mayor** said he and City staff would meet with Garbett Homes to study the issue and determine options to improve circulation in the area.

Discussion to recommend Planning Commission appointments – 3 full time and 1 alternate (Agenda Item #8)

Mayor Harbertson explained that it is actually 2 full time appointments and 1 alternate. **Jim Young** will serve a 3-year term, and **Michael Nilson** will serve a 4-year term which will result in two Commissioners leaving each year except for one year when only one will leave. **Brett Anderson** will continue as an alternate, and **Kris Kaufman** will serve as an alternate for 1 year.

Motion

Rick Dutson made a motion to approve the appointment of **Randy Hillier** as Chairman, **Jim Young** as Vice Chairman, **Michael Nilson** as a Member, and **Kris Kaufman** as an alternate on the Planning Commission. **Cory Ritz** seconded the motion which was approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

City Manager Report (Agenda Item #9)

Dave Millheim

- He met with **Ron Lindorf** to discuss the possibility of acquiring property for a future City park, and the issue will be discussed during the City Council retreat in February.

- He has scheduled a meeting with **Doug Allen** on Thursday, December 16th.

- Plans for the expansion of the Rocky Mountain Power substation are being developed, and both the Planning Commission and the Council will review the plans.

- A new staff report/agenda format will be implemented at the first Council meeting in January.

- He would like to improve staff's efforts in documenting agreements and ensure that the process is clear and consistent.

- He and the **Mayor** had a positive meeting with UDOT related to the West Davis Corridor. They understand Farmington's issues regarding this important issue and will continue to seek the City's input. The City Council will be asked to take a formal stance on a preferred alignment.

Mayor and City Council reports - (Agenda Item #10)

Mayor Harbertson

- He reminded the Council of Local Officials Day at the State Legislature on January 26, 2011 and asked them to contact **Holly Gadd** regarding their plans to attend.

- Costs involved with the production and printing of the monthly newsletter have risen, and the **Mayor** suggested increasing the advertising rates for the back page of the newsletter. Small ads are currently $60, and the business card ads are $125. He suggested that the small ads be raised to $75 and the larger size to $150 which are very reasonable rates. He said the money from the ads will cover approximately half of the cost of the newsletter. The notice regarding the change in advertising rates will be included in the business license letter that is being sent this month.

- There will be a Special City Council meeting on Tuesday, December 21st at 5:00 p.m. to review several items. **Dave Millheim** explained that it will be a closed meeting with an open meeting component if the Council elects to go forward with a property purchase.

Cory Ritz

- He asked if Farmington City was planning to ban spice, and the **Mayor** said the City is following the ordinance established by Davis County which banned the substance.

Rick Dutson

- He reminded the Council of the edcUTAH open house on Wed., December 15th from 4-6 p.m.

- He requested a calendar item for June 2011 which is a warranty check conducted by the contractor for maintenance on the City Hall building.

Sid Young

- He told the City Manager that he appreciates the list of upcoming agenda items.

Adjournment

Motion

Jim Talbot made a motion to adjourn the meeting. The motion was seconded by **Rick Dutson**, and it was approved by Council Members **Bilton**, **Dutson**, **Ritz**, **Talbot** and **Young**. The meeting was adjourned at 7:40 p.m.

Holly Gadd

Holly Gadd, City Recorder
Farmington City Corporation