

## FARMINGTON CITY COUNCIL MEETING

October 18, 2016

### WORK SESSION

*Present: Mayor Jim Talbot, Council Members Brett Anderson, Doug Anderson, John Bilton via phone, Brigham Mellor, Cory Ritz, City Manager Dave Millheim, Associate City Planner Eric Anderson, Chief Wayne Hansen, Traffic Engineer Tim Taylor, City Recorder Holly Gadd and Recording Secretary Katie Gramse.*

**Mayor Jim Talbot** thanked all that were in attendance in the last couple weeks during the ribbon cuttings and the APA conference. He said that **David Peterson** was in charge of this conference and he did a wonderful job. **Mayor Jim Talbot** also told of the Mercedes Benz opening on Thursday October 20<sup>th</sup> at 6:00pm.

**Dave Millheim** went to a seminar and wanted to share conducting with the Council and staff on how they might be able to improve the Council meetings. He said the meetings are the responsibility of **Mayor Jim Talbot**. He runs the meeting and everything needs to go through him. Nobody is invited to talk unless they are welcomed by the Mayor to do so. The Council needs to make sure their motions are clear and well understood by the other Council Members and staff.

**Dave Millheim** said that the agenda for the upcoming meeting has to be given to him 5 business days prior to the actual City Council Meeting. This cut off is established for the protection of the Council. **Dave Millheim** and other staff members need to make sure they can gather all the information needed for the agenda and make sure it is correct. Any of the Council Members are able to send topics of interest. If the Council wants to have a discussion on the topic, a motion by the City Council needs to be made. If the topic does not have a second motion, then it does not get discussed. **Dave Millheim** also said that the internal debate needs to close before the approval is voted on.

### NEIGHBORHOOD TRAFFIC CALMING PROGRAM

The residents surrounding the road on 650 west brought to the attention of the City Council a few weeks ago, the possibility of lowering the speed limit on this particular street. The resident's main concern is how fast the cars are driving and the safety of the children going to and from the elementary school.

**Chief Wayne Hansen** did a traffic study on 650 West in Farmington. The study consisted of a 110 car sample and they tracked and regulated the traffic speeds at different times of the day. Out of this car sample 85% of the cars were going 39 mph, 75% of the drivers were going over the speed limit. **Chief Wayne Hansen** also said in order for the Council to change the speed limit it has to be within 5 mph of the listed speed limit that is currently posted.

**Tim Taylor** said there are ways to lower the drivers' speed without changing the speed limit. He said the Council can have parking on the side of the road or draw white sidelines on the edges of the street. The Council can also place flashing driver feedback signs that flashes and notifies the driver if they are going 5 mph over the speed limit, a portable speed truck is also something to consider. **Tim Taylor** feels that any of these options would be better for now to regulate and decrease drivers speed along this road instead of decreasing the actual speed limit. **Dave Millheim** asked if there could be a 4-way stop sign placed at the end of this road. **Tim Taylor** said that would be a good idea and it would also lower the speed of the drivers. **Tim Taylor** and **Chief Wayne Hansen** said that the court would throw out the majority of these speeding tickets based on the speed study and it would not be very beneficial to decrease the speed limit.

**Brigham Mellor** said because the road has a lot more improvements that need to be made, such as driveway entrances and other road construction, he thinks these options would also be better than actually changing the speed limit. **John Bilton** and **Doug Anderson** agreed with him. **Brett Anderson** and **Cory Ritz** feel it is better to change the speed limit to try and decrease driving speed.

**Mayor Jim Talbot** asked how much the feedback signs and speed truck would be to place along this road. **Tim Taylor** said that the cost of the solar panel driver feedback signs ranges from \$2,000 to \$4,000. The portable speed trucks are around \$3,000.

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**REGULAR SESSION**

*Present: Mayor Jim Talbot, Council Members Brett Anderson, Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz, City Manager Dave Millheim, City Planner David Peterson, Associate City Planner Eric Anderson, City Recorder Holly Gadd, and Recording Secretary Katie Gramse.*

**CALL TO ORDER:**

The invocation was offered by **Doug Anderson** and the Pledge of Allegiance was led by **Russell Cluff** a participant from the Boy Scouts of America, Troop 603.

**PUBLIC HEARINGS:**

**Hunters Creek Conservation Easement Amendment**

**Dave Peterson** said the City has close to 100 acres of land on our far north boundary. The City does have a conservation easement that is owned by Woodside Homes and is being used to have cows graze on it. The City also has a trial easement on this land which only has dirt access to the road and the trails committee is hoping that in the future they will be able to have a network brought together at this junction.

**Dave Peterson** said this land is not part of the HOA, however the HOA is prepared to take it over. The HOA would like to have a conservation easement amended to put in place where they would be able to build small playgrounds and other amenities. He also explained the following recommendations. The recommendations for tonight's public hearing are both to approve the HOA conservation easement amendment and a, b, and c that follow. He also noted that consideration of possibly providing funds for the next budget cycle and improve the trail in the motion would be appreciated.

**James Greer** 2154 West Rifleman Drive. He is the Hunters Creek Home Owners Association Board President. He feels he and his associates have met the criteria to improve this open space. He thinks that those homeowners surrounding this area would also appreciate the clean-up that they would provide. The HOA does not want to make huge changes but would like to provide this community with more amenities and open space. He said that he would like to see more pavement placed throughout the trails instead of just a dirt trail.

*Mayor Jim Talbot opened the public hearing at 7:23 p.m.*

**Michael Jones** 2147 Pheasant Place, Farmington. When he moved out to Hunters Creek he had heard about the conservation easement and thought it was an interesting situation. Where he lives the weeds are terribly overgrown and there are several thistles. He said he is in favor of this amendment and letting the local people manage their property.

**Wayne Baker** 2054 Dakota Drive, Farmington. He is on the Farmington City Trails Committee. He maintains the trails and enjoys the trail system. They moved to Farmington for the country feel. He said he is against the proposed changes. He would like to keep it country and keep the wild feel out where he lives. He likes to explore with his children and have them enjoy nature and the outdoors as much as he does.

**Cyndy Simmons.** 2274 West Monarch Way, Farmington. She said she is also against this easement amendment proposal. She enjoys the natural environment and wants her grandchildren to enjoy the same. She feels that if this proposal is going to pass, she hopes that the easement will only change on the East side.

**Andrew Austin** 821 Browning Lane, Farmington. He said that there are 2 sides of his property line facing this proposal. He said that the trails are unusable because of the overgrown weeds and goat heads and so he is in favor of this proposal. The overgrowth makes it hard for anybody to enjoy but particularly his family. He would like to at least see the trails be paved so that they will be able to walk and play without getting hurt.

**Manning Gomez** 2288 West Monarch Way, Farmington. He said he would like to preserve this area in its natural state. He has seen the east side and understands that some work needs to be made in order for the trails to be used. However, he would like to keep the west side as is.

**Christy Shields** 2053 Colt Drive, Farmington. She said she loves the natural environment this area has and would like to keep it as such. However, the weeds and goat heads are very bad and she would like to see those gone and make this area more beautiful.

**Rick Jaster** 826 Fox Hunter Drive, Farmington. This area is completely unusable and not able to control all the goat heads. He would like to connect all the trails in this area and have them paved. He does not feel that one trail being paved will hinder the natural environment and it will make it more user friendly for the neighborhood.

*Mayor Jim Talbot closed the public hearing at 7:39 p.m.*

The City Council discussed and were in agreement that the applicant needs to be more specific in their recommendations. This allows the Council to be fully aware of what improvements are being made and where they will be placed in this particular area. The Council feels that it is too vague and would need to make sure they are making a motion on the correct information.

**Dave Millheim** said that he is pleased with the effort of this HOA and its board members. He said the HOA is a volunteer effort and they are stepping up to this task and trying to make improvements in this area. He hopes the HOA Director **James Greer** takes what the City Council has asked of him and will continue to proceed.

**James Greer** explained that they only want to make small changes in this area. The HOA does not have the funding to do anything elaborate but would like to make it more beautiful. He hopes to pave some of the trails so the residents can enjoy them.

**Brett Anderson** asked if the Council would need to make a motion dealing with the enforcement issue in this area. The staff said that they would go out and take enforcement on this issue regardless of a motion or not.

*Motion:*

**John Bilton** made the motion that the City Council table this recommendation and request from the Hunters Creek HOA, and that the City Council note items a, b, and c, as items that can move forward upon receiving a more detailed specific itemization of the changes that need to be made and also noting that the City Council meet the specific qualifications in item 7 and mandatory criteria in 8 of the conservation easement amendment policy. This would also include the location of the trails and the amenities and what they look like. **Brett Anderson** second the motion, which was unanimously approved.

### **Nelson Property Rezone Application – 35 East 1150 South**

**Eric Anderson** said the applicant desires to create three large estate lots through a boundary adjustment for property at 1150 South and 35 East. Because the subject property already has 4 parcels within its boundaries, the applicant does not have to go through the subdivision platting process to create the requested three lots. However, a boundary adjustment cannot result in parcels or lots that do not conform to the underlying zone. Because the applicant only has 3.85 acres of property, and the A (Agriculture) zone has a minimum lot size of 2 acres, the applicant is seeking a rezone of the property to LR (Large Residential). The LR zone would

allow for lots as small as 20,000 square feet, and because the property has four existing parcels, he could feasibly do a boundary adjustment and create four 40,000+ square foot lots. However, the applicant only wants three large estate lots. The surrounding property is already zoned as LR, and the General Plan designation of LDR (Low Density Residential) is consistent with the rezone proposal. He said that the general plan is consistent with the rezone request so the staff recommending approval.

The applicant was not here for the public hearing but **Dave Millheim** has been in contact with him, and he said the applicant is consistent with the request that has been given.

***Mayor Jim Talbot opened the public hearing at 8:05pm***

No comments were received

***Mayor Jim Talbot closed the public hearing at 8:05pm***

**John Bilton** said this property has been a discussion in the past few years and thought there might be a potential well site attached to it. **Dave Millheim** said they have not found any record of core samples and have inspected it with the property owners, but it does yield a low quality amount of water and water flow that could be used for a horse trough. The City has no long-term desire to pursue a well possibility at this location.

**Mayor Jim Talbot** had a concern about calling this parcel LR due to the fact that the square footage is such a wide range. He felt that in the past they need to be careful in making sure the applicant knows exactly how many lots can be placed on a particular LR parcel and wanted to make sure that the Council is following the correct guidelines. **Eric Anderson** said normally the City makes sure it is clear on the amount of lots a property owner can purchase and divide on a particular parcel, however in this case the staff feels comfortable in the approval because the curb, flood plain wall and the shape of the property would only allow the property owner to build no more than 3 additional lots.

**Mayor Jim Talbot** asked the staff why they could not put a condition in the rezone telling the applicant the exact amount of lots they can place on this particular area. **Dave Peterson** said it is because a conditional rezone is illegal. When the City adds conditions to the zone change, the developers can get out of conditions and it is hard to make sure the conditions will be met.

***Motion:***

**Brigham Mellor** made a motion that the City Council approve the enclosed enabling ordinance rezoning 3.84 acres of property as described in Exhibit "A" from A (Agricultural) to LR (Large Residential) located at approximately 35 East and 1150 South from A to LR, as identified on the attached map, subject to all applicable Farmington City ordinances and development standards.

Findings for Approval:

1. The proposed rezone is consistent with the general plan.
2. The proposed rezone is consistent with the surrounding properties and neighborhoods.
3. While the applicant's plans to create three estate lots through a boundary adjustment hinges on the purchase of the two remnant parcels owned by the City, the rezone application under consideration is justified on its own merits.

**Doug Anderson** seconded the motion, which was unanimously approved.

**Station Park West Rezone Application – 1100 West and Park Lane**

**Eric Anderson** said CenterCal currently owns property at approximately 1100 West and Park Lane, south of Cabela's and west of the University of Utah Medical Center. The property has long been intended to be part of the City's mixed use district, and rezoned to General Mixed Use. The General Plan designation of this property is Transportation Mixed Use and the surrounding properties are already zoned GMU. If this rezone is approved, CenterCal intends to continue their Station Park development on the subject property, and will have to comply with the form-based code regulations of the underlying zone as set forth in Chapter 18 of the Zoning Ordinance, including the Project Master Plan and Development Plan Review process.

**Scott Arrington** 140 North Union Ave. Farmington. CenterCal wants to continue their development across the street with the same standards and quality and create more value in the community.

***Mayor Jim Talbot opened the public hearing at 8:22pm***

No comments were received

***Mayor Jim Talbot closed the public hearing at 8:22pm***

***Motion:***

**Brigham Mellor** made a motion that the City Council approve the enclosed enabling ordinance rezoning 5.84 acres of property as described in Exhibit "A" from A (Agricultural) to GMU (General Mixed Use) located at approximately 1100 West and Park Lane, subject to all applicable Farmington City ordinances and standards.

Findings for Approval:

1. The proposed rezone is consistent with the General Plan.
2. The proposed rezone is consistent with surrounding properties.
3. The proposed rezone is consistent with the overall master plan for the mixed use district.
4. The proposed rezone will allow CenterCal to continue their hitherto successful Station Park development to points west.



**John Bilton** seconded the motion, which was unanimously approved. Council member **Brett Anderson** was not in attendance during this motion.

**Blackhurst property Rezone Application – 306 East 100 North**

**Eric Anderson** said the applicants’ desire to build a large home on their property currently located in the OTR (Original Townsite Residential) zone. Because the proposed home is currently in the historic OTR zone, there are design standards and regulations for new construction that do not exist in other zones throughout the City. The proposed home has five garages, all of which extend beyond the front plane of the home, and the garages comprise 100% of the front plane of the home. Because the applicant desires to build this home and the OTR zone will not work for their plans, they are seeking a rezone to the LR (Large Residential) zone. The subject property is at the edge of the OTR zone and is largely surrounded by LR zone properties to the north and east (with the exception of their eastern neighbor). The General Plan designation of LDR (Low Density Residential) supports either the OTR or LR zone designation.

**Eric Anderson** said the proposed home does not meet these standards, particularly the garages, as they would violate Section 11-17-050(4)(b) which states:

*“Attached garages constructed even with the front setback lines, or that are setback (or recessed) from the front setback less than a distance equal to half the depth of the main building shall comprise no more than 33% of the front plane of the home on lots greater than 85 feet in width, and up to 40% on lots less than 85 feet in width if for every percentage point over 33% the garage is set back (or recessed) an additional 1.0 feet behind the front plane of the home.”*

The planning commission was debating whether to approve this request or deny it. They were mostly concerned that if they did rezone this parcel from an OTR to and LR that it would create a “snowball effect” within the surrounding property owners. However, this particular parcel will be a new home and the property owners are not tearing down a historic home.

**Craig and Janica Blackhurst** 381 West 1450 North, Centerville. They own the property at 306 East 100 North Farmington. They purchased this lot the summer of 2015. He said that there are several homes in the area with a wide variety of building types such as: duplexes, front facing garages, new construction homes, and homes that are considered “historic.”

**Craig Blackhurst** said that he and his wife knew of the complexity of the lot and met with a design firm to draft a drawing to meet their needs as well as presenting the plan to the City. **Craig Blackhurst** was told that there were no objections with the construction plan. Because he was told there were no objections he and his wife proceeded with a design at a substantial cost. They went forward with a topographical elevation drawing, an engineering analysis of the building, and completed sets of plans that could be submitted into the City. They also started interviewing builders and decided to build with Elite Craft Homes.

**Craig Blackhurst** said that they submitted these plans to the City and knew the City had looked at them because some minor changes were made by the engineer. The City continued to

look over their plans for several weeks. The City then told **Craig and Janica Blackhurst** that this property was part of the OTR and the proposed plans violated the OTR zoning ordinance. They decided to file a zoning amendment to rezone their lot from an OTR to an LDR and presented this on the October 6, 2016 planning commission meeting. Prior to this meeting there were notices sent out to the surrounding homes and public notices were placed on the property. There were no negative responses brought forth by anyone during the public hearing portion of the meeting. **Craig Blackhurst** does not think there are any concerns with this proposed plan or zoning change with anyone in this neighborhood.

**Craig Blackhurst** mentioned that in the Planning Commission meeting, **David Peterson** the City Planner, said this proposed plan might not meet the LDR zoning conditions either citing section 1128-50 that the main building needs to face the front towards the street because the front door is set at a 45-degree angle. He argued that the front door faces the side yard. **Craig Blackhurst** said the front door faces the front just as much as it faces the side yard due to the angle that it is on. **Craig Blackhurst** also quoted chapter 17 section 11-50 under new construction guidelines states “creative solutions are strongly encouraged... the area in the OTR zone including specific neighborhoods and buildings convey a certain sense time and place associated with its history... it should also remain dynamic with its alterations to the existing structures and construction of new buildings occurring over time. New buildings under constructions are not encouraged to look old rather a new design should relate to the fundamental characteristics of the district while also conveying the stylistic trends of today.” He feels that his new construction would be just that. While looking at the variety of homes in Farmington there are several historical homes. However, there are several new homes and many have large front facing garages that are bigger than the garage that they would be building.

**Janica Blackhurst** said that she and her husband have gone above and beyond the requirements and have come up with a plan that will be beneficial to this community.

***Mayor Jim Talbot opened the public hearing at 8:48pm***

**John Bradshaw** 259 East 100 North, Farmington. He said he lives close to this property. His home burned down in June of 2015 and has had several issues complying with the OTR standards. There are many LR zones surrounding this property and would like this property to be zoned as such. He would like the Council to approve this proposal and this particular home would be a great asset to this community.

**David Livingston** 139 North Main Street, Farmington. He feels that if this particular home stays within the OTR it should not have been curbed by all the requirements associated with the terms because times do change and he feels this home would be a great addition to this area.

**Norman Brown** 1661 West 7575 South West Jordan. He owns land west of this property. He said the question is if the OTR should have been, is, or will ever be legitimate. The OTR is a zoning ordinance on the books of Farmington and has been for the last 14 or more years. In this area the zoning existed before the purchase of the land and it does not offer justification for change to any other destination.



**Wayne Goodfellow** 410 North 200 East, Farmington. He said he has also had several problems with the standards of the OTR. He feels the OTR zoning conditions are very confusing. He said it is hard to try to improve your property because he feels the OTR zoning discourages that.

**Greg Jones** 215 East 200 North, Farmington. He said his property was under the OTR and with a lot of work he was able to remove it from that zoning ordinance. This particular home will only increase the value of the area. He would like to see this construction move forward.

**Todd Adams** 242 North 200 East, Farmington. He said this home will be a great asset to the neighborhood. There are a wide variety of homes in the neighborhood and this will only add to it. This is a great example of how to make variances work for everyone.

**Jerry Preston** 177 North Main Street, Farmington. He said he is also part of the OTR. He said if the Council decides to make this LR or keep it in the OTR, it will not make any difference but it would be a great addition to the OTR. He hopes the Council will approve this home construction because it would be so wonderful for the community.

**Joe Sadler** 6378 North Willow Creek Road, Morgan. He represents the architecture firm that worked with the Blackhursts' at the beginning of the design. He knows that this couple is truly trying to better this area. He said this company is not a zoning or ordinance experts but he tried to draw up plans that might work. He also agreed with the Blackhursts' that when the City changed their minds on the zoning at the end it was upsetting. He knows this home will be a phenomenal addition to this City.

**Bear Phelps** 354 East 100 North, Farmington. He is very excited for this construction and he approves of this home being built in this neighborhood.

**John Anderson** 442 South 410 West, Farmington. This property is surrounded by 3 sides and he would like to have the opportunity to study and review this issue. He said he would like to discuss this with the Farmington Historic Preservation Committee on October 27, 2016 in a meeting he has with them.

**Mayor Jim Talbot closed the public hearing at 9:07pm**

**Cory Ritz** said he has studied this zoning issue and was one of the members on the committee to plan the OTR. He said he would like the Council or the Farmington Historic Preservation Committee to look into this further and maybe tweak part of the ordinance to make it more acceptable for the residence and also for Farmington City.

**John Bilton** asked if it would be possible to approve this rezone tonight and then direct staff to help make the home comply with the standards or change the standards of the OTR. **David Peterson** said it would not be possible. **David Peterson** said that the front elevation of the home would also make it impossible for this home to be built in the OTR. Also, the front door does not face the front yard and it only faces the side yard which also makes it not comply with

the LR zoning ordinance. **David Peterson** explained that the design of this home would not meet any zoning ordinance in Farmington City. He said he has met with the builder and they have come up with a few different ideas that might work.

**David Peterson** said he feels the City Council should approve the rezone request and allow him to work with the applicant and come up with a house plan that will comply with the LR zoning ordinance. **Dave Millheim** emphasized that the only thing the Council will be making a motion on tonight is for a rezone request and not for approval of the house plans.

**Janica Blackhurst** said the rezone was suggested to them. She felt the house plans met the requirements in both the LR and the OTR in terms of intent. They wanted to avoid going back to the planning committee because they would be back at the beginning trying to make their front door face the front yard to coincide with the LR ordinance. She said they do not care whether they are part of the OTR or the LR but feel that their home meets all criteria to fit in either zone. **Mayor Jim Talbot** said the City Council will only look at the motion that is before them and will not go into further detail on whether or not the home meets what criteria. It does a disservice to what the Council has been elected to do.

***Motion:***

**Doug Anderson** made the motion to move the City Council to approve the enclosed enabling ordinance rezoning .59 acres of property as described in Exhibit "A" from OTR-F (Original Townsite Residential - Foothill) to LR-F (Large Residential - Foothill) for property located at 306 East 100 North from OTR-F to LR-F, as identified on the attached map, subject to all applicable Farmington City ordinances and development standards.

**Findings for Approval:**

1. The proposed rezone is consistent with the general plan.
2. The proposed rezone is consistent with the majority of surrounding properties and neighborhoods to the east and north.
3. The existing homes in the neighborhood are large and newer homes, and the proposed home would be consistent with the neighborhood.
4. The proposed rezone would allow the applicants the highest and best use of their property.
5. Rezones are reviewed on a case-by-case basis, and are a legislative decision; therefore, by rezoning one property it does not bind the City to do the same for a future property owner that may wish to do the same for their property. The City reviews all rezone applications on their own merits.

**Brigham Mellor** second the motion, which was unanimously approved.

**SUMMARY ACTION:**

**Minute Motion Approving Summary Action List**

1. Farmington Park Phase 3 Subdivision Improvements Agreement
2. Pheasant Hollow Subdivision Improvements Agreement
3. Cabelas Improvements Agreement
4. Approval of Minutes from September 6, 2016
5. Approval of Minutes from September 20, 2016

***Motion:***

**Brett Anderson** made the motion to have the City Council to approve the summary action list items 1-5 as listed in the staff report. **Doug Anderson** seconded the motion, which was unanimously approved.

**NEW BUSINESS:**

**West Farmington Trails and Sidewalks along Collector Streets (Discussion Only)**

**David Peterson** said they met with group of citizens in this community to find a way to do different side treatments in this designated area. He explained the history and plans of major and minor collector streets. The City has placed sidewalks west of 1100 West and the west side of 1525 West and it is inconsistent with the general plan from 1996. He summarized the history from 1998-2008 and the different general plans and standards that were made during these years. **Dave Millheim** asked if there were anything in the general plans that clarified what the multiuse trails might be used for. **David Peterson** said that the language in these documents were very vague.

**David Peterson** thought they would like the direction from the City Council to bring more clarity to the staff on what they would like to see them do. **Mayor Jim Talbot** thought it would be a good idea to discuss this in a work session and go over this more meticulously.

**Brett Anderson** had a question concerning the past when City Council had taken action that was inconsistent from the general plan did the City have to make a motion to make it inconsistent or consistent, or did it fall that way by the result of the vote. **David Peterson** said it would have been controlled by the vote.

The City Council decided to bring this discussion up at a future meeting to be able to go over it in more detail.

**OLD BUSINESS:**

**Update on Special Assessment Area (Discussion Only)**

**Dave Millheim** said there is no further clarity on grant money and there is no movement on Prop 1 money from Davis County. He said the Council members had a lot of questions concerning the SAA in west Farmington. He will try to have all the questions listed and answered by the end of the week and post them on the Farmington City website.

**Dave Millheim** said the City has received enough protests that if the City and Council leave the SAA as is, it will not be passed. Several of the staff went to a citizens group in west Farmington and the citizens were asking what options they might have regarding the SAA. The staff came up with two options. **Dave Millheim** wanted to know if the City Council would approve either of these options and allow staff to take it to the citizen's committee and explain to them different options to lower the cost of the SAA. The first option, is funding plan A if the City handles specific grants and money items a little differently they can eliminate \$1.4 million from the total cost of \$4.2 million dollars yielding an SAA number of about half of the total cost of what the residents need to pay. Meaning the total of each property owner in the SAA, their total would drop in approximately by half. The details of funding plan A are in the staff report and also on Farmington City's website.

**Dave Millheim** explained funding plan B which is also on the Farmington City's website. This plan is regulated on the condition of receiving prop 1 funding from Davis County that the City might receive. If the residents do not support these plans, the City Council will need focus on the extension agreements and they will have to be taken into consideration. The property owners need to decide if they do not want the SAA then their extension agreements will be utilized and also the financing option will be eliminated. The City is trying to help decrease the total cost and have the road completed all at once.

**Brigham Mellor** asked if the City goes with funding plan B, he thought the City could designate 2 years of prop 1 money to this project whether or not the county goes through with their funding or not. The City might also reserve the right to pull out any money that is above \$250,000. **Brett Anderson** feels that there is too much distrust from the residence that the SAA still will not be passed even if the City cuts the cost substantially.

**Dave Millheim** said the staff should still meet with the residents and try to find other opinions they might have in helping with the cost. He feels the best way to bring forth this information to the residents, is to have the City Council approve funding plan A and have the first \$250,000 be met in funding plan B. The Council was in agreement.

***Motion:***

**Cory Ritz** made the motion to move the City Council authorize staff to take this funding concept to the citizen's committee for discussion, for feedback with an understanding that this is an initial starting point in response to citizens request that the numbers come down. That we make note that we will live by these numbers if we put them out there and will have to stand by any of these numbers that we put out. With a third part, that if the County bails on participating on prop 1 funds that the City will cover that County short fall and will use the second year prop 1 funds. **Doug Anderson** seconded the motion, which was unanimously approved. **John Bilton** was not in attendance for this motion and the following meeting.

**Request from Steve Nelson to Purchase .215 acres of City Property Declared Surplus – located at approximately 1150 South 50 East**

The City Council has met several times regarding this issue and they were in agreement to make the motion without any further discussion.

***Motion:***

**Cory Ritz** made the motion to move the City Council that the request from **Steve Nelson** to purchase .215 acres of City property declared surplus located approximately 1150 south 50 East that we authorize staff to complete action items 1 and 2 in the staff report. **Brigham Mellor** seconded the motion, which was unanimously approved.

**Clark Lane Village Agreement for a Playground**

**David Peterson** said that several years ago the City vacated a section of the 100 North Street right-of-way now owned by CenterCal LLC, which is currently owned by Chase Bank. The developer of the Clark Lane Village apartments is now requesting use of the south part of this area for a playground. Public Works is okay with this arrangement so long as the owner of the apartment complex maintains the area. Moreover, even though no easement now exists across the bank site, the City constructed the trail with the appropriate width and road base, etc. to double as a second point of access for snow plows and other equipment if 650 West to State Street becomes impassable in the event of some unforeseen circumstance.

**David Peterson** said that if an event of an emergency occurs, Station Park will allow the City traverse across its property to get to Clark Lane. As an additional “back-up” (if the event occurs, the City Engineer also suggested that the owner provide a public access easement through the apartment complex to also the City employees, and employees housed in the old public works building (on 650 West), a second route to work. He said this construction will be for everyone to use.

**Cory Ritz** asked about the density of the construction in this area. He was curious if the residents were charged more, if more money could go towards the park fund. **Brigham Mellor** said it would not matter the cost of the fee, he feels the agreement is not clear and feels the applicant is unsure about how long the City will allow them to stay in this area.

**Bryce Thurgood** said he feels this agreement will benefit the community with this new infrastructure. They will take care of the landscaping and surrounding area. This would be for anybody walking through and not just the residents that live there. He feels that if the City Council thinks this will be too much of a hassle, then they should not pass the proposal.

**Doug Anderson** made the motion to move the City Council to approve the license agreement enabling the owners of Clark Lane village agreements public use of a portion of the un-used 100 North Street right-of-way southwest of the Public Works building as set forth therein with the findings 1 through 7 changing the word “private” to all “public.” **Brett Anderson** second the motion, which was unanimously approved.

**GOVERNING BODY REPORTS:**



**City Manager Report**

1. Police Monthly Activity Report for January – September 2016
2. Fire Monthly Activity Report for September
3. Executive Summary for Planning Commission held October 6, 2016
4. He wanted the City Council to know of a request that the City has gotten from Salt Lake City to move the Days of 47 Horse Parade from downtown SLC to a permanent location in Farmington. **Dave Millheim** asked where the Council thought the best destination would be for this parade. He also asked if the parade should even come to this City at all. He told them it is solely a horse parade and it would be best if the location would start and finish in the same place. The parade does need to be around July 24<sup>th</sup>. **Brigham Mellor** thinks that hosting the parade in Farmington would be a good idea. It would attract more people into the City and show the positive attractions that we offer here **Dave Millheim** would like to further this conversation at a later meeting, after getting more information and the details of the parade
5. He met with the historian of Farmington City. The Historian would like to receive more money regarding the history book. **Dave Millheim** told the Council that the City paid the Historian for part of the book already, and the Historian has not completed his portion of the book yet. **Dave Millheim** needed to get permission from the Council on whether or not the Historian could receive more money. The Council decided that when the Historian completes the history book, then he will receive payment for it.

**Mayor Jim Talbot** and Council Members **Brett Anderson, Doug Anderson, John Bilton, Brigham Mellor,** and **Cory Ritz** did not have anything to report at this time.

**ADJOURN**

***Motion:***

At 11:47 p.m., **Doug Anderson** made a motion to adjourn the meeting. **Cory Ritz** seconded the motion, which was unanimously approved.

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

**Posted 12/08/2016**