

FARMINGTON CITY COUNCIL MEETING

September 20, 2016

WORK SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz City Manager Dave Millheim, City Engineer Chad Boshell, City Development Director David Petersen, Haws Company Representative Scott Harwood, City Recorder Holly Gadd and Recording Secretary Katie Gramse.

The Council members began their work session at 5:00 p.m. tonight because the Council members' photographer was late to the appointed time. Instead, the Council decided to proceed and begin the Work Session and the photographer took the Council's pictures at 6:00 p.m.

GOVERNING BODY REPORTS:

City Manager Report- Dave Millheim

1. **Dave Millheim** reminded the Council members that on October 4th there will be a closed meeting for potential property acquisition in advance of the SAA public hearing.

Mayor - Jim Talbot

1. **Mayor Jim Talbot, Dave Millheim,** and Todd Godfrey met with University of Utah Medical's representative and their attorney regarding impact fees. The City and the University of Utah medical concluded their meeting on agreeing that the University will pay the City \$725,000. The University then will make a voluntary donation of \$50,000 to the park and another donation of \$150,000 to the round-about.
2. Thanked all Council Members who attended the UCLT conference.
3. The U of U Medical Center is opening on October 4, 2016.
4. The new Mercedes building is having their opening on October 20, 2016

Council Member – John Bilton

1. Wanted to bring to the Council Members' attention that there is a potential offer of the Ally Rose historical home. A final decision was not made at this time concerning this home.

Council Member – Cory Ritz

1. Received a letter from the residents who live on 650 West, 1100 South, and 500 South which is in the area surrounding the new Elementary School and High School in west Farmington. The residents signed a letter requesting the City to lower the

speed limit on these particular streets from 35 mph to residential speed of 25 mph due to the increase volume of driveways and speed traffic. **Brigham Mellor** thought it might be a good idea to ask the traffic engineer if it would be a feasible idea to pursue this option. The Council decided to have specific City officials take a look at this requested letter and see what recommendations they may have before the Council decides on decreasing the speed.

Council Members **Brett Anderson**, **Doug Anderson** and **Brigham Mellor** did not have anything to report at this time.

Brigham Mellor left the work session at 6:15 p.m.

David Petersen explained to the Council of the importance of upcoming APA Conference. He said this conference will be very beneficial to Farmington City and its progression. There will be approximately 250 planners attending this conference. The conference will be 2 days, having multiple mobile tours along with concurrent sessions. There will be a keynote speaker Dave McAdams attending. He encourages all to attend.

Park Lane Commons Phase IV Schematic Plan and Plat Amendment

David Peterson said the application is both a minor subdivision and a plat amendment because it is altering Park Lane Commons Phase II (the “Cabela’s Subdivision”) and Phase III (which contains the proposed Western States Assisted Living Center). The subdivision is proposing to subdivide Lot 201 (in Phase II) into two lots, 402 and 403; because this action involves both a subdivision and is changing the existing Park Lane Commons Phase II subdivision plat, it is both a plat amendment and a minor subdivision. Additionally, Lot 301 from Park Lane Commons Phase III is being added into the proposed Phase IV, which also involves a plat amendment of Phase III where parcel 401 is located.

The Planning Commission gave schematic plan approval for it and they are recommending the same as the City. This is a minor plat because it does not involve a Right of Way (R.O.W.) dedication and it is also a plat amendment because the City will be overlaying a plat over the old Phase II and the portions underneath will be gone and will be incorporated into part of this subdivision.

Chad Boshell mentioned that the Park Lane Commons Phase IV Schematic Plan and Plat Amendment was tabled last meeting on September 6, 2016 due to the applicant having questions concerning condition #4. When the City approved Phase III, the approval process was also in place where the Assisted Living Facility is located these lots are known as 302 and 303. There was a storm drain that ran underneath both lots and the drain needed to be relocated and the pipes needed to change. The Assisted Living Facility completed their storm drain on lot 302 but lot 303 has not yet been finished. The facility has taken this project under their construction to complete it but it has not been finished yet. The City put in condition #4 so if a new owner wanted to purchase lot 303 the City would not issue a building permit until the storm drain lines were relocated and the City reviewed the site plans. At that point the Haws Company would then be the ones to move the storm lines.

On the South Side of the lot 303, where the future Market Street will be located, they have an extension agreement placed that the road would not include water and sewer to be extended down that line. However, those two utilities do not impact the other lots fronting Station Park Way. The City recommends that when the applicant needs a building permit fronting Station Park Way the applicant may need to amend the extension agreement to have utilities on the south side of the building.

Chad Boshell said that the condition #4 will be modified to no site plan shall be reviewed for Park Lane Commons Phase IV until the storm drain line on lot 303 has been relocated per the drawings and that the sewer and water lines on the south side of the lot 303 have been added to the extension agreement. The Council members and Scott Harwood were all in agreement.

REGULAR SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Cory Ritz, City Manager Dave Millheim, City Development Director David Petersen, City Recorder Holly Gadd and Recording Secretary Katie Gramse. Council Member Brigham Mellor was excused.

CALL TO ORDER:

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

The invocation was offered by **Mayor Jim Talbot** and the Pledge of Allegiance was led by **Gehrig Davis** a member of the Boy Scouts of America troop 1545.

Mayor Jim Talbot welcomed the youth city council members **Cameron Barnson** and **Cooper Barnson**.

OLD BUSINESS:

Park Lane Commons Phase IV Schematic Plan and Plat Amendment

Mayor Jim Talbot mentioned that the Council went over this Amendment during the last City Council Meeting held on September 6, 2016. This was tabled that evening due to the applicant needing to clarify condition #4.

David Peterson said this subdivision is proposing to subdivide Lot 201 (in Phase II) into two lots, 402 and 403; because this action involves both a subdivision and is changing the existing Park Lane Commons Phase II subdivision plat. Additionally, Lot 301 from Park Lane Commons Phase III is being added into the proposed Phase IV, which also involves a plat amendment of Phase III where parcel 401 is. Also, an off sight storm drain currently services in lot 302 and 303 and has been tied to this approval process. The storm drain will be relocated prior to the City to review the site plan.

Motion:

Cory Ritz move the City Council to approve the Schematic Plan and Plat Amendment subject to hold applicable with the Farmington City ordinances and development standards with the following conditions

1. The applicant shall re-show the dedication for the Market Street right-of-way on final plat;
2. The applicant shall enter into an extension agreement to improve the half-street and side treatments for Market Street;
3. The applicant shall leave the pedestrian access easement, as shown on the Park Lane Commons Phase II plat on the Park Lane Commons Phase IV final plat;

Condition #4 should read as no site plan shall be reviewed for Park Lane Commons Phase IV until the storm drain line on lot 303 has been relocated per the drawings and that the sewer and water lines on the south side of the lot 303 have been added to the extension agreement. **John Bilton** second the motion, which was unanimously approved.

PRESENTATIONS:

Update from Miss Farmington

Was unable to make it tonight and asked to reschedule for a later meeting.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

1. Taylor Ridge Subdivision Improvements Agreement
2. Miller Meadows Phase 6 Improvements Agreement
3. Park Lane Commons Phase IV Schematic Plan and Plat Amendment
4. Kestrel Bay Townhomes Subdivision Improvements Agreement
5. Approval of Minutes from August 16, 2016
6. Utah Chapter of the American Planning Association Fall Conference Sponsorship
7. Clark Lane Village License Agreement for a Playground

Motion:

Brett Anderson made a motion to approve the summary action list 1-6. **Doug Anderson** second the motion, which was unanimously approved.

John Bilton was not in attendance on August 16, 2016 during the City Council meeting and therefore he did not place his vote on this item tonight.

Mayor Jim Talbot mentioned to the City Council of the Clark Lane Village License Agreement for a Playground. The Council wanted the building developer to come and explain more details to them before they preceded any further.

Motion:

Cory Ritz made the motion that the City Council table Clark Lane Village License Agreement for a Playground for tonight **John Bilton** second the motion, which was unanimously approved.

ADJOURN

Motion:

At 7:20 p.m., **Doug Anderson** made a motion to adjourn the meeting. **Brett Anderson** seconded the motion, which was unanimously approved.

Holly Gadd, City Recorder
Farmington City Corporation