

WORK SESSION: A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. Mark Morris will be doing a presentation on signage issues and placemaking concepts and the City Council can ask any questions they may have on agenda items. The public is welcome to attend.

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, October 15, 2013, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS

7:05 Executive Summary for Planning Commission held September 26, 2013

PUBLIC HEARINGS:

7:10 Annexation for Jerod and Sharon Jeppson

SUMMARY ACTION:

7:20 Minute Motion Approving Summary Action List

1. Poll Workers for General Election
2. Christmas Banners

OLD BUSINESS:

7:25 Farr Trail Easement

GOVERNING BODY REPORTS:

7:30 City Manager Report

1. Trail Policies and Maintenance for Legacy and DRGW Trails
2. City Engineer Appointments

7:40 Mayor Harbertson & City Council Reports

1. Request from Farmington Ranches

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

DATED this 10th day of October, 2013.

FARMINGTON CITY CORPORATION

By: Holly Gadd
Holly Gadd, City Recorder

***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.

CITY COUNCIL AGENDA

For Council Meeting:
October 15, 2013

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

It is requested that City Council Member Cory Ritz give the invocation/opening comments to the meeting and it is requested that City Council Member Cindy Roybal lead the audience in the Pledge of Allegiance.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

CITY COUNCIL AGENDA

For Council Meeting:
October 15, 2013

S U B J E C T: Executive Summary for Planning Commission held September 26, 2013

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

FARMINGTON CITY



SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
RICK DUTSON
CORY R. RITZ
JIM TALBOT
SID YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate Planner

Date: October 7, 2013

SUBJECT: EXECUTIVE SUMMARY FOR PLANNING COMMISSION ON
SEPTEMBER 26, 2013

RECOMMENDATION

No action required.

BACKGROUND

The following is a summary of Planning Commission review and action on September 26, 2013 [note: six commissioners attended the meeting— Bob Murri, Kris Kaufman, Brett Anderson, Mack McDonald, Brigham Mellor and Alternate Nate Creer]:

1. Henry Walker Homes – Applicant is requesting a recommendation for Schematic Plan approval for The Village at Station Park subdivision (128 lots) on 12.11 acres located at the northwest corner of Clark Lane and 1100 West in an RMU zone. (S-10-13)

Voted to recommend that the City Council approve the Schematic Plan for The Avenues at Station Park (see minutes included in City Council Staff Report for September 26th).

Vote 6-0

2. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Zoning Ordinance regarding driveways. (ZT-8-13)

Voted to table this item until staff could further review proposed amendment.

Vote: 6-0

Respectfully Submitted

Eric Anderson
Associate Planner

Review & Concur

Dave Millheim
City Manager

CITY COUNCIL AGENDA

For Council Meeting:
October 15, 2013

PUBLIC HEARING: Annexation for Jerod and Sharon Jeppson

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. Table action regarding the annexation of the Jeppson property until the City Council is able to concurrently consider a schematic plan and zone designation for said property.

GENERAL INFORMATION:

See enclosed staff report prepared by David Petersen.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
CORY R. RITZ
CINDY ROYBAL
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: October 8, 2013

SUBJECT: **JEPPSON ANNEXATION PUBLIC HEARING
(APPLICATION A-1-13)**

RECOMMENDATION

Hold a public hearing and table action regarding the annexation of the Jeppson property until the City Council is able to concurrently consider a schematic plan and zone designation for said property.

BACKGROUND

As per City policy, if a sponsor of an annexation petition does not request a specific zone designation, the subject property will receive the zone designation of A (Agriculture) upon annexation into the City. The sponsor of the Jeppson petition is requesting a zone designation of R (Residential) and schematic plan approval for a residential subdivision related thereto. This request is currently under review by the DRC (Development Review Committee), and then it must also be reviewed by the Planning Commission. Notwithstanding this, if the Council chooses to approve the annexation, regardless of the zone designation and subdivision process now under way, the City must annex the property within 30 days of this action pursuant to State Law. Such a scenario is onerous as it will require that the applicant begin the zoning and subdivision process all over again if annexed now.

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager



A-1-13

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CITY COUNCIL AGENDA

For Council Meeting:
October 15, 2013

SUBJECT: Minute Motion Approving Summary Action List

1. Poll Workers for General Election
2. Christmas Banners

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

SCOTT C. HARBERTSON
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DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Holly Gadd, City Recorder
Date: October 7, 2013
Subject: **POLL WORKERS FOR UPCOMING ELECTIONS**

RECOMMENDATION

By minute motion, approve the attached list of poll workers provided by the County.

BACKGROUND

According to Utah Code 20A-5-602(1) poll workers must be approved by the City Council at least 15 days prior to the election.

Respectfully Submitted

Holly Gadd
City Recorder

Review & Concur

Dave Millheim
City Manager

POLL_NAME	FIRST	MIDDLE	LAST	PHONE	POSITION
Eagle Bay Elementary	Amy		Black	(801)505-8444	Receiving Clerk
Eagle Bay Elementary	Alisa		Buxton	(801)451-8476	Provisional Clerk
Eagle Bay Elementary	Sharla	M	Carlson	(801)774-5859	Technician
Eagle Bay Elementary	Rose	Marie	Giles	(801)451-5280	Poll Book Clerk
Eagle Bay Elementary	Amy	Jane	Gould	(801)451-1986	Receiving Clerk
Eagle Bay Elementary	Shalyn	C	Luker	(801)451-7181	Poll Manager
Eagle Bay Elementary	Lonnie	Kay	Percival	(801)529-3038	Poll Book Clerk
Farmington City Community Center	Tammy	Marie	Adair	(801)451-6665	Receiving Clerk
Farmington City Community Center	Tamra	E	Behunin	(801)451-5274	Poll Book Clerk
Farmington City Community Center	Treesa	C	Edgar	(801)402-5199	Poll Book Clerk
Farmington City Community Center	Rachel	Hillary	Kovacs	(801)451-0578	Provisional Clerk
Farmington City Community Center	Holly		Merritt	(801)771-0905	Poll Book Clerk
Farmington City Community Center	Trent	W	Merritt	(801)771-0905	Technician
Farmington City Community Center	David	Wilhelm	Rudolph	(801)725-0612	Technician
Farmington City Community Center	Susan	L	Smith	(801)451-0056	Receiving Clerk
Farmington City Community Center	Irene		Snow	(801)451-6976	Poll Manager
Farmington City Community Center	Jeanine	Marie	Taylor	(801)451-2597	Receiving Clerk



FARMINGTON CITY

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CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Walt Hokanson, Public Works Director
Date: October 8, 2013

SUBJECT: CHRISTMAS BANNERS FOR MAIN STREET AND STATE STREET

RECOMMENDATION

Request that the City Council authorize the expenditure of \$8,000.00 to purchase 40 additional Christmas banners and brackets. This will be taken from council contingency 10-670-560.

BACKGROUND

Last year we purchased new Christmas banners and banner enhancers for Main Street and State Street. We want to extend the Christmas decorations from Park Lane to 200 South on Main Street and from Main Street to 400 West on State Street. The additional decorations will be banners and brackets only and we will alternate the red Seasons Greetings with the new green Merry Christmas banners. We will purchase these decorations from Brite Nites who is the company that City Hall has used.

Respectfully Submitted,

Walt Hokanson
Public Works Director

Review and Concur,

Keith Johnson
Assistant City Manager

Cathy Rice

From: Jaime Lyons <jlyons@brittenites.com>
Sent: Monday, October 07, 2013 10:03 AM
To: crice@farmington.utah.gov
Subject: Fwd: Re: Banners

Cathy,
Dean forwarded me your email and told me to help take care of you guys at Farmington City. We discussed the banner price and we can take our price down to \$200 each if we get the go ahead soon. Our sales guy is headed your way tomorrow, I can give him a catalog to show and he can answer any questions you have. Basically any ideas you have we can work to make it happen. Let me know what I can do to help!

Thanks,

Jaime Lyons

Brite Nites
801.432.2111

----- Forwarded message -----

From: "Cathy Rice" <crice@farmington.utah.gov>
Date: Oct 2, 2013 9:43 AM
Subject: Re: Banners
To: "Dean Lyons" <dlyons@brittenites.com>
Cc:

Dean,

I just heard from the Mayor, and the City Council gave tentative approval and will make their decision on the Christmas banners in 2 weeks. What format do you need the artwork in? I can have the designer, Jordan Harbertson email it to you then if they do approve the banners you will already have the artwork. Is 30 days enough time to get the banners and brackets?

Is there any flexibility in the price? We did not budget any funds for Christmas decorations this year due to the problems and frustrations we've had with our previous vendor.

As we prepare our budget for next year we would like to get wreaths for the 10 gooseneck poles on State Street between Main and 100 East and we need 2 more pole enhancers to match what we already have. Is this something you could help us with? Do you have a catalog or website that we can look at? Keith said someone from your company is meeting with him soon regarding the decorations for City Hall. Could they bring us a catalog at that time?

Thank you for your help.

Cathy

CITY COUNCIL AGENDA

For Council Meeting:
October 15, 2013

S U B J E C T: Farr Trail Easement

ACTION TO BE CONSIDERED:

None. Discussion Item Only.

GENERAL INFORMATION:

See enclosed staff report prepared by David Petersen.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

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CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: David E. Petersen, Community Development Director
Date: October 9, 2013
SUBJECT: **FARR TRAIL EASEMENT**

RECOMMENDATION

Staff is seeking guidance from the Mayor and Council whether or not to abandon a trail easement located on the Jason E. Farr property located at 161 North Deer Hollow Circle. This is a discussion item only.

BACKGROUND

The subject property is located in the Deer Hollow Run Planned Unit Development (PUD). The land encompassed by this PUD was once owned by HHI. As per an agreement the developer committed to grant a trail easement in the vicinity of the Deer Hollow Run cul-de-sac to enable pedestrian access from central Farmington neighborhoods to the fire break road/Bonneville Shore line trail. The existing easement cuts across the Farr's backyard. Presently there is no trail on the Farr property—just an easement.

In the intervening years someone (not the City) created a footpath on HHI property connecting the 100 North Cul-de-sac to the Firebreak road. It is the understanding of the City that this trail is heavily used by area residents. The City approached HHI to establish a public easement on this foot path, but HHI turned down the offer.

It is extremely unlikely that the City will construct a trail through someone's back yard. Should the City vacate its trail easement on the Farr property?

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager

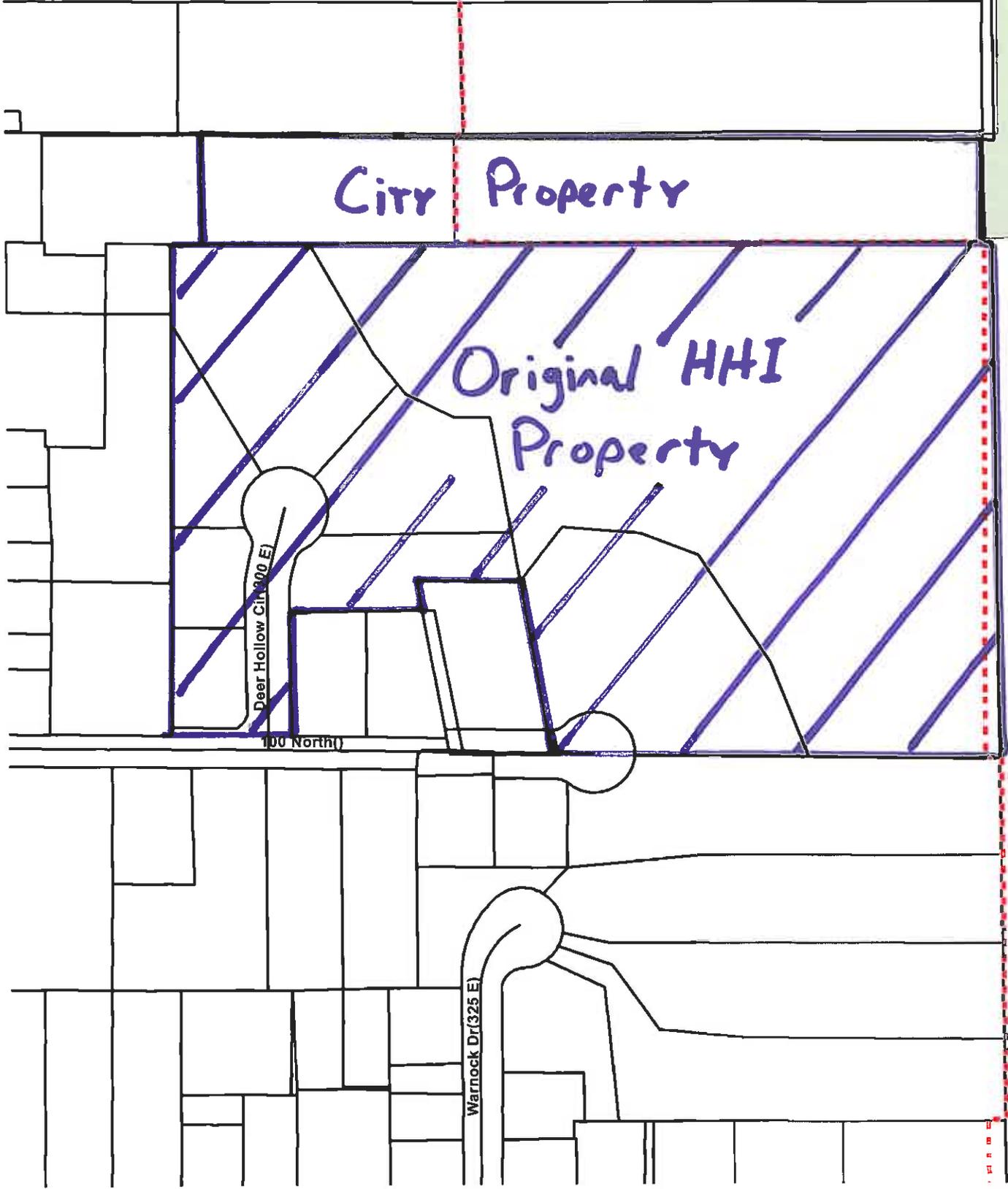
City Property

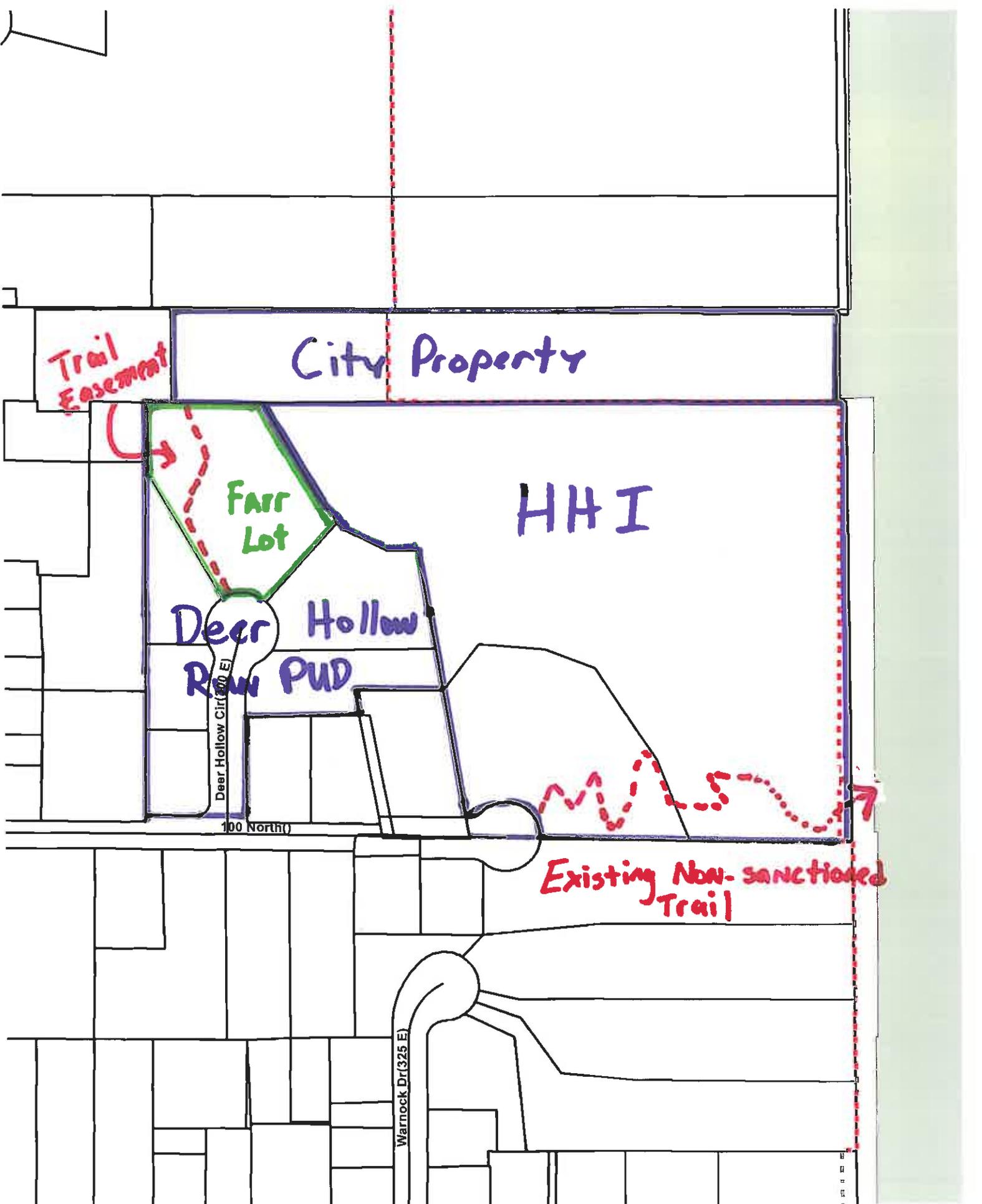
Original HHI
Property

Deer Hollow Cir (300 E)

100 North

Warnock Dr (325 E)





Trail Easement

City Property

Farr Lot

HHI

Deer Hollow Row PUD

Deer Hollow Cir (300 E)

100 North()

Existing Non-sanctioned Trail

Warnock Dr (325 E)



CITY COUNCIL AGENDA

For Council Meeting:
October 15, 2013

SUBJECT: City Manager Report

1. Trail Policies and Maintenance for Legacy and DRGW Trails
2. City Engineer Appointments

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

CITY COUNCIL AGENDA

For Council Meeting:
October 15, 2013

S U B J E C T: Mayor Harbertson & City Council Reports

1. Request from Farmington Ranches

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

Zimbra**hgadd@farmington.utah.gov****Re: Farmington Ranches Property**

From : Dave Millheim <dmillheim@farmington.utah.gov> Thu, Oct 03, 2013 07:01 PM
Subject : Re: Farmington Ranches Property
To : SCOTT C HARBERTSON <scottharbo@msn.com>
Cc : Holly Gadd <hgadd@farmington.utah.gov>

will do

Holly, please get this in the packet

Dave Millheim
City Manager
801-939-9203

From: "SCOTT C HARBERTSON" <scottharbo@msn.com>
To: "**Dave Millheim" <dmillheim@farmington.utah.gov>
Sent: Thursday, October 3, 2013 6:03:10 PM
Subject: RE: Farmington Ranches Property

Dave,

Please put this on Mayor's report for discussion on the next council meeting.

Scott C Harbertson
28 East 930 North
Farmington, Utah
801-540-1960 (Cell)
801-451-2744 (Home)

Date: Thu, 3 Oct 2013 10:44:03 -0600
From: dmillheim@farmington.utah.gov
To: scottharbo@msn.com
Subject: Re: Farmington Ranches Property

I have few thoughts. Strickly a Council decision. My opinion is naming the park after him seems excessive. Max as 30+ years and a whole lot more blood, sweat and tears. The pavilion idea seems more appropriate.

Dave Millheim
City Manager
801-939-9203

From: "SCOTT C HARBERTSON" <scottharbo@msn.com>
To: "**Dave Millheim" <dmillheim@farmington.utah.gov>
Sent: Wednesday, October 2, 2013 7:17:15 AM
Subject: FW: Farmington Ranches Property

Dave

Any thoughts on this?

Scott C Harbertson
28 East 930 North
Farmington, Utah
801-540-1960 (Cell)
801-451-2744 (Home)

From: steve.jenny@gmail.com
Date: Tue, 1 Oct 2013 21:28:03 -0600
Subject: Re: Farmington Ranches Property
To: scottharbo@msn.com

Mayor Harbertson,

After over a decade of community service in Farmington and HOA leadership in the Farmington Ranches I (and many others) feel we should recognize Gordon Crabtree in a meaningful and ongoing way. Several ideas have been kicked around as to how to best do this. You noted the work that went into developing 10+ acres of "protected weed lands" and turning them into an amazing park that is enjoyed by our entire community.

I would like to propose that in recognition of Gordon's service we name the park after him. If that is perceived as excessive, perhaps something else like installing a nice plaque in the pavilion (and naming it Crabtree Pavilion) would be an alternative.

I don't think it can be understated the number of hours Gordon has spent over the past decade (in addition to being the CFO of a \$1+ B hospital) serving the community and his neighbors, and I think a commensurate recognition would be appropriate.

What are your thoughts? I really appreciate your consideration on this matter, and will add that I also have enjoyed working with you over the years.

Sincerely,

Stephen Petersen

On Thu, Sep 5, 2013 at 9:21 AM, SCOTT C HARBERTSON <scottharbo@msn.com> wrote:

Gordon,

I'm sad to see you leave your position as President of the Ranches HOA. You have served the residence there well. And I have really enjoyed working with you over the past 8 years that I have been in office. Even though we both agree that Government works at a grinding pace, we were able to get some amazing things done for the HOA by working together. I know the park was probably the biggest accomplishment and I sometimes doubted that we would ever pull it off with the conservation easements that were in place. But you and your HOA committee were incredible in the way you handled those sensitive issues with your members.

I'm sure in many ways you are relieved to step down from your position after such a long time as President. We look forward to working with Lance and the rest of your HOA board in the future.

Thank you Gordon for your service, you are an awesome friend.

Scott

Scott C Harbertson
28 East 930 North
Farmington, Utah
801-540-1960 (Cell)
801-451-2744 (Home)

From: gordon.crabtree@hsc.utah.edu
To: dmillheim@farmington.utah.gov; scottharbo@msn.com;
dpetersen@farmington.utah.gov

CC: gary.myers@crsengineers.com; brent@hsblegal.com;
steve.jenny@gmail.com; Christine.Mikkelsen@ftc.usda.gov;
stephandlance@yahoo.com
Subject: RE: Farmington Ranches Property
Date: Thu, 5 Sep 2013 03:25:16 +0000

You will need to know that at the Farmington Ranches HOA Annual Meeting tonight, Lance Moore was elected the new President. I will copy him on this e-mail and I will also forward to him the documents you wanted to have signed on the property transfer. Over the next couple of months, he will be working thru the voting to get approval for the transfer.

Thanks.

From: Dave Millheim [<mailto:dmillheim@farmington.utah.gov>]
Sent: Friday, August 30, 2013 2:51 PM
To: Gordon Crabtree; Scott Harbertson; Dave Petersen
Cc: Gary Myers, PE; Brent Clayton; steve jenny; Christine Mikkelsen - OCIO-ITS, Salt Lake City, UT (Christine.Mikkelsen@ftc.usda.gov)
Subject: Re: Farmington Ranches Property

Gordon, I was not aware until I read your email of what I perceive is some negative history between the Ranches HOA and the City. I would hope going forward if any issues like those you state raise their head, you would call me and make sure we solve them as quickly as practical. I would agree with you that a large HOA like yours should not be put in a typical "developer" box on issues of common concern.

As to the property issue, do not sign anything you are uncomfortable with and make sure you jump through all the needed hoops on your end. It is a very small parcel that will not make or break our road project. I see no reason the HOA would have issues with the new road as it will only enhance west side access to I-15 and the Station Park area. Consult an attorney if you feel the need and I would be happy to answer any questions which may arise.

On a separate but timely note, next week the City will formally be issuing comments related to the West Davis Corridor EIS. We have several concerns with the EIS and the Glovers Lane alternative. We believe UDOT is not valuing the conservation easements correctly and other problems with the EIS. Those comments will be put on our web page as soon as they are finished, sometime next week. One rumor that is out there and we want to make sure people know it is not coming from the City is there are no present nor future plans for a Clark Lane interchange. We would strongly oppose one if proffered. We do believe there should be one at Shepard's Lane. I would

appreciate if you could get the word out to encourage your members to read the city comments on the web page next week so everyone knows where we are coming from. Our review was not taken lightly but we have had planners, traffic consultants and some legal help all reviewing the EIS for the last few months. It is an important issue for many and we do not feel all Farmington issues have been properly addressed.

Thanks

Dave Millheim
City Manager
801-939-9203

From: "Gordon Crabtree" <gordon.crabtree@hsc.utah.edu>
To: "Dave Millheim (dmillheim@farmington.utah.gov)" <dmillheim@farmington.utah.gov>
Cc: "Gary Myers, PE" <gary.myers@crsengineers.com>, "Brent Clayton" <brent@hsblegal.com>, "steve jenny" <steve.jenny@gmail.com>, "Christine Mikkelsen - OCIO-ITS, Salt Lake City, UT (Christine.Mikkelsen@ftc.usda.gov)" <Christine.Mikkelsen@ftc.usda.gov>
Sent: Thursday, August 29, 2013 8:43:40 PM
Subject: FW: Farmington Ranches Property

Dave, Thanks for the information. As I mentioned to you on the phone a couple of months ago, because of the CC&R's document put together by the City and Boyer, I don't technically have the legal authority to transfer HOA property without a vote of the members---

After many negative experiences with the City over the years on land transfer issues, I am a little reluctant to act without some legal basis---Years ago, the City (Max Forbush and team) refused to let us transfer HOA property even after we went door to door to get votes---(we currently have a section of HOA property that was fenced off by homeowners (7 or 8 years ago) after the City said to go ahead, but when it came time to deed the land---we got pushback and a demand to have homeowners tear down their fences)---Of course I told the City that they were going to have to tell the homeowners because all of us had acted in good faith---The City did not and has not acted on this property issue---so current homeowners have an unresolved problem to deal with some day in the future.

My complaint over the years has always been that we as volunteers are treated like developers as we have worked to improve some of our properties---we have to jump through all of the developer hoops and yet we have no employees and resources to be a developer---we are just a volunteer group trying to improve the areas we live in. The most recent experience is

our request to improve the corner across from Eagle Bay---we just want to put it in grass to match the grass the City planted on part of the same corner for the Park. Again we have been told to pay fees and to jump through developer type hoops to match what the City did.

I sign a lot of documents in my full time job---and I am usually pretty confident about my legal authority to do so. You have asked me to sign a Quit Claim Deed for a total of 817 square feet of HOA property. (We have a total of approx. 2.5 million square feet of HOA properties) Your request is almost a rounding error on property lines but I know that at least one or two of my elected Executive Committee who may cry foul if I do it without either a legal basis, or a vote of the members, or some kind of indemnification from the City---??? Maybe I should just suck it up and take the risk of pushback??? Or maybe you want to trade 817 square feet somewhere? Or simply buy the property so that there is at least some small economic basis for my signing??

I will copy this e-mail to an attorney we have been using recently to clean up our CC&R's; a VP and our Sec/Treasurer---He may have an opinion as to what I can do?

From: Dave Millheim [mailto:dmillheim@farmington.utah.gov]
Sent: Thursday, August 29, 2013 5:24 PM
To: Gary Myers, PE
Cc: Gordon Crabtree
Subject: Fwd: Farmington Ranches Property

Gary, I noticed a mistake on one of the attachments after I sent it to Gordon Crabtree today for signature. You did not give me the perpetual easement for the Farmington Ranches East but included the one for JH Ranches LLC.

Please get the right one to both myself and Mr. Crabtree at the email above so he is not confused.

Dave Millheim
City Manager
801-939-9203

From: "Gary Myers, PE" <gary.myers@crsengineers.com>
To: dmillheim@farmington.utah.gov
Sent: Friday, August 23, 2013 11:24:32 AM
Subject: Farmington Ranches Property

Dave,

Here are the two descriptions for the ranches

Gary Myers, P.E.
Project Manager
CALDWELL RICHARDS SORENSEN

P.O. Box 280
160 South Main, Suite 200
Farmington, Utah 84025
Tel: 801-939-5565
Fax: 801-359-4272
Cell: 801-599-7476
Email: gary.myers@crsengineers.com
Web: <http://www.crsengineers.com>

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