

**CITY OF FARMINGTON
CITY COUNCIL MINUTES
REGULAR MEETING
MARCH 6, 2017**

1. Call to Order

Mayor Larson called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

Mayor Larson led those in attendance in the Pledge of Allegiance.

3. Roll Call

Present-Larson, Craig, Pitcher, Bartholomay and Donnelly
Absent-None

Staff Present-Administrator McKnight, Finance Director Hanson, Community Development Director Kienberger, Public Works Director Gehler, Parks and Recreation Director Distad, Planning Manager Wippler and Attorney Knutson.

4. Agenda

Motion by Bartholomay, second by Donnelly, to approve the agenda as presented. APIF, motion carried.

5. Announcements/Commendations

None

6. Citizen Comments

- a) Response to Mr. Ellsworth Hoepfner

7. Consent Agenda

Motion by Bartholomay, second by Pitcher, to approve the consent agenda:

- a) Approve Minutes of the February 21, 2017 City Council Meeting-Administration
- b) Approve Rambling River Center Plaza Concept Development Contract-Community Development
- c) Approve Request to Waive Fees for 2017 Dew Days-Municipal Services

- d) Approve City Administrative Policies and Procedures- Review, Changes and/or Additions-Human Resources
 - e) Approve Bills-Finance
- APIF, motion carried.

8. Public Hearings

None

9. Award of Contract

None

10. Petitions, Requests and Communications

a) Marigold Park and Prairie Pines Park Master Plans

Parks and Recreation Director Distad presented the Marigold Park and Prairie Pines Park master plans. The city council approved an agreement with Hoisington Koegler Group, Inc. (HKGI) at the November 21, 2016 meeting to develop master plans for these two parks. The process used to develop the plans for each park was different.

The master plan for Marigold Park was performed largely by city staff due to the small size of the park. The master plan for Prairie Pines Park was led by staff from HKGI and included open houses to gather resident input.

The Marigold Park plan includes playground equipment and a shelter. The estimated cost of the project is \$63,550.

Councilmember Donnelly asked if the parking would be located on the street. Distad stated that is correct. Donnelly also asked if we go out to bid once we decided to build. Distad responded yes.

Councilmember Pitcher asked if we have any utilization or use rates for parks. Distad responded no but there are plenty of families in this area.

Tim Tollefson of HKGI presented the master plan for Prairie Pines Park. The process for this park involved an open house and public comment. Two concepts were developed as a part of the process along with a trail concept.

The estimated cost of the entire project is \$412,500, with the trail concept costing \$169,650.

Councilmember Bartholomay asked about a dog park. Tollefson responded that this was not considered the best area for a dog park.

Mayor Larson asked about the original development and if there were any dollars set aside for this park or if it was a land donation. Distad reviewed the history of this park which includes a bankruptcy and negotiations by the city with the bank that led to this land donation.

Motion by Bartholomay, second by Donnelly, to approve the master plans for Marigold Park and Prairie Pines Park. APIF, motion carried.

11. Unfinished Business

a) Application to Amend Comprehensive Plan from Low Density Residential to Commercial and Rezone Property from R-1 (Low Density Residential) to B-4 (Neighborhood Business)-Mr. Craig Bongard-20522 Akin Road

Planning Manager Wippler reviewed an application to amend the city's 2020 Comprehensive Plan from Low Density Residential to Commercial and rezone property from R-1 (Low Density Residential) to B-4 (Neighborhood Business). The subject property is located at 20522 Akin Road.

The city council discussed this issue at the February 20, 2017 city council meeting and voted to table this item until the March 6, 2017 city council meeting. State law planning and zoning timelines require the city to make a determination on this application by March 13, 2017. Wippler reminded the city council that a super majority vote is required on comprehensive plan amendments.

Craig Bongard shared with the city council that all is trying to do is sell his property.

Angie Pacholl, realtor for Mr. Bongard, shared that this has been a long process and the property has always been used as a commercial property. Mr. Bongard has followed the advice provided by the city and appreciated the concerns expressed by neighbors.

Mayor Larson stated that the applicant is doing everything we asked. He appreciated all the steps taken by the applicant. He was absent at the last meeting but watched the meeting and shared that this has been a commercial property since 1976. We all want more businesses in the city and he did not want to say no. The conditional use permit rules help make this fit into the neighborhood.

Councilmember Craig asked who makes decisions on the conditions set on a property. Wippler stated that the conditional use process is done by the planning commission.

Craig asked if we can share information on fencing, berming, etc. with neighbors. Wippler responded we can.

Councilmember Bartholomay asked about an estimated cost of a lift station. Public Works Director Gehler estimated that it could be in the \$150,000 range.

Bartholomay asked if mini storage units could be one or two stories. Wippler responded that we do have height restrictions in this zone.

Councilmember Donnelly asked if mini storages are allowed as a conditional use. Wippler responded yes. Wippler shared there are allowed and conditional uses in this zone and conditional use are more intense.

Craig asked if there is a maximum height to buildings. Community Development Director Kienberger stated that in this zone the building height maximum is 45 feet.

Motion by Bartholomay, second by Donnelly, to approve resolution R16-2017 granting a comprehensive plan amendment from low density residential to commercial for the property listed at 20522 Akin Road and adopting ordinance 2017-723 rezoning the property addressed as 20522 Akin Road from R-1 (low density residential) to B-4 (neighborhood business). APIF, motion carried.

12. New Business

None

13. City Council Roundtable

Bartholomay-Congratulated all of the Farmington High School teams and athletes that recently competed in state tournaments.

Pitcher- Congratulated all of the Farmington High School teams and athletes that recently competed in state tournaments.

Craig-Reminded everyone that the College Fair will take place at Farmington High School next week.

McKnight-Shared that the annual State of the City address will take place on Friday, March 10, 2017 at city hall.

Kienberger-Shared that a ribbon cutting will take place at Imperial Family Chiropractic on March 20, 2017.

Larson-Shared that the community is invited to the State of the City address on March 10, 2017 and encouraged residents to shop local.

Adjourn

Motion by Bartholomay, second by Pitcher, to adjourn the meeting at 7:48 p.m. APIF, motion carried.

Respectfully Submitted

David McKnight, City Administrator