

FARMINGTON CITY PLANNING COMMISSION

Thursday, January 10, 2002

PLANNING COMMISSION WORK SESSION

Present: Chairman Linda Hoffman, Kent Forsgren, Bart Hill, Larry Jensen, Cindy Roybal, Cory Ritz, Sid Young, City Planner David Petersen, City Attorney Mike Mazuran, and Deputy City Recorder Jeane Chipman

Mike Mazuran, City Attorney, attended the work session to provide legal training to the Planning Commission. The following points were included in the discussion.:

- ⌞ The Municipal Officers and Employee's Ethics Act has significant penalties for violators. Knowing the restrictions and being cautious is advisable.
- ⌞ Commissioners should disclose conflicts of interest if they are involved with transactions for which they would receive compensation, they have an interest in a business entity which is regulated by the City, if they have business dealings with the City, or if they have a personal or economic interest that will conflict with issues considered by the Commission.
- ⌞ The receipt of gifts under \$50.00 is usually permissible.
- ⌞ Fairness in dealing with the public should be strictly observed.
- ⌞ Mr. Mazuran advised Commission members they could be advised and represented by the City Attorney in case of legal actions involving City business.
- ⌞ Ex parte contacts are contacts made by citizens or interested parties to give members of the Commission information while excluding other Commission members. The problem created by ex parte contacts is that one or more persons on the tribunal may be making decisions based on information that is not in the record and of which other members of the tribunal and other parties to the case are not aware. Such contacts must be avoided.
- ⌞ The Planning Commission is an advisory body to the City Council. The Planning Commission consists of 7 members appointed by the Mayor in consultation and by consent of the City Council. They each serve 4 year, staggered terms. They may be removed with or without cause. Four members make up a quorum.
- ⌞ The Governmental Immunity Act provides that citizens serving in governmental positions cannot be sued individually.

- ▭ The Open Meeting Law states all business must be conducted in view of the public with proper notification and minutes kept. Some meetings may be conducted as closed meetings when dealing with litigation or personnel problems.
- ▭ Actions taken by the Planning Commission should be done with good reason. Reasons or findings should be stated for the minutes.

PLANNING COMMISSION REGULAR SESSION

Present: Chairman Linda Hoffman and Commissioners Kent Forsgren, Bart Hill, Larry Jensen, Cindy Roybal, Cory Ritz, Sid Young, City Planner David Petersen, and Deputy City Recorder Jeane Chipman.

Chairman Hoffman called the meeting to order at 7:15 P.M. following the Planning Commission's work session. **Larry Jensen** offered the invocation.

APPROVAL OF MINUTES

Sid Young *MOVED* that the minutes of the December 6, 2001, Planning Commission Meeting be approved with corrections as noted. **Larry Jensen** seconded the motion. The Commission voted unanimously in favor.

PUBLIC HEARING: LONNIE BULLARD REQUEST FOR RECOMMENDATION TO THE CITY COUNCIL FOR SCHEMATIC PLAN APPROVAL FOR OAKWOOD ESTATES PHASE II CONTAINING 30 LOTS ON 16.66 ACRES LOCATED AT APPROXIMATELY 1800 NORTH COMPTON ROAD IN A LR-F ZONE (S-7-01) (Agenda Item #2)

Background Information:

This item was tabled by the Planning Commission on July 26, 2001, because the developer's first proposal included among other things two cul-de-sacs which exceeded the City's 1,000 foot dead-end street limitation standard. Thereafter, this item was discussed by the problems and resolutions Committee of the City Council comprising Council Member David Dixon and Bob Hasenyager. City staff attended this meeting including the Fire Chief. The Committee suggested a few alternatives to the two long dead end cul-de-sacs, including, but not limited to:

- 1) Provide a second point of access through "Swain Circle" via 1400 North Street.
- 2) Shorten the length of the cul-de-sacs.
- 3) Restrict building permits on the cul-de-sacs beyond the 1,000 foot limit.

- 4) Loop the two cul-de-sacs together similar to the Cornerstone Subdivision developed by Harley Evans.
- 5) Wait for, or construct now, a fully improved extension of North Compton Road acceptable to the City connecting into Fruit Heights.

NOTE: A large lot size, (i.e., lower density), alternative was also discussed by the Committee.

After exploring the alternatives, the developers apparently decided to go with alternative #4, that is, to loop the two cul-de-sacs together.

Many of the bullet items outlined in the Planning Commission staff report dated July 26, 2001, have been addressed. Nevertheless, last time, property owned by David Bray was included as part of the subdivision without his consent. Now his property is again included, but for the most part not lotted. Why? If Mr. Bray's property is part of the subdivision, is the width of the existing riparian corridor (the county property) adequate?

Who will own and maintain the proposed open space?

END OF PACKET MATERIAL.

Mr. Petersen introduced the agenda item. He stated the last 2 to 3 lots on each original cul-de-sac were beyond the 1000 foot dead end street limitation. After reviewing the original plans. The City Council assigned a problem/resolution committee to meet with the developer. The committee included 2 City Council members and members of the staff. The Fire Chief and Public Works Director also met regarding the subdivision. The committee provided 5 alternatives to resolve the problem.

Mr. Petersen spent time reviewing the background of the 1000 foot dead end street restriction and why the City felt it was fair but necessary. Safety for citizens was important. Mr. Petersen reported there were 3 streets in the City which were non-conforming because they exceeded the 1000 foot limitation. Two of the streets were in the neighborhood of the Oakwood Estates neighborhood.

Mr. Petersen said he was concerned that there be adequate buffering for the riparian habitat along the creek corridor.

Chairman Hoffman opened the meeting to a *PUBLIC HEARING*. She invited the applicant to address the Commission. Mr. Bullard, the applicant, asked that David Dixon, the architect, represent the developer.

David Dixon (1047 North 100 West) stated he had first seen the subdivision when he was

a member of the City Council. He was initially concerned, especially about the two cul-de-sacs which exceeded 1000 feet. He was a member of the problem/resolution committee and helped formulate the alternatives Mr. Petersen mentioned. He was in favor of the current schematic plan which offered 50 percent of the lots with adjacent access to open space. He stated the Bray subdivision had already received approval for the buffer on that property. Mr. Dixon stated the looping road provided safety and convenience for residents. The developer will face additional challenges because of the 12 percent grade on the looped road, however, Mr. Dixon felt it was an improvement. Mr. Dixon stated the quality of the current design was evidence of the conservation ordinances adopted by the City. The developer demonstrated flexibility and the result was a better subdivision.

Cory Ritz asked what kind of open space was planned.

Mr. Dixon said that decision had not yet been made. The corridor by the creek will be maintained in its natural state.

Lonnie Bullard described the trail. It runs on both sides of the creek and connects to the Sommerset trail and eventually to National Forest property.

Mr. Dixon said initially the developers only want to improve 2 lots. The road will be constructed to reach those two lots and will end in a temporary turn around. The second of the two lots would be beyond the 1000 foot limitation. However, concerns regarding the number of lots on a dead end street should be decreased since there will only be two homes at the end of the long road.

Ann Martinez (630 Ramsgate Road) said she was a member of the City's sidewalk and trail committee. She felt there may be a concern regarding the trails on both sides of the creek if development was not carefully regulated. She stated that in earlier discussions with Mr. Bray it had been decided to keep both sides of the creek in a conservation easement.

Chairman Hoffman stated it was her understanding that there had only been a 10 foot utility easement placed along the creek without regard to whether or not a trail could or should continue on the south side of the creek..

Ms. Martinez requested the Planning Commission consider placing a wide conservation easement over the creek corridor.

David Bray (1943 North Compton Road) reviewed the history of the two lots he owned. He stated the County had placed a 20 foot easement on the creek area. Then when the lots were divided he lost about one-quarter of an acre because of the 20 foot easement all along the creek. He said the trail meanders on and off the Bray property. He committed to allow the trail on the north side of the creek beyond the bridge. The north piece of property had been sold.

The Chairman asked if the Bray plat would have to be changed to match the current schematic plan.

Mr. Petersen said there would have to be a plat amendment in order for the Bray property to become a part of the subdivision being presented.

Lynn Summerhayes (942 North Oakridge Drive) felt the conservation ordinances adopted by the City were effective and beneficial. They enhanced the City and helped make Farmington an attractive place. In regards to the road being considered, it would access only 2 homes and would be completed at the time the lots were developed. He suggested placing conditions that no other homes could be built until the road was completed. Doing so would meet the intent of the 1000 foot dead end street restriction. The Fire Chief would have access through a turn around.

With no further comments, the **Chairman** *CLOSED* the public hearing.

Kent Forsgren asked Mr. Petersen to review reasons for the 1000 foot dead end street limitation.

Mr. Petersen said it was primarily a safety issue. There were also concerns about utility access. He said the ordinance allowed the 1000 feet length or 24 homes, which ever came first.

Mr. Forsgren said he like the looped road design and the conservation space offered by the developer. He was concerned what would happen if the access east of lot #13 were blocked.

Mr. Petersen said access would but cut off to the area.

Mr. Forsgren asked which of the two lots were intended for immediate development.

Mr. Bullard said lots #6 and #7 would be developed and that all infrastructure would be installed.

Mr. Forsgren asked if the sewer line would be coming from the Swain property.

Mr. Petersen said he would check on that information.

Mr. Jensen felt the Commission was being asked to consider two separate motions. The first was for schematic plan for the entire subdivision. The second was approval for the two lots and the road leading thereto. He also felt there was a need to see specifics regarding the Bray property and placement of the trail along the creek corridor.

Mr. Bullard stated such information could be provided quite easily.

Mr. Jensen felt that there needed to be assurances protecting the trail and its exact location. Also, some guarantees needed to be made regarding the completion of the road beyond the 2 homes so that the road would not remain non-conforming.

Mr. Petersen suggested the developer enter into a development agreement with the City to ensure trail placement and road improvements. He then reviewed different options the Commission could consider for action during the meeting.

Mr. Ritz said he would also like to be sure that Mr. Bullard and Mr. Bray were in total agreement and understood plans the same way. He asked about that timing of development and how it may impact road completion.

Mr. Petersen said the time table for development was not entirely relevant since construction would be completed in phases. The schematic plan shows the road will go through eventually. Mr. Bray is not land locked even without the looped road.

Ms. Hoffman said the creek is a sensitive area and has been discussed. However, she was aware that there was a mature stand of trees on the property also and asked about their protection.

Mr. Bullard described the location of mature trees on his property and said they would be protected by the easement along the creek corridor.

Mr. Bray described the location of the trees on his property and also located the existing home.

Mr. Petersen said the Fire Chief and Public Works would have to review the plan before final approval.

Kent Forsgren *MOVED* that the Planning Commission recommend the City Council grant schematic plan approval for Oak Wood Estates, Phase II, subject to all applicable Farmington City development standards and the following conditions and/or resolution of the following issues:

1. The drainage system design should be engineered to withstand severe storms particularly in the vicinity of Lots 6, 7, 22, and 23.
2. All parties owning property with the Oak Wood Estates should be part of the application for schematic plan approval.
3. The proposed street cross section must comply with City standards.
4. The developer is proposing two off-site sanitary sewer manholes. This does not meet Sewer District standards which includes permanent access to all District manholes.
5. The applicant must comply with requirements received from FAPID, the City Engineer, and the Fire Chief.
6. A plan must be developed which specifies who shall maintain the property.

Larry Jensen seconded the motion which passed by unanimous vote. Reasons for the action were:

1. The developer cooperated with City officials and followed recommendations made by the City Council and the Planning Commission.
2. Open space was provided and would be an enhancement to the community.
3. The looping road complies with the City's non-conforming street ordinance and provides safety and other benefits to the area.
4. Drainage has been considered and once properly engineered will comply with community needs.
5. The schematic plan design met all concerns of the Planning Commission.

The Planning Commission by consensus suggested the developer present a formal 2 lot subdivision phase plan at which time the Commission would consider approval of the road extension beyond the 1000 feet to provide access to the two proposed lots.

DAVID GRIFFIN REQUEST FOR RECOMMENDATION TO THE CITY COUNCIL FOR SCHEMATIC PLAN APPROVAL FOR AN 11 LOT SUBDIVISION ON 7.115 ACRES, LOCATED AT 711 SOUTH 1200 WEST (S-12-01) (Agenda Item #3)

Background Information:

The Planning Commission reviewed this item on December 6, 2001, and elected to table action pending a field trip to the area. The December 6th Planning Commission staff report is included in this agenda item for your review.

Based upon the results of the field trip, the Planning Commission may be prepared to offer schematic plan approval for the subdivision proposal, or Mr. Griffin may need more time to prepare for an adjusted or an updated schematic plan for a future Planning Commission meeting. If the latter is the case, no action may be necessary at this time.

END OF PACKET MATERIAL.

David Petersen reminded the Commission regarding the field trip they had taken to see the Griffin property. Two concerns had been discussed:

1. Conservation lands—the proposed open space of 10 percent does not meet the standard of 25 percent outlined in the ordinance. Alternatives include:
 - A. Create a large conservancy lot along with the proposed easement area to

- B. Developer convey to the City something equal in value, such as increased impact fees or off-side improvements. (This item was not discussed on the field trip but raised by the City Planner at the January 10, 2002, Planning Commission meeting.)
 - C. Waiver.
 - D. Create more open space within the subdivision.
2. Trail–alternatives include:
- B. Provide a trail.
 - C. No trail with the intent of establishing a trail on the west side of the creek.
 - D. Acknowledge the City’s intent to establish a trail on the west side, but include language in the conservation easement to keep the City’s options open on the east side under certain conditions. (This item was not discussed on the field trip with the applicant but by others on the Planning Commission. It was raised by the City Planner at the January 10, 2002, Planning Commissions meeting.)

The Chairman asked if the 8 feet along 1100 West mentioned during the field trip would increase the open space percentage significantly.

Chairman Hoffman stated the applicant was asked for a waiver of the 25 percent open space in due consideration for concessions made previously to the City to make other development possible, namely allowing a road easement and a sewer pumping station.

Sid Young stated he felt the application for a waiver was reasonable and the development had been planned to be a benefit to the City. The trail would be acceptable on the west side of the creek. Considering the 8 feet along 1100 West and the trail and road easement, the open space area was increased by about another 3 percent.

Mr. Petersen distributed a copy of the ordinance to the Commissioners and lead a discussion of the ordinance and criteria for a waiver. Compensation had been given Mr. Griffin for the road right-of-way. Mr. Griffin had helped significantly in resolving a very difficult development program in the area. The property for the sewer pump had been donated by Mr. Griffin. Specific improvements in the area may not have happened had it not been for Mr. Griffin.

Mr. Young stated those were the reasons he felt the waiver was justified.

Mr. Jensen felt the Commission needed to decide if the waiver was justified in light of what had been done or if more needed to be done to compensate the City for the loss of the open space required. He felt the ordinance should not be ignored.

Mr. Petersen said the City Manager had been the one who negotiated the details of the 1100 West right-of-way and sewer and other improvements with Mr. Griffin. It may be of help to get Mr. Forbush's input.

Chairman Hoffman referred to a schematic map distributed by Mr. Griffin and noted the large existing barn was not within open space being offered. She asked for confirmation that the barn would be allowed to remain if a conservancy lot were established on that lot and that it could also be taken down and another building constructed in the same footprint.

Mr. Petersen said that it is possible that it could be removed and another structure placed in its footprint if indeed a conservancy lot were established.

Larry Jensen *MOVED* to table the agenda item to allow the Commission more time to obtain further information regarding a waiver of conservation land requirements and to find suitable reasons for the waiver and/or to allow time for the applicant to resubmit the schematic plan providing a design that would comply with the City ordinance. Further that the Commission direct the City Manager and the City Planner to work with the applicant and prepare a recommendation for Planning Commission consideration.. **Sid Young** seconded the motion which was passed by unanimous vote. Reasons for the action were:

1. The Commission felt that open space proposed needed to be more than 10 percent to come closer to the 25 percent required.
2. Sensitive areas needed to be more carefully designated, including a report on flood control.

THE BOYER COMPANY REQUEST FOR RECOMMENDATION FOR FINAL PLAT APPROVAL FOR THE FARMINGTON RANCHES PHASE III SUBDIVISION CONSISTING OF 123 LOTS LOCATED NORTH OF CLARK LANE AND WEST OF 1525 WEST STREET IN AN AE ZONE (S-11-01) (Agenda Item #4)

Background Information:

The Farmington Ranches Phase III Subdivision has several acres within the interior of the subdivision which will be designated as common area. When a subdivision contains land which is reserved in private ownership for community use, the subdivider shall submit, with the final plat, the name, proposed articles of incorporation, and by-laws of the owner or organization empowered to own, maintain and pay taxes on such land. It is expected that the covenants, conditions, and restrictions for Phase III will be very similar to the covenants, conditions and restrictions recorded with Phase I and II.

As part of the Development Agreement for the Farmington Ranches Subdivision, the developer will provide a conservation easement over and across the open space within the subdivision and an appropriate amount of acreage west of the subdivision near the Great Salt Lake. On Thursday night the developer will present to the Planning Commission a map showing the extent and location of the ground that will be encumbered by the conservation easement.

END OF PACKET MATERIAL.

Kent Forsgren declared a conflict of interest and excused himself from the rostrum and from discussion of the agenda item.

David Petersen reviewed the background information. He stated the drawings had some technical problems that would have to be resolved before final approval.

Cindy Roybal asked regarding Army Corp of Engineers approval needed to develop on wetlands.

Lynn Summerhayes was present and reported the developers had intentionally not included any wetland in subdivision developments other than open space so that no mitigation would be required.

Ms. Roybal asked for confirmation that box culverts in the development were adequate to handle run off.

Mr. Petersen said it was his understand that the box culvert designed was large enough.

Mr. Ritz stated Phase III (the one currently under consideration) was the first phase to have any drainage problems.

Mr. Petersen said he would have the issue addressed by City Staff and ask for verification regarding adequacy of drainage systems.

Cory Ritz Move that the Planning Commission recommend to the City Council final plat approval for the Farmington Ranches Subdivision, Phase III, subject to all applicable Farmington City development standards, ordinances and the following conditions:

1. The development shall meet conditions of preliminary plat approval.
2. The development shall be consistent with requirements and conditions as set forth in the Farmington Ranches Development Agreement (Agreement #2000-23).
3. Final plat and improvement drawings, including a grading and drainage plan, shall be reviewed and approved by the City Engineer, Public Works Department, Fire Department, Central Davis County Sewer District and Weber Basin Water

4. The applicant shall demonstrate to the City that a wetlands permit has been issued for Phase III construction, permitting development of the same.
5. The developer shall obtain a flood control permit from Davis County and submit a copy of the permit to the City for City files.

Sid Young seconded the motion which was passed by unanimous vote. Reasons for the action were:

1. To date the developer had met most City requirements
2. The Planning Commission had confidence that the developer would meet all conditions of the final plat approval.

Mr. Summerhayes stated his company were committed to maintaining historical drainage flow through the project and would take care of things that were not even their fault.

LOIS TAYLOR AND DON HOKANSON REQUEST FOR RECOMMENDATION FOR FINAL PLAT APPROVAL FOR THE SUNSET HILL NO. 4 SUBDIVISION CONSISTING OF 7 LOTS ON 7.116 ACRES LOCATED AT APPROXIMATELY 325 EAST 100 NORTH IN AN LR-F ZONE (S-10-00) (Agenda Item #5)

Mr. Petersen briefly reviewed the application and stated Ms. Taylor would like to make some changes on the conservation easement agreement. The City Attorney had reviewed her suggestions. Mr. Petersen had not had time to read the Attorney's response.

Chairman Hoffman asked the Commission what they would like to do.

Kent Forsgren said he preferred to consider the application after having reviewed all information and to treat both the final plat approval and the conservation easement as a single package.

Mr. Jensen felt the project had come a long way and that everything except the conservation easement was essentially done. If the developer was under a time restraint, Mr. Jensen felt the application should be moved forward. A brief discussion of procedure ensued. It was decided that two members of the Commission could be assigned as a development review committee to help resolve any remaining issues prior to the next Commission meeting to be held on January 24 thus helping to eliminate possible problems.

Larry Jensen *MOVED* to table the agenda item to allow time for the assigned Commission members and Mr. Petersen to meet with the developer and resolve any remaining issues regarding the proposed conservation easement before January 24, 2002. **Cindy Roybal** seconded the motion which passed by a 5 to 1 vote.

Mr. Forsgren opposed the motion saying, with all due respect to Mr. Jensen's motion, that he felt the request could have been approved subject to the work of the committee.

Mr. Jensen said he felt the reason for the motion was that it did not appear that the action would be a delay and the Commission could make sure they understood all the changes in the conservation easement and all issues pertaining to the development. He felt the action would be efficient.

After discussion, Kent Forsgren and Larry Jensen were assigned to the committee to help resolve the conservation easement issues with the subdivision.

PUBLIC HEARING: FARMINGTON CITY REQUEST FOR RECOMMENDATION TO THE CITY COUNCIL REGARDING AN ORDINANCE AMENDING AND ENACTING PROVISIONS OF TITLE 11 OF THE FARMINGTON CITY MUNICIPAL CODE REGARDING ACCESSORY DWELLINGS (ZT-1-02) (Agenda Item #6)

Mr. Petersen lead a discussion regarding the ordinance amendment about accessory dwellings. The discussion included the following points:

- ▮ The definition of "Family" in the zoning ordinance possibly needed redrafting.
- ▮ It was suggested that conditional uses regarding accessory buildings be recorded so that when property titles were transferred, new owners would be aware of the conditions running with the property.
- ▮ It could also be recorded that the City must be notified at the time there is a transfer of title.
- ▮ Commissioners agreed that the 3 year clause should be removed from the amendment.
- ▮ **Mr. Jensen** recommended that 11-11-030 include R-2 zones also.
- ▮ As time passes and subdivisions age, the concern about rental units wain. Rental units may eventually be allowed in the area.

Chairman Hoffman opened the meeting to a *PUBLIC HEARING*.

Jose Contreras (154 South 100 East) discussed his intentions to purchase property and possibly build an accessory building where he could house family or gym or even a rental unit. He stated he wanted a quality development adjacent to his current home that would buffer the apartment building in the next lot. The owner of the lot (also owner of the apartments) had indicated a willingness to sell the property to Mr. Contreras. The property was currently land

locked unless Dennis Morrill (apartment property owner) decided to extend the apartments with access from the existing apartment property.

Chairman Hoffman recognized that Mr. Contreras's comments had more relevance to Agenda Item #7 and asked if he could wait to conclude his thoughts when that item was under consideration. Mr. Contreras was happy to do so. She then *CLOSED* the public hearing and asked for Commission action.

Sid Young *MOVED* that the Planning Commission recommend that the City Council approve the ordinance as drafted with some changes including that conditional use be recorded and notice required to the City when property is sold and title is transferred. The 3 year term is to be removed from the amendment. **Cory Ritz** seconded the motion. **Larry Jensen** suggested an amendment that the conditional use requirement apply to single family units in the R-2 Zone Both Mr. Young and Mr. Ritz concurred. The vote was unanimous in the affirmative.

CONTRERAS LAND USE PROPOSAL (DISCUSSION ITEM ONLY) (Agenda Item #7)

Chairman Hoffman asked if Mr. Contreras would like to complete his comments before the Commission.

Mr. Contreras reiterated that fact that he did not want apartment buildings adjacent to his property. He wanted to buy the lot and develop it with a tennis court and possibly an accessory building. He said he may consider renting the building in the future. He did not want to construct a large home on the property. Access would not be possible according to City Staff, who had informed him that there was not enough frontage for a flag lot.

A discussion of the issue ensued. After hearing concerns of the Commissioners, Mr. Contreras said he would not build an accessory building for rental proposes. He was told that if the amendment passed the City Council he could apply for permission to build an accessory building wherein he could house family members only but not rent the building. Mr. Contreras affirmed he would comply with City regulations.

CITY COUNCIL REPORT AND MISCELLANEOUS

Chairman Hoffman reviewed the updated agenda and corrections needed. She then reviewed the status of Planning Commission standing committees and asked for volunteers for each assignment. Both the roster and the committee membership list will be available at the next meeting.

Mr. Petersen briefly reported events of the Davis County Planning Commission. They had recently considered a rezone request from the Fluor-Ames Kraemer LLC for a gravel pit north of Layton. The contractor said the company was not closing future possibilities of involvement with developments on the east bench of south Farmington, but that it was likely all gravel needed for the Legacy Highway project would be supplied from the gravel pit approved north of Layton.

The City Council meeting held December 12 was reported. The City Council approved amendments to the City's General Plan regarding expansion of the City's commercial area with the proposed creation of a "Mixed Use" area in the vicinity of the new Burke Lane interchange in west Farmington. They also annexed 470 acres north of Clark Lane between I-15 and the D&RG railroad tracks. The City Council passed a "Demonstrations/Free Speech Ordinance" and the City's truck hauling route ordinance.

During the January 2 City Council meeting, Rick Wyss was appointed to the Board of Adjustment. The City Council approved abandonment of the public utility easement along the southern boundary of the Steven and Jan Clark property in Shepard Heights Subdivision. That subdivision had easements on all four sides of each lot. City ordinance only required easements on three sides.

ADJOURNMENT

Larry Jensen *MOVED* to adjourn at 10:25 P.M.

Linda Hoffman, Chairman
Farmington City Planning Commission