

FARMINGTON CITY PLANNING COMMISSION

Thursday, May 9, 2002

PLANNING COMMISSION REGULAR SESSION

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

Chairman Designate Forsgren called the meeting to order at 7:00 P.M. **Cory Ritz** offered the invocation.

APPROVAL OF MINUTES

Cindy Roybal *MOVED* that the minutes of the April 26, 2002, Planning Commission Meeting be approved as written. **Bart Hill** seconded the motion. The Commission voted unanimously in favor.

PUBLIC HEARING: DANVILLE LAND INVESTMENTS REQUEST FOR RECOMMENDATION TO AMEND THE GENERAL PLAN FROM RURAL RESIDENTIAL DENSITY TO MEDIUM DENSITY RESIDENTIAL ON APPROXIMATELY 54 ACRES GENERALLY LOCATED WEST OF I-15, SOUTH OF SHEPARD LANE, AND EAST OF THE DRG&W RAILROAD TRACKS, AND TO FURTHER RECOMMEND A CHANGE IN THE ZONING DESIGNATION ON SAID PROPERTY FROM A TO R-4 (Z3-02) (Agenda Item #2)

The following information was contained in the packet:

Background Information:

The applicant proposes to develop a large housing community on 54 acres presently owned by the LDS Church, Farmington City and Clifford Elliott. Farmington City has received two offers from Danville Land Investments to purchase the 7.58 acres owned by the City. One offer was for a "AE" price and the other offer was for a "R-4" price.

Issue:

In 1999 Farmington City adopted a very progressive Conservation Subdivision Ordinance whereby developers are provided an incentive to set aside land for open space in exchange for increased number of dwelling units. If the subject property is zoned R-4, the opportunity to realize substantial open space benefits from this parcel may be lost.

ON THE OTHER HAND,

The economic viability of a community is often directly determined by the total number of “roof tops” developed per acre. Recently, the Farmington City Council and Planning Commission met to hear a presentation which discussed, among other things, the implications of certain tax revenue/municipal service policies. It was demonstrated to Farmington City officials that low density residential development does not pay its own way or in other words it is not sustainable development. Meanwhile agriculture land and/or higher density development provides economic benefits to the community not realized by low density residential development.

General Plan Analysis.

Outlined below is a summary (not a complete summary) of General Plan goals, policies, and statements that may support or are contrary to the Danville Land Investments’ proposal to amend the General Plan.

Possible General Plan Information Supporting the Request:

1. Improve and broaden the City’s economic base reducing to some extent the heavy dependency on property taxes while preserving fiscal integrity, avoiding waste and supporting the non-economic values of the community.
2. Develop a trail system in the City which includes bike paths, jogging, hiking trails, and pedestrian/equestrian trails which will provide links between park service centers and foothill access points. Where possible utilize existing utility corridors, natural drainage corridors, and other non-vehicular rights-of way for the trail system.
3. In evaluating multi-family proposals give preference to condominium or planned unit development projects where owner-occupied dwellings are proposed as opposed to rental units.
4. Continue to emphasize high quality in landscaping and architecture design for multi-family developments.

Possible General Plan Information Contrary to the Request:

5. Maintain Farmington as a peaceful, family-oriented pastoral community through enforcing strict zoning ordinances and covenants, architectural standards and density restrictions.
6. Plan growth carefully to preserve an open, uncongested city whose buildings

blend with and enhance the historical buildings and the natural beauty of the land and lake.

7. Maintain Farmington as a predominantly low-density residential community.
8. Limit multiple family residential development to those areas where it will serve as a transition from commercial or industrial uses to low density, single family residential uses.

END OF PACKET MATERIAL.

David Petersen reviewed the background information and discussed reasons behind proposals for Legacy highway alignments. An adequately wide corridor has been preserved in case the north section of Legacy highway is approved. Mr. Petersen said the developer has agreed to constructing a trail route through the project. He suggested that recommendation for rezone be tabled until a development agreement can be approved.

Mr. Petersen reported that surveys had been conducted which showed that property taxes paid by single family developments fell short of paying for all services provided by municipalities. The rest is usually paid by other tax revenues and other land uses generally pay for services provided by cities.

Chairman Designate Forsgren opened the meeting to a *PUBLIC HEARING* and invited the applicant to address the Commission.

Nate Pugsley (representative of Danville Land Investments, LLC) listed benefits he felt would be provided by the project. The project would provide for a variety of home needs. It would be a good use for the land bordered on all sides by high-traffic roads. The project would utilize the river and trail system planned as amenities. The developer had landscaping plans which would enhance the creek. Of the 207 acres, 95 acres were planned for open space. There would be about 8 units per acre. The increased resident population would bring in more tax revenue and would spend money in Farmington City. No rentals were planned for the project.

Bruce Richards (1184 North Set Court) said he had lived in Farmington for about 20 years. The reason he stayed was because of the nature of the area. He applauded Farmington City for their recent agreement with Oak Ridge Country Club wherein sidewalks and fences would be constructed along Shepard Lane. He said the staff of the City were professional and courteous in their dealings with him. And he also complimented the City for passing conservation ordinances which protected open spaces and the unique quality of the City. He felt there was no reason to divert from the conservation ordinance for the proposed project. He also said that the investment of the existing property owners should be taken into consideration. Mr. Richards felt that the list

offered by the developer was not accurate. Residents do not shop in Farmington as shown by the loss of Kmart, so adding more to the number will not increase Farmington income. He felt that the developer should consider building single-family dwellings in the area with a buffer around them to shield them from the high-traffic corridors. Mr. Richards asked that the Planning Commission say no to multi-family developments. He also raised the issue of transportation needs. Current roads will not handle the increase of traffic the development would cause. He was opposed to any change of zoning.

Paul Hayward (1663 West 1410 North) made the following points:

- Roads leading from Farmington into Kaysville are deteriorating and substandard. If the density of the area is to be increased, transportation needs must be addressed.
- There are several dead end streets in the design of the project which create serious problems for emergency vehicles. If the project is to go forward it should be thoroughly reviewed by the City's Fire Chief.
- The developer made the point that the area is less desirable because of the roads around it. This is not substantiated by reality because other similar areas have developed into single family residents.
- Any stop for commuter rail should be in the north end of the City, especially if an increase of density is approved.
- A satellite fire station should be built in the area for easy access of emergency personnel. The developer should plan ahead for those needs.
- Mr. Hayward was glad to see that no rental property was being proposed by the developer.
- It is a myth that increased density helps with revenue for the City.
- An out-of-town developer is charging Kmart \$60,000 a month for the use of the building which is the cause for the company to close the Farmington store.
- The City needs to develop a commercial tax base because businesses pay the bills. The City has no economic development manager to provide for those needs.

Mr. Petersen reported that as far as he knows Layton City is the only Davis County city which has a full-time economic development manager.

Dan Haltimer (1571 West 1410 North) expressed his concern that the transportation need of the higher density subdivision could not be met. He urged the Planning Commission to wait until a tax need study is completed. He hoped there would be another way to resolve the economic problems faced by the City.

Helga Nelson (Burke Lane) said he had served on a committee to help develop the General Plan for the west Farmington area. That committee agreed to keep the area A (Agriculture) which calls for only 2 dwelling units per acre. Mr. Nelson said neighbors felt they had not been listened to so they would not participate in the public hearing.

Alice Dunford (1479 West Shepard Lane) had come to the City about 7 years ago complaining that there were no sidewalks for the safety of her children in her area. The high density of the project will increase the danger because of the increase in traffic. She reported there had been numerous accidents on Shepard Lane at the time traffic was increased because of the Cherry Hill construction. The amenities of the project seemed nice but such a development would attract single parents who cannot be home to supervise children. Ms. Dunford wanted to protect the quality of life in the area.

Roger Child (545 North 200 East) commented that he was in favor of the development. His area of employment allowed him to see that roof tops do influence commercial development. It is the roof tops that will bring commercial development to Farmington which in turn will help the tax base. The design of the project called for a walkable community which will reduce wear on streets and other infrastructure. The transportation difficulties can be resolved. Farmington needs to address the need for affordable housing. Farmington is becoming a very expensive area to live. This development would provide a place for older citizens to stay in the same community.

Don Clark (1774 West Burke Lane) had mixed feelings about the project because he wanted to have affordable housing for his children when they are home owners. He further stated that there are safety issues with the narrow lanes in the project.

David Petersen reported a letter had been received from J. Kirk Story which stated he had lived in the community for 30 years and he like the rural atmosphere with large lots. He felt it would be a mistake to increase the density of the area.

With no further forth-coming comments, **Chairman Designate Forsgren** *CLOSED* the public hearing and turned the issue to the Commission for their consideration. The discussion included the following points:

- The current General Plan designation recommends only two dwellings units per acre.

- The developer stated open space on the east side of the development would be maintained by a home owners' association. The trails would be maintained by the City. The rest of the open space had not as yet been considered.
- It was stated that property owners have the right to apply for land use according to their desires. Application does not ensure approval.
- The developer is considering tot lots and a club house.
- Mr. Petersen stated several surfaces had been considered for trail improvements. The City would only maintain the trail itself and not the surrounding landscape or any feeder trails.
- A discussion of affordable housing ensued. In the past Farmington has actually met the requirements for affordable housing as mandated by State law..
- Sid Young asked if City ordinances required the developer to receive public input regarding development agreements. Mr. Petersen stated ordinances do not require such, but as a matter of practice the City encourages and enables such input.
- Legacy highway routes are not firm. Legacy highway north has been deemed by UDOT as unjustifiable at this time. It may be as much as 30 years before it will be needed, and then it will likely be comparable to Bangerter Highway which has limited access and is not a freeway.
- The development has been designed to direct traffic to the south. However, if roads are not provided for easy access, the traffic will naturally find its way north through undesirable routes.
- The Master Transportation Plan does not call for Shepard Lane to be widened because of the homes along the corridor. Transportation needs of the proposed project would have to be addressed.
- The developer stated he had been asked to orient all traffic to the south. If the Haws development proceeds, most of the traffic difficulties will be resolved. 1525 West does connect from the project to Clark Lane. The developer had been considering paving 1525 Wets to help traffic needs.

Cory Ritz *MOVED* to deny the application. Too many issues remained unresolved. What are the economic needs of the City related to density? The infrastructure impact, traffic impacts and routes, and fire services for this part of the City are too great in relation to the rezone request. **Sid Young** seconded the motion. In discussion of the motion Mr. Young suggested the motion be

amended to state that the developer could come back after working with the citizens and the City staff to design a project that complies with current zoning restrictions and the General Plan for the area. Both Mr. Ritz and Mr. Young accepted the amendment. The vote was unanimous in the affirmative. Reasons for the motion included the fact that there were too many unanswered questions regarding the proposal such as traffic concerns, emergency vehicle access, compliance with existing zoning, economic needs assessments, infrastructure impact, and density concerns of the citizens.

PUBLIC HEARING: DAVIS COUNTY SCHOOL DISTRICT REQUEST FOR CONDITIONAL USE AND SITE PLAN APPROVAL TO CONSTRUCT A NEW ELEMENTARY SCHOOL LOCATED AT APPROXIMATELY 1650 WEST CLARK LANE ON A 12.49 ACRE SITE IN AN “AE” ZONE (C-6-02) (Agenda Item #3)

Storm Drain Issue:

The west Farmington elementary school site is part of the overall Farmington Ranches development which encompasses some 719 acres. The project master plan for this development was memorialized by a Development Agreement which states in part that:

“The City agrees to waive all drainage impact fees if developer conveys and discharges all storm water from the project and all storm water from properties above the project that have historically flowed through the existing natural drainage channel traversing the property directly to the Great Salt Lake.”

Now, a large percentage of the storm water from the Farmington Ranches development is conveyed across private property prior to flowing into the Great Salt Lake. This issue should be resolved before conditional use or site plan approval can be given for the elementary school.

END OF PACKET MATERIAL.

Mr. Petersen discussed the location and site plan of the proposed school building. Farmington rock could be considered as an element of the architectural features of the building and could be included in a monument sign or in the landscaping. He reviewed requirements which had been listed in the packet as suggestions for approval. The banks of the nearby water way were very steep and could cause safety problems for the school children. He felt it would be reasonable to have the bank graded for their protection.

Chairman Designate Forsgren opened the meeting to a *PUBLIC HEARING* and invited the applicant to address the Commission.

Gary Payne (representing the Davis County School District) said the school had been designed to be inviting to the students. It was safe, inviting, and designed to be conducive to

learning. The building is designed to hold 900 students but it will feel like there are only 300 hundred there. He proposed that the element of rock required would be used in the monument sign. The site plan had also been planned to separate traffic uses such as busses, student drop off, and faculty parking. Mr. Payne stated the School District was legally prohibited from making any improvements off site. The property will be fenced and the water coming through the property will be piped.

Rebecca Mann (56 North Main) said she consistently walks all areas of the City and noticed that the piping of creeks was a deterrent to wildlife and not a benefit to the City. She would like to see the City leave most of the drainage system in the City unpipied and open.

When questioned, **Mr. Payne** stated that most of the students living on the east side of I-15 would attend Farmington Elementary. Knowlton Elementary would handle children in the north end of the City. And the new school would be for those children living in west Farmington. He stated that boundaries would be set as “hard” boundaries, meaning there would be no school in Farmington considered as “enrollment” schools where parents could bring students from outside the boundaries.

Gene Mann (56 North Main) stated his concern about the proximity of the enlarged jail facility and the school students on their way to and from the new school.

With no further comments, **Chairman Designate Forsgren** *CLOSED* the public hearing. The Planning Commission discussed the item including the following points:

- The drainage system in the area needs to be able to handle the flow of an excessive storm. Paul Hirst (City Engineer) stated the system had been required to handle 200 cfs. Average high flow was around 140 cfs.
- Commissioner Roybal asked if the building had been designed to handle current enrollment needs or needs in the future. Mr. Payne was unable to answer the question directly because others had been assigned that responsibility, but he said that if called at his office he could provide needed numbers.
- Knowlton Elementary will likely make the change to become a traditional school instead of using the year-round school calendar it had been following. All three elementary schools in the City will likely be traditional. The schools’ boundaries had been adjusted to meet the needs of the City.

Sid Young *MOVED* that the Planning Commission approve the conditional use and site plan request to construct a new elementary school located at approximately 615 West Clark Lane with the following conditions, subject to all applicable Farmington City development requirements and standards:

1. The applicant shall include on the “wall” near the front entrance of the building an element of Farmington rock. An element of Farmington rock shall also be included in the landscape of the new elementary school.
2. The landscape plan submitted by the applicant shall be reviewed and approved by staff.
3. Lighting shall be designed, located and directed so as to eliminate glare and minimize reflection of light to neighboring properties.
4. Any signs planned for the new elementary school shall be consistent with the Farmington City Sign Ordinance and compatible with the character of the neighborhood.
5. Improvement drawings, including a grading and drainage plan, shall be reviewed and approved by the City Engineer, Farmington City Public Works Department, Fire Department, Building Inspection, Central Davis County Sewer District, and Weber Basin Water Conservancy District.
6. Applicant shall obtain an appropriate flood control permit and/or stream alteration permit from Davis County and/or the State of Utah for the proposed piping of the Shepard Creek channel.
7. The steep creek channel bank located off site from the School District property on common area owned by the Farmington Ranches Subdivision Homeowners Association shall be graded back to increase the safety and reduce the possibility of accidents from this attractive nuisance located off site.
8. The grading and drainage plan shall be consistent with Federal NPDES regulations and all issues regarding the drainage system shall be positively resolved.

Cory Ritz seconded the motion. In discussion of the motion, Commissioners asked about the condition that the School District be held accountable for off-site improvement of the creek bank, which they legally could not resolve. It was suggested that the motion be amended to state that the developer will work with City staff to resolve the steep bank issue. The amendment was accepted by both Mr. Young and Mr. Ritz. The vote was unanimous in favor of the amended motion.

PUBLIC HEARING: FARMINGTON CITY REQUEST FOR CONDITIONAL USE AND SITE PLAN APPROVAL TO MOVE A BUILDING, INTENDED FOR COMMERCIAL USE, BETWEEN THE OLD BRASS COMB BUILDING AND DELAMARE’S BAKERY

LOCATED AT APPROXIMATELY 69 NORTH MAIN IN A BR ZONE (SP-1-02)
(Agenda Item #4)

AGENDA AMENDMENT

Before discussion proceeded regarding Agenda Item #4, **Sid Young** *MOVED* that the Planning Commission reconsider Agenda Item #3. **Cory Ritz** seconded the motion, which passed by unanimous vote.

After discussion, Commissioners stated reasons for the motion on Agenda Item #3, which included:

1. The application complied with all ordinances and City standards.
2. The storm drainage issue will be worked out separately from the School District application.
3. There is a need for a new elementary school in Farmington.
4. The school design is appropriate for the area and is a good design.

Cindy Roybal *MOVED* that the Commission return to discussion of Agenda Item #4. **Bart Hill** seconded the motion, which passed by unanimous vote.

AGENDA ITEM #4

Background Information:

On October 11, 2001, the Planning Commission approved a motion for a lot split on the old Brass Comb property subject to the condition that the subdivision approval will only become effective upon conveyance of the property to Farmington City at closing. Farmington City has closed on the property and is now the owner of the .23 acre site. Upon approval of a site plan for the property and prior to construction or placement of the new building on the site, the subdivision will be recorded at the office of the Davis County Recorder leaving .11 acres for the old Brass Comb and .12 acres for the new building.

Enclosed is Chapter 15 of the Zoning Ordinance titled "Business/Residential Zone". This Chapter states three instances where conditional use approval is necessary regarding the site plan proposed for the old Brass Comb property:

1. Where office/commercial development in a BR zone share a common property

line with a residential use within the zone, the minimum front, side, and rear yard setbacks shall be ten (10) feet unless, upon receipt and review of a conditional use application, a lesser, or no, setback is approved by the Planning Commission (11-15-030(1)(c)).

The site abuts a residential property on the west and northwest. A row of shrubs is illustrated on the site in the 3 foot (approx.) setback area proposed for the west boundary. A six foot solid fence along the property line, acceptable to the Planning Commission, is also proposed against the residential property. The style of fence selected should be compatible with the site and not detract for the historic character of the area.

2. Minimum lot size: The minimum lot size for each separate office/commercial use in the BR Zone shall be one half (1/2) acre unless otherwise provided by a conditional use permit. This standard shall not apply to lots legally established prior to the effective date of this Chapter (11-15-030(2)).

This was reviewed previously by the Planning Commission during subdivision approval.

- 3 Lot width: The minimum lot width for commercial or office uses in a BR zone shall be one hundred (100) feet unless otherwise provided by a conditional use permit. For individual lots with a single use, one hundred (100) feet of frontage shall be provided on a fully improved public street. These standards shall not apply to lots legally established prior to the effective date of this Chapter.

This was reviewed previously by the Planning Commission during subdivision approval.

Chapter 32 of the Zoning Ordinance titled “Off Street Parking, Loading and Access,” requires minimum widths of driveways shall be not less than 16 feet for one-way traffic or 24 feet for two-way traffic. The minimum driveway width proposed for this development is 13 feet because, notwithstanding the 24-foot requirement, Chapter 32 of the Zoning Ordinance also provides flexibility for historic structures.

As part of a site development application the Planning Commission may consider and approve a reduction or modification of the standards contained herein for uses proposed in historic structures providing it can be demonstrated that the standards for such use exceed that which is necessary in the specific case, that congestion on adjacent street will not be significantly increased and that by granting such a reduction the safety and general welfare of the public will not be compromised. For the purpose of this Chapter, historic structures defined as a non-residential building which is over 50 years old and/or which is

listed on the National Register of historic properties.

A 19 foot wide waiting area is also being provided to allow for two vehicles to pass safely on the site.

Twelve off-site parking spaces are proposed. The Brass Comb building with the new addition (see proposed elevations) will be 1,075 square feet in size, and the new building, or Celey Baum home, will be 998 square feet in size. If offices uses occupy these two buildings, six parking stalls will be required by Ordinance. Meanwhile, the Ordinance requires eight spaces if intensive commercial business, retail stores and shops occupy the buildings.

In Farmington all commercial, commercial recreation, or industrial development shall be designed to include as a part of the exterior facade of buildings or as architectural elements in the landscape an element of "Farmington rock". However, the ordinance also states that development shall be harmonious and not negatively impact adjoining structures and neighborhoods, and exterior design and materials of the project shall be compatible with and shall not detract from that of the structures in the neighborhood. Neither the Brass Comb nor DeLaMare's bakery have an element of Farmington rock. The Celey Baum home, which is proposed to be moved onto the site, is a wood-frame structure. An element of Farmington rock on this home would detract from the historical integrity of the building. It is recommended that the requirement to have an element of Farmington rock on the exterior facade be waived. However, the Planning Commission may want to consider Farmington rock in the landscape or if a monument sign is being used.

The issues regarding the type of dumpster or trash receptacle and its location on the site have not yet been resolved.

The City at the present time has no contractual agreements with future tenants for either building. Therefore, sign plans cannot be finalized at this time, nor can a conditional use approval for a specific use be given until it can be determined what the use is.

END OF PACKET MATERIAL.

Chairman Designate Forsgren opened the meeting to a *PUBLIC HEARING*.

Laef Harris (representing Butler and Evans, developers) stated the project had been designed to help increase commercial development in the downtown area while maintaining the historical nature of the neighborhood. The design included 12 parking stalls which had been suggested by the City Manager as a benefit to the downtown parking needs.

Gene Mann (56 North Main) was opposed to the action because it hid the DeLaMare Bakery next store. Mr. Mann owned the building housing the DeLaMare Bakery and said such an

action would be very harmful to the business. He also stated there was a drainage easement along the border between his building and the proposed location for the building to be moved. No structures were allowed on such easements. Mr. Mann felt that his investment in the property would be at risk if the planned design was approved. He also felt that the narrow access to the parking lot would cause traffic problems on Main Street. He suggested that the Baum home be placed to the west and that the access be widened and placed between the Baum home and the bakery.

Mr. Harris stated the location of the easement needed to be verified. It was his understanding that it was located under the access driveway being proposed between the Baum home and the Brass Comb building. He also stated the Baum home could not be placed closer to the Brass Comb building because of the windows on the side of the homes. If the Baum home was placed further to the west, they would lose 4 parking stalls, which may make the proposal incompatible with City ordinances.

Annette Tidwell (67 West 100 North) hoped the project could be resolved. She was in favor of preserving Farmington history and historical homes. She would like to have the willow tree preserved and asked that fencing be done tastefully and pleasing to the rest of the neighborhood. She asked that the flavor of the City be maintained. Ms. Tidwell also stated it was important to increase businesses in the downtown area to keep it a viable location. It would also help support the proposed museum that would soon be located in the old Tithing Office.

With no further comments, **Chairman Designate Forsgren** *CLOSED* the public hearing. The Commission discussed the issues, including the following points:

- The future of the properties had not be determined. The City may lease the buildings to businesses, or after improvements, may sell them out right.
- Members of the Commission felt an obligation to existing business owners to protect them from harmful actions.
- Open space in the downtown area is important. Trees in the area should also be protected.
- The goal of the project was to help the downtown area become a walkable community.
- The willow tree is not a quality tree and its life span may be just about at an end.
- The location of the drainage easement needs to be verified.
- Fencing should maintain a historical feel.

Cindy Roybal *MOVED* that the application for conditional use and site plan approval to move a building, intended for commercial use, between the old Brass Comb building and DeLaMare's Bakery located at approximately 69 North Main be tabled until further study of unresolved issues, especially concerning impact on adjacent properties, the drainage easement, and the number of parking stalls needed. **Cory Ritz** seconded the motion which passed by unanimous vote. Reasons for the action were stated in the motion.

**DANVILLE LAND INVESTMENTS, L.L.C. AND MEREDITH C. MCKITTRICK
PETITION FOR ANNEXATION OF 443.384 ACRES OF UNINCORPORATED LAND
LOCATED GENERALLY SOUTH OF THE KAYSVILLE CITY LIMITS, WEST OF
THE DRG&W RAILROAD TRACKS AND NORTH OF THE FARMINGTON
RANCHES SUBDIVISION DEVELOPMENT (Agenda Item #5)**

Mr. Petersen led a brief discussion of the annexation petition with the Planning Commission. Several issues are related to the petition including wetland, density, traffic control, and land use.

Commissioners by consensus felt that any developers involved with the property should be given guidance to involve the community in designs and decisions regarding land use.

CITY COUNCIL REPORT AND MISCELLANEOUS (Agenda Item #6)

The City Council approved the rezone of 4.51 acres in west Farmington at approximately 321 South 1100 West from "A" and "AE" as requested by Black Dog GLLB LC.

The City Council is also considering retaining Telus to help design cross section improvements for the east I-15 frontage road between Centerville and Farmington.

Mr. Petersen explained a drainage issue problem which had arisen on the west side of Farmington Ranches development. A resolution to the problem had been reached in the last two days.

ADJOURNMENT

Cindy Roybal *MOVED* to adjourn at 10:05 P.M. The motion was seconded by **Sid Young** and unanimously approved by the Commission.

Kent Forsgren, Chairman Designate

Farmington City Planning Commission