

FARMINGTON CITY PLANNING COMMISSION

Thursday, February 28, 2008

PLANNING COMMISSION STUDY SESSION

Present: Vice Chairman John Bilton, Commission Members Rick Wyss, Paul Barker, Randy Hillier, Craig Kartchner, Steve Andersen, City Planner David Petersen, Recording Secretary Kami Mahan; CenterCal representatives Tom Ellison and Elizabeth Angyal, Paralegal Kathi Izatt; and Kindercare representative Scott Allen.

Vice Chairman John Bilton called the meeting to order at 6:25 p.m. The following items were reviewed:

Agenda Item #1): Minutes

The Commission reviewed the minutes of the Planning Commission meeting held February 7, 2008. There were no corrections.

(Agenda Item #2): City Council Report

David Petersen reported the proceedings of the City Council meeting which was held on February 19, 2008. He covered the following items:

- The joint meeting of the City Council and Planning Commission with CenterCal will be held on March 13, 2008.
- The City Council adopted the Legacy Scenic By-Way Master Plan.
- The Station Park CenterCal development agreement is still being reviewed by the City Attorneys.
- The UTA commuter rail opening deadline will not be met. **Mr. Petersen** reviewed several details of the project.
- The City Council gave Final Plat Approval for the McBride Subdivision.

Agenda Item #3: Northstar Homes and Development LLC (Public Hearing) - Applicant is requesting preliminary plat approval, and a recommendation for Preliminary (PUD) Master Plan approval, for the Meadow View PUD consisting of 22 lots on 11.061 acres located at 425 North 1525 West in an AE zone. (S-4-07)

There was a discussion of the Commission regarding the amount of garage frontage depicted on one of the elevation drawings for the Meadow View PUD. It was determined that

there should probably be a maximum of 30% allowed as garage frontage. **Mr. Petersen** pointed out that PUD's are expected to have a higher appearance standard than residential subdivisions, and said he believed the developer would be agreeable to the 30% limit.

(Agenda Item #4): Farmington City (Public Hearing) – Applicant is requesting Conditional Use and Site Plan Approval to amend the master plan for Woodland Park located at approximately 325 South 200 East in an LR zone (C-2-08).

It was clarified that this would be a public hearing. **David Petersen** said City Manager Max Forbush would be present at the meeting to answer questions from the Commission. **Steve Andersen** noted that the restrooms are somewhat far from the location of most public activities. The Commission reviewed some of the details of the Woodland Park proposal.

(Agenda Item #5): Farmington Pointe LC - Applicant is requesting site plan approval for a new day-care facility (KinderCare) to be located at 1050 W. Shepard Lane in the C zone (C-12-07).

David Petersen said that color copies of the proposed building materials for the Kindercare facility did not get into the Commission packets, and that these would be provided later in the meeting. The amount of Farmington rock which will go on the building, and whether it should be real or faux, were discussed.

(Agenda Item #6): CenterCal Properties – Applicant is requesting a recommendation to amend portions of the Development Agreement for the Station Park Mixed Use Development consisting of approximately 98 acres located west of I-15, east/south of Park Lane and north of Clark Lane in a TOD zone. (ZT-1-08)

Vice Chairman Bilton welcomed CenterCal's representatives to the meeting. **Tom Ellison**, legal counsel for CenterCal, explained in some detail the reasons for the proposed changes in the Station Park development agreement with regard to setback, landscape, and buffer requirements. He clarified the amended language of the agreement.

(Agenda Item #8): Steve Akerlow and Mark Green - Petitioners are requesting a recommendation to adjust a common property line between Lots 276 and 277 of the Farmington Greens Phase 2C Planned Unit Development (PUD) located at 113 and 119 South Citation Drive in an AE PUD zone (S-2-08).

Vice Chairman Bilton said that this Item had been stricken from the Agenda.

The study session adjourned at 7:00 p.m.

PLANNING COMMISSION REGULAR SESSION

Present: Chairman Kevin Poff, Vice Chairman John Bilton, Commission Members Paul Barker, Rick Wyss, Randy Hillier, Steve Anderson, Craig Kartchner, City Planner David Petersen, Alternate Planning Commission Member Jim Young, Recording Secretary Kami Mahan, CRS Engineer Tammy North, CenterCal representatives Tom Ellison and Elizabeth Angyal, Paralegal Kathy Izatt.

Vice Chairman John Bilton called the meeting to order at 7:10 p.m. **Paul Barker** offered the invocation.

APPROVAL OF MINUTES (Agenda Item #1)

Vice Chairman Bilton said the minutes of the Planning Commission meeting held February 7, 2008 were reviewed during the study session.

Motion

Randy Hillier moved to approve the minutes of the Planning Commission meeting held February 7, 2008. **Craig Kartchner** seconded the motion, which passed unanimously. **John Bilton** and **Steve Andersen** abstained due to their absence at that meeting.

CITY COUNCIL REPORT (Agenda Item #2)

Vice Chairman Bilton stated that the City Council report was given during the Commission study session.

NORTHSTAR HOMES AND DEVELOPMENT LLC (PUBLIC HEARING) - APPLICANT IS REQUESTING PRELIMINARY PLAT APPROVAL, AND A RECOMMENDATION FOR PRELIMINARY (PUD) MASTER PLAN APPROVAL, FOR THE MEADOW VIEW PUD CONSISTING OF 22 LOTS ON 11.061 ACRES LOCATED AT 425 NORTH 1525 WEST IN AN AE ZONE (S-4-07). (Agenda Item #3)

Vice Chairman Bilton introduced this Agenda Item. **David Petersen** referred to an overhead map of the development and explained the background information of the proposal. He said the plan will facilitate transportation by providing a minor collector in the area, and that developers of other projects will make temporary improvements to enhance public safety.

Mr. Petersen showed the area's connection with adjacent properties. He said that City Staff is recommending approval with the conditions stated in the Staff report. **Mr. Petersen** said some concerns were raised in the study session with regard to the amount of garage frontage on some of the units.

Vice Chairman Bilton invited the Applicant to address the Commission.

Developer **Jared Darger** said the submitted plans were preliminary, and he explained some design details of the proposal. **Mr. Darger** said his goal is for the development to create an attractive appearance.

Public Hearing Opened

Vice Chairman Bilton opened the meeting to a public hearing at 7:15 p.m.

Paul Hlas, 1634 Country Bend Road, said that his property is south of the development and that most of his questions had been answered by the developer. **Mr. Hlas** raised concerns regarding possible water problems and asked how the lots would connect with surrounding properties.

Randy Klein, 1713 Sweetwater Lane, Farmington Trails Committee representative, said he appreciated the trail connection to the park. He inquired about possible connections to the Haight Creek Trail and the future Denver Rio Grande trail. **David Petersen** explained that neither trail will be directly connected to this development.

Public Hearing Closed

Vice Chairman Bilton closed the public hearing at 7:19 p.m.

Mr. Bilton asked **David Petersen** to address the elevations and drainage. **Mr. Petersen** said they are waiting for a proposal from the developer regarding the storm drainage issue. The City does not want neighboring homeowners affected by storm water.

Mr. Petersen clarified that the elevations will be very similar to what has been submitted. Currently the lots are not at natural grade and there will need to be a transition from the lots in the development to neighboring properties. **Jared Darger** said that the homes will have no basements. **Vice Chairman Bilton** asked if the drainage could be a public safety issue, and **Mr. Petersen** replied that it is not, but that because of the flat terrain and clay soil in the western areas of Farmington, there is some concern about drainage. He said all subdivisions need drainage

plans.

Steve Andersen raised the issue of the garage frontages depicted on the elevations, and suggested the garage openings be on the sides of the homes. In response to other questions of the Commission, **Jared Darger** came forward to examine the drawings contained in the packet and clarified several aspects of the drawings. **Mr. Bilton** told **Mr. Darger** that the Planning Commission would want to apply a 30% maximum garage frontage standard for the PUD.

Motion

Paul Barker moved the Planning Commission grant preliminary plat approval for the Meadow View PUD subdivision, subject to all applicable Farmington City development standards and ordinances, conditions of Preliminary PUD Master Plan approval, and schematic plan approval, and the following:

1. Improvements drawings, including a grading and drainage plan, must be reviewed and approved by the City's planning, public works, and fire departments, the City Engineer, CDSO, Benchland Water, and the City storm water official.
2. The applicant must update the plans to deal with comments received from the aforementioned personnel and reviewing agencies.
3. The preliminary plat shall be updated to show the width of 1525 West Street, and the words "Preliminary Plan" on the plan shall be changed to "Preliminary Plat and Preliminary (PUD) Master Plan".
4. The applicant must submit for to the City a preliminary indication of storm drainage facilities with preliminary runoff calculations and location, size and outlets of the drainage system.
5. A soils report consistent with the Subdivision Ordinance must be submitted to the City.

Steve Andersen seconded the motion, which passed unanimously.

Findings:

1. The plan provides for a minor collector linking the northwest area of Farmington west of the UTA railroad tracks with 1525 West Street as shown on the City's

Master Transportation Plan and will eventually increase public safety in the areas by enabling the closure of two unsafe railroad crossing—one a 1525 West Street and the other on Burke Lane.

2. The proposed layout provides a more pleasant and attractive living environment than a conventional development because: (a) open space is provided at both entry ways into the project, (b) a trail is being established to allow pedestrian access to a possible future park in the Farmington Ranches subdivision southwest of the site, © the architectural design of dwellings in the PUD will minimize the garage like appearance as compared to dwellings found in other subdivisions, and (d) the Planning Commission is requiring a landscaping/maintenance plan for the open space areas.
3. The plans are consistent with the findings of schematic plan approval.

Motion

Paul Barker moved that the Planning Commission recommend that the City Council approve the Preliminary PUD master plan of the Meadow View subdivision, subject to all applicable Farmington City development standards and ordinances, conditions of Preliminary Plat approval, and schematic plan approval, and the following conditions:

1. The applicant must submit a development schedule indicating the approximate date when construction of the Planned Unit Development or stages of the Planned Unit Development can be expected to begin and be completed.
2. The tabulation on the plans identifying the total acreage of the site and the percentages thereof designated for various uses must be updated as redlined by City staff.
3. A landscape and/or maintenance plan acceptable to the City must be prepared for the open space areas where the retention of healthy existing vegetation is strongly encouraged.
4. The garage cannot exceed 30% of the house frontage, and “above ground basements” found in other nearby subdivisions shall be prohibited. The applicant shall update some of the elevations for reconsideration by the Commission as part of the Final (PUD) Master Plan submittal.

Steve Andersen seconded the motion, which passed unanimously.

Findings:

The same Findings apply as in the previous motion.

**FARMINGTON CITY (PUBLIC HEARING) – APPLICANT IS REQUESTING
CONDITIONAL USE AND SITE PLAN APPROVAL TO AMEND THE MASTER PLAN
FOR WOODLAND PARK LOCATED AT APPROXIMATELY 325 SOUTH 200 EAST IN
AN LR ZONE (C-2-08). (Agenda Item #4)****Background Information:**

The City Council organized a Woodland Park steering committee consisting of nearby residents, a representatives from City boards and Councils, and City staff for the purpose of planning improvement proposals for Woodland Park. The attached plan represents the culmination of their work. They propose to expand the parking area outside the Police Station site by approximately 42 paved spaces, 24 “road base” spaces, and 48 “grass” spaces whereby parking in the “grass” area may primarily be used for special events, but most of the year it may be used as manicured open space and/or two small little league soccer fields. The committee is also proposing a new 30' X 60' bowery and a 30' X 30' bowery, trail improvements, new restrooms, improvements to the stage area, and a two-way paved road to the western area of the site.

A City park is a public use and as such is a conditional use in the LR and A zones. The first paragraph of Section 11-8-106 of the Zoning Ordinance regarding conditional uses states in part, “Once granted, a Conditional Use shall not be enlarged, changed, extended, increased in intensity, or relocated unless a new Conditional Use application is made and approved by the Planning Commission”. The Zoning Administrator determined that the changes proposed by the committee require conditional use approval by the Commission.

END OF PACKET MATERIAL

Vice Chairman Bilton invited **David Petersen** to present details of the Woodland Park Conditional Use and Site Plan requests. **Mr. Petersen** referred to an aerial photograph of the property and said the proposal will provide for additional parking on the northern and central areas of the park. He showed the location of the additional parking spaces and other park amenities. **Mr. Petersen** noted that there are eighteen spaces proposed adjacent to the west side of the Police Station in addition to what was shown in the Commission packet.

Mr. Petersen asked CRS Engineer **Tammy North** to explain the reasons for locating the restrooms so far away from the activity areas of the park. **Ms. North** explained that the existing

sewer pump will serve the restrooms. She reviewed other alternative locations that had been considered by City Engineers, and said they were all too cost prohibitive or would do too much damage to the park. **David Petersen** said the proposed location of the restrooms, which are visible from the street and close to the Police Station, would also be much more likely to deter vandalism.

In response to a question by **John Bilton**, **Mr. Petersen** said that temporary restrooms are brought in for large public events. **Mr. Petersen** said that Staff has not yet seen elevations or a lighting plan. He also stated that an enclosure will be required for the dumpster.

Public Hearing Opened

Vice Chairman Bilton opened the public hearing at 7:40 p.m.

Randy Klein (1713 Sweetwater Lane) inquired about plans regarding trails in the area. **David Petersen** said there are paths, but that he did not know if they are being redefined. He clarified that the paths will be dirt, not asphalt. Most of the picnic tables will probably remain.

[**Kevin Poff** arrived at the meeting at 7:40 p.m.]

John Green (303 South 200 East) said he lives across the street from the park. He pointed out the location of his home on the aerial photograph, and asked for clarification on several issues, including the proposed fence, the parking area, the trail, water availability for citizens, the police facility, traffic access, and the location of the pavilion.

[City Manager **Max Forbush** arrived at the meeting at 7:42 p.m.]

Public Hearing Closed

Vice Chairman Bilton closed the public hearing at 7:46 p.m. and turned the matter over to the Commission for consideration.

Randy Hillier raised the issue of gating off the parking area to prevent vandalism, which was discussed. **Max Forbush** said that the City is increasing parking closer to where activities will be held, and that road access is being graded so cars can drive down to activity areas. In the past the area has been gated in the winter, but it is still undecided what will be done in the future. The purpose of the Woodland Park design is to significantly increase park use for the community.

Whether the park will be closed at night was discussed. **Mr. Forbush** said they hope having the police station in its proposed location will provide a greater sense of security.

In response to a question by **Jim Young**, **Mr. Forbush** said the parking area by the grass field will be road base. He explained that Woodland Park is on the capital facilities list, and that approximately \$750,000 has been targeted to be spent toward the park. What is done will depend on how much money is available. **Mr. Forbush** said the parking area by the grass should be well maintained.

There was further discussion regarding the restrooms and parking. **John Green** raised the issue of garbage removal, and said the current dumpster location has been used for discarded junk by the public. The location of the proposed dumpster was clarified.

Mr. Green stated that many people have contributed to making Woodland Park what it is, and he suggested installing a flagpole and a community plaque. **Max Forbush** said this would definitely be considered.

Motion:

Rick Wyss made a motion that the Planning Commission grant conditional use and site plan approval for Woodland Park, subject to all applicable Farmington City development standards and ordinances and the following:

1. The applicant must prepare architectural plans in compliance with Chapter 7 of the zoning ordinance for review and approval by the Planning Commission.
2. A Landscaping Plan shall be submitted which illustrates the proposed landscaping consistent with City ordinance which can be effectively reviewed by City staff.
3. A Lighting plan shall be required which illustrates the type and location of lighting proposed for structures, walkways, and parking lots. Lighting shall be designed, located, and directed so as to eliminate glare and minimize reflection of light into neighboring properties.
4. The site plans shall indicate the location, height, design, and materials of walls, fences, hedges, and other buffers to be used to screen or conceal the proposed refuse container.

5. Grading and drainage plans, transportation and circulation plans, culinary water, secondary water and sewer plans must be reviewed and approved by the City's Storm Water Official, Fire and Public Works Departments, City Engineer, Benchland Water District, and Central Davis Sewer District.
6. The dirt area immediately west of the proposed Police Station and north of proposed new restroom shall be improved to create an additional paved parking area.
7. The City shall consider a flag pole and monument/plaque somewhere in the park.

The motion was seconded by **Steve Andersen**, and unanimously approved.

Findings:

- a. The plan provides parking displaced by the Police Station (including additional parking);
- b. The proposed use provides desirable services and a facility for Farmington City;
- c. It complies with the regulations and conditions in the Zoning Ordinance for such uses;
- d. The proposed use conforms to the City's future land use map and meets park and open space goals set forth in the General Plan;
- e. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods, and the proposed police station;
- f. Adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation are available or may be provided at the site;
- g. The use enhances the health, safety, or general welfare of Farmington citizens.
- h. The use creates opportunities to memorialize people and/or patriotic events for Farmington citizens.

[**Chairman Kevin Poff** took his place on the Commission.]

FARMINGTON POINTE LC - APPLICANT IS REQUESTING SITE PLAN APPROVAL FOR A NEW DAY CARE FACILITY (KINDERCARE) TO BE LOCATED AT 1050 W. SHEPARD LANE IN THE C ZONE (C-12-07). (Agenda Item #5)

Background Information

The Planning Commission granted conditional use approval for the Kindercare facility on January 3, 2008. Now the applicant desires to receive approval for the site plan portion of the project.

END OF PACKET MATERIAL

Chairman Poff introduced this Agenda Item. **David Petersen** presented an overhead view of the reconfigured site plan for the proposed Kindercare facility. He reviewed details of the proposal, and recommended approval.

Chairman Poff invited the applicant to address the Commission.

Scott Allen (15 East 2200 South, Bountiful) distributed handouts of the colored elevations and proposed color scheme and building materials to the Commission and explained what is intended. The Commission discussed the appearance of authenticity of cultured faux Farmington rock, and the possibility of using actual rock.

Mr. Poff said that some areas or buildings warrant more Farmington rock than others, and whether this facility needed more was discussed. There was discussion concerning the precedence for rock which has been set in the area. **Paul Barker** noted that the supply of Farmington rock is being depleted and **David Petersen** noted its high cost. **Mr. Barker** said the look of Farmington rock needs to be maintained, but that cultured stone would be a financial advantage yet still be aesthetically pleasing.

Chairman Poff said there is a precedent in the area to keep an authentic look of Farmington rock. **Mr. Petersen** said the City would ensure this happens. **Steve Andersen** complimented the Kindercare proposal and the Applicant's willingness to work with the City.

Motion

John Bilton moved that the Planning Commission grant site plan approval for the proposed Kindercare subject to all applicable City laws and ordinances and the following condition:

1. The applicant must comply with all conditions of the Conditional Use approval for the project;
2. Review and approval by City staff of a detailed landscaping plan meeting the requirements of Chapter 7 of the Zoning Ordinance;
3. Architectural plans should be designed to include, as a part of the exterior facade of the building or as architectural elements in the landscape, an element of "Farmington Rock"; and
4. The monument sign shall be no closer than 10 feet to the public right-of-way.

Steve Andersen seconded the motion, which passed by a unanimous vote.

Findings (Note--these are the same findings established as part of the conditional use approval):

- a. The proposed use is in keeping with the intent and purpose of the zoning ordinance;
- b. The proposed use is in keeping with; the intent and purpose of the General Plan;
- c. The proposed use provides a generally neighborhood oriented service which benefits the local area.
- d. The applicant has worked well with the City to address issues of traffic flow and the safety of children.

[**Rick Wyss** left the meeting at 8:10 p.m., and Alternate Planning Commission Member **Jim Young** replaced him for the remainder of the meeting.]

CENTERCAL PROPERTIES – APPLICANT IS REQUESTING A RECOMMENDATION TO AMEND PORTIONS OF THE DEVELOPMENT AGREEMENT FOR THE STATION PARK MIXED USED DEVELOPMENT CONSISTING OF APPROXIMATELY 98 ACRES LOCATED WEST OF I-15, EAST/SOUTH OF PARK LANE AND NORTH OF

CLARK LANE IN A TOD ZONE (ZT-1-08) (Agenda Item #6)**Background Information:**

The Planning Commission considered the above request on February 7, 2008 and provided a recommendation to the City Council except for paragraphs 16.c. and 16.d. (see 2-7-08 minutes accompanying this packet). The applicant will be on hand to review these two paragraphs again with the Commission and will present possible alternative language at the meeting.

END OF PACKET MATERIAL

Chairman Poff introduced this request to amend the Station Park development agreement. **David Petersen** referred to Sections 2.8.4, 2.8.5 and 2.8.7 of the original agreement, and quoted from Section 16 c of the amended agreement, which reads "...Notwithstanding any inconsistent provision of the Mandatory Development Standards or the Vested Development Standards, no setback or buffer or landscaping shall be required along the easterly, northerly and northwesterly outside Property boundaries where bordered by UDOT, UTA or Farmington City properties, regardless of whether the Property in such locations is used for parking, service roads, driveways, loading areas or structures." He then quoted the landscaping requirements of Section 2.8.5 of the original agreement.

Mr. Petersen pointed out that there is already a landscaping standard in place, and questioned why an amendment was necessary.

Tom Ellison, legal counsel for CenterCal, said that after determining what the applicable provisions were, CenterCal did not want to have to dedicate land to landscaping purposes on the property line. Section 2.8.5 is only one of the three ways this could occur under the existing language. Neither of the other two ways the standards apply impose the requirement. **Mr. Ellison** said he is comfortable taking this language out.

Mr. Ellison also said there is no rear yard setback requirement. CenterCal is trying to preserve the east, north and northwest lines where they are because the project is getting squeezed by other uses. UDOT is holding back title to other properties. CenterCal needs to use every inch of land up to the property line. This is consistent with the existing standard. This proposal deals essentially with the backs of buildings.

Chairman Poff said the Commission had been uncomfortable saying there would be no requirement at all because there would still be visibility of these areas. It was clarified that City

Staff would be authorized to require landscaping standards if necessary. **Mr. Ellison** said that architectural provisions are not being addressed.

In response to a comment by **Steve Andersen**, **Mr. Ellison** clarified what landscaping is intended. **Mr. Petersen** suggested the Planning Commission carefully review Section 16 d, which has been expanded substantially. **Randy Hillier** stated that they had been comfortable with everything except the ten foot landscape border, and that this had been addressed in the amended section. **Mr. Ellison** said the landscape border was defined as the front face of building to the edge of asphalt, which is fifteen feet on average. CenterCal can live with that standard.

Elizabeth Angyal of CenterCal exhibited a graphic board displaying Station Park and she clarified several details of the proposal for Commission members. She said the parking right-of-way needs to be improved, and that a landscape plan will be submitted.

In response to a question by a Commission member, **David Petersen** said he approved of the language and that it allows for flexibility. **Steve Andersen** questioned if this would affect future developments. **Mr. Petersen** said not necessarily, but CenterCal has raised the bar. Certain portions in the agreement will be required of other future developments. The City wants to do it fairly.

Paul Barker asked about the legal review of the agreement, and **Mr. Petersen** explained the approval process and said City Attorney **Todd Godfrey** is now reviewing the agreement. **Mr. Ellison** said they are trying, with these provisions, to establish the rules for creating the site plan.

Motion

Randy Hillier moved that the Planning Commission recommend that the City Council amend Sections 16 c and 16 d of the Development Agreement as requested, with changes as noted by the Commission. **John Bilton** seconded the motion, which passed by a unanimous vote.

Findings:

- a. The changes help address the Planning Commission's concerns by allowing the City Planner to make decisions in the future that would be beneficial to the project.
- b. CenterCal has been willing to work with the City to address concerns.

CONSIDERATION OF A REQUEST FOR A RECOMMENDATION TO AMEND LOT 41

OF THE SHEPARD HEIGHTS SUBDIVISION LOCATED AT 2193 NORTH BELLA VISTA DRIVE IN AN LR-F ZONE TO ACCOMMODATE A STREET VACATION AND EMERGENCY/MAINTENANCE VEHICLE TURNAROUND (S-1-08). (Agenda Item #7)

David Petersen showed an aerial photograph of the area, and pointed out Brian Crockett's home. He reviewed the background and history of this proposal. **Mr. Petersen** said the Shepherd Heights area is problematic for garbage trucks, snow plows, and emergency vehicles. Visibility and turnaround is very difficult. **Mr. Petersen** said City Staff is recommending the vacation, and that the City Engineer and City Attorney concur.

Motion

Craig Kartchner moved that the Planning Commission recommend that the City Council approve the Ordinance to amend Lot 41 of Shepard Heights Subdivision and to vacate a portion of Bella Vista Drive. **John Bilton** seconded the motion, which passed by a unanimous vote.

Findings:

- a. The recommendation is in keeping with earlier actions on this issue.
- b. Having these changes depicted on the plat is beneficial.
- c. These changes enhance public safety and maintenance in the area.
- d. Any other turnaround would be difficult and cost prohibitive.

STEVE AKERLOW AND MARK GREEN - PETITIONERS ARE REQUESTING A RECOMMENDATION TO ADJUST A COMMON PROPERTY LINE BETWEEN LOTS 276 AND 277 OF THE FARMINGTON GREENS PHASE 2C PLANNED UNIT DEVELOPMENT (PUD) LOCATED AT 113 AND 119 SOUTH CITATION DRIVE IN AN AE PUD ZONE (S-2-08). (Agenda Item #8)

Chairman Poff stated that this Agenda Item was withdrawn.

MISCELLANEOUS, CORRESPONDENCE, ETC. (Agenda Item #9)

- a. **Frontage road bike Lane request for recommendation -**

David Petersen displayed an aerial photograph of the frontage road in Farmington and explained the need for a bike lane for safety reasons. **Mr. Petersen** referred to the ESI Engineering cost estimate breakdown contained in the packet, and said that in order for this item to be put on the capital facilities list, a recommendation was needed from the Planning Commission. The practice of bringing more prospective capital improvement items before the Commission may be increased.

Mr. Petersen explained that Centerville is anxious to begin the process of creating a bike lane, and it will be more cost efficient if Farmington retains the same contractor. The Commission discussed these issues and the need for establishing a bike lane.

Motion

Jim Young moved to recommend that the City Council approve cooperating with Centerville in establishing bike lanes on the frontage road south of 1470 South; and to place the project on the capital improvement plan. The motion was seconded by **Steve Andersen**, and approved unanimously.

Randy Hillier commented that the speed limit on the frontage road is too high for the safety of bicyclists, and there was brief discussion of this issue.

b. Upcoming meeting information -

David Petersen reported that the joint City Council / Planning Commission meeting with CenterCal has been scheduled for March 13th at 5:00 p.m. Several members of the Commission said they could attend.

Senate Bill 208 Discussion

The Commission briefly discussed Senate Bill 208 regarding eminent domain and proposed UDOT transportation corridors.

ADJOURNMENT

John Bilton moved to adjourn. **Paul Barker** seconded the motion, which passed unanimously. The meeting adjourned at 9:05 p.m.

Kevin Poff, Chairman
Farmington City Planning Commission