

## FARMINGTON CITY PLANNING COMMISSION MEETING

Tuesday, December 16, 2008

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**Present:** Vice Chairman John Bilton, Commission members Steve Andersen, Paul Barker, Randy Hillier, Craig Kartchner, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey.

Greg Bell, Dharmesh Ahir and Mehual S. Ahir were also in attendance.

### **PLANNING COMMISSION REGULAR SESSION**

**Vice Chairman Bilton** called the meeting to order at 5:40 p.m.

**Greg Bell – (Public Hearing) -- Applicant is requesting a recommendation to amend the Farmington Fields subdivision located on the northeast corner of Park Lane and Lagoon Drive in the CMU zone by vacating all of Lot 4 and approving and recording a minor plat (Farmington Fields Amended) consisting of 2 lots in the place thereof (Agenda Item #1)**

### **Background Information**

**Glenn Symes** reported that this is a plat amendment for all of lot 4 in the Farmington Fields Subdivision which is located east of the Chevron station. The applicant wants to subdivide this lot. The biggest issue related to this amendment is UDOT access. Park Lane is a state road which requires approval from UDOT. **Greg Bell** and **Dharmesh Ahir** worked with UDOT, and the approval letter is included in the packet. **Mr. Symes** stated that this gives them access on what is Lot 4A on the amended plat. The access will be located a fair distance to the east in order to conform to UDOT's distance standards. Staff would like to have a reciprocal access across lot 4B, and that is currently listed as a condition for approval. It is anticipated that the hotel will have a second access from Lagoon Drive where the current Bourne Circle connects to the roadway. This, and other specific site design issues, will be addressed more thoroughly with the site plan.

### **Public Hearing Opened**

**Vice Chairman Bilton** opened the public hearing at 5:40 p.m.

**Dharmesh Ahir**, 1965 Harrison Drive, Evanston, Wyoming, said he has been working with Hilton hotels in trying to develop this lot. Hilton's main requirement was that **Mr. Ahir** obtain access onto Lot 4A through UDOT. He said he was able to get the approval from UDOT, and he has been able to proceed with the project. He plans to build a Hampton Inn and Suite with approximately 75-80 rooms. It will be a new

prototype that Hampton Inns have introduced, and he thinks it will be a successful hotel that will benefit Farmington City.

**Greg Bell**, 744 Eagle Way, Fruit Heights, said that he has always known this property would probably be divided, but he wanted to have a specific use completed before he attempted the change. He said **Darmesh Ahir** is a fine person, and he has followed through with his commitments regarding this development. **Mr. Bell** also said they have recorded the cross access/cross parking agreement. He said that when the site plan for 4B is submitted, they will be asking for another entry way on Lot 4B so there will be two accesses. He confirmed that one of the entrances will be located as close to Park Lane as possible. There was a brief discussion about an adjacent property owner and the location of the curb cut on the east of lot 4A.

### **Public Hearing Closed**

**Vice Chairman Bilton** closed the public hearing at 5:45 p.m. He asked if there were any comments from the Commission members. **Steve Andersen** questioned why this extra meeting was scheduled just to hear this one item. **Glenn Symes** replied that it was tentatively on the agenda for December 4, 2008, but it was deleted because it was a long agenda. **Mr. Bell** asked the City Staff if they could do a meeting before the end of the year, and Staff agreed to hold the meeting.

**Paul Barker** spoke highly of **Darmesh Ahir**. He said he has known him for several years. He owns three properties in Evanston and recently opened a Comfort Inn in Rock Springs. **Mr. Barker** said they do a nice job with their properties and are good people.

### **Motion**

**Paul Barker** made a motion that the Planning Commission recommend approval of an amendment to the Farmington Fields subdivision plat vacating Lot 4 and further recommend approval of a minor subdivision plat or the Farmington Fields Amended plat for the creation of a two-lot subdivision from Lot 4 of the original plat with the following conditions:

1. The applicant continues to work with City staff to address all issues and concerns with regard to the minor subdivision and plat.
2. A reciprocal access easement be recorded with the plat allowing lots 4A and 4B access to and across the other with a final location and design finalized with an approved site plan.

**Steve Andersen** seconded the motion, and it was approved unanimously.

## **Findings for Approval**

1. The proposed minor subdivision is consistent with the minimum requirements as set forth in the Subdivision Ordinance and the Commercial Mixed-use zone of the Farmington City Zoning Ordinance.
2. The proposed subdivision provides the opportunity for economic development in Farmington in an area that has been designated for such development.
3. The applicant has worked with the UDOT to provide proper access for each lot of the proposed subdivision.

## **OTHER BUSINESS**

### **Miscellaneous, correspondence, etc. (Agenda Item #2)**

**Glenn Symes** discussed one item of business. He said the Planning Commission approved the calendar for 2009 at their previous meeting, and the Staff wanted to make a change to that calendar. He requested that the December meeting be held on December 10 rather than December 3. Staff believes the timing works better if the City Council meets on the first and third Tuesdays, and the Planning Commission meets the 2<sup>nd</sup> Thursday. This will give enough turn-around time between the City Council meetings and Planning Commission meetings. Staff feels it is too long when there are six weeks between meetings. It was agreed that this would be fine.

### **Motion**

**Steve Andersen** made a motion to adjourn the meeting. **Craig Kartchner** seconded the motion, and it was unanimously approved.

The meeting was adjourned at 5:55 p.m.

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**John Bilton, Vice Chairman**  
**Farmington City Planning Commission**