

FARMINGTON CITY PLANNING COMMISSION MEETING

Thursday, February 25, 2010

PLANNING COMMISSION STUDY/WORK SESSION

***Present:** Vice Chairman Craig Kartchner, Commission members Steven Andersen, Randy Hillier, and Michael Wagstaff, Alternate Commission members Brett Anderson and Michael Nilson, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Commission Chairman Jim Young and Commission members Rick Draper and Nelsen Michaelson were excused.*

Vice Chairman Kartchner began the work session at 6:35 p.m.

(Agenda Item #3) – Martineau Homes – (Public Hearing) – Applicant is requesting approval for the placement of an accessory structure in the side yard and a conditional use permit for a height in excess of fifteen (15) feet as well as a recommendation for an adjustment to the adjacent sidewalk as a street standard not listed on property located at 541 West 1300 North (C-1-10).

Glenn Symes explained the three proposals for this property:

1. Placement of an accessory building in the side yard.
2. Approval of a conditional use permit for the height of the proposed structure.
3. Recommendation for a sidewalk realignment under the street standards not listed provision.

The Commission discussed various concerns and details involved with the proposal.

As a miscellaneous item, **Mr. Symes** said public meetings are being held regarding the proposed West Davis corridor.

Vice Chairman Kartchner adjourned the meeting at 6:55 p.m.

PLANNING COMMISSION REGULAR SESSION

***Present:** Vice Chairman Craig Kartchner, Commission members Steven Andersen, Randy Hillier, and Michael Wagstaff, Alternate Commission members Brett Anderson and Michael Nilson, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Commission Chairman Jim Young and Commission members Rick Draper and Nelsen Michaelson were excused.*

Vice Chairman Kartchner began the meeting at 7:00 p.m. **Brett Anderson** offered the invocation.

Approval of Minutes - (Agenda Item #1)

Motion

Michael Wagstaff made a motion to approve the minutes of the January 28, 2010 Planning Commission meeting. **Steve Andersen** seconded the motion, and it was approved by **Randy Hillier**. **Brett Anderson** and **Craig Kartchner** abstained because they did not attend the meeting.

City Council Report - (Agenda Item #2)

Glenn Symes said the plat amendment from Farmington Crossing was approved by the City Council. Also, the Haws Companies received HUD approval for Park Lane Village and hope to begin construction in April 2010.

Martineau Homes – (Public Hearing) – Applicant is requesting approval for the placement of an accessory structure in the side yard and a conditional use permit for a height in excess of fifteen (15) feet as well as a recommendation for an adjustment to the adjacent sidewalk as a street standard not listed on property located at 541 West 1300 North (C-1-10). (Agenda Item #3)

Background Information

Mr. Symes referred to the elevations, site plan and pictures included in the staff report and explained that the owners currently have a sports court in place but would like to change the court to an indoor basketball facility. It will be slightly smaller than the overall size of the sports court and will not encroach onto the front setback. The owners are also requesting that the height be increased from 15 feet to 30 feet and that the sidewalk in front of the proposed structure be realigned for approximately 75-80 feet.

Public Hearing Opened

Vice Chairman Kartchner opened the public hearing at 7:05 p.m. and invited the builder to speak regarding the proposal.

Chris Martineau, 1464 East Ridgeline Drive, South Ogden, said the owners' original plan was for a tennis court, but they decided to build a structure over part of the original court. They purchased two lots—the home is located on the eastern lot, and the accessory building will be located on the other lot. The building will be used year round for various family activities and events and will be similar to the design of the home. There will be a berm located inside the sidewalk, and landscaping will help shield the building from the street.

Pat Petersen, 438 East Barnard Street, Centerville, said she owns lots 4 and 5 which are adjacent to this property. Lot 5 is a diamond-shaped lot adjacent to the back of the property. When she and her husband bought these two lots, they were told that nothing would be built behind their lots. She asked the owners to consider the aesthetics of the other neighbors in the area and said allowing this structure will destroy the rest of the development.

Public Hearing Closed

Vice Chairman Kartchner closed the public hearing at 7:32 p.m. and asked for comments from the Planning Commission. Commissioner **Nilson** said he would like more information--including an elevation which includes both the house and the accessory building—and more photographs showing the view from the intersection. Commissioner **Hillier** suggested that the homeowner and builder meet with the neighbors to resolve some of the concerns which were expressed. The following details were also discussed:

- The trees along the back property line hide the building well.
- The building cannot be seen from Main Street.
- The berm will help soften the existing landscape.
- The rear elevation is similar to the front elevation and is not completely stucco.
- The sidewalk will be six feet wide and placed against the curb without a park strip.
- **Mr. Martineau** is one of the best builders in Utah, and this will be a quality product.

Mr. Martineau pointed out that the proposed structure is not larger than a typical home which would have been built on the lot. He said they have been very careful in the design of the court and have kept the height as minimal as possible.

When asked if this structure would be unusual for this particular neighborhood, **Mr. Symes** responded that while the structure is large, it is difficult to say if it is unusual because only two homes are currently being constructed in that particular neighborhood. He also said the City cannot protect views, and he agreed that if a home was built on this particular lot, it would be larger than the proposed building. He said City staff contacted approximately 20 residents in the area, and they spoke with several people who had questions, but the residents were fine with the proposal, and the property owner to the west across the street was also fine with it.

Motion

Michael Wagstaff made a motion to approve the placement of an accessory structure within the side yard as shown on the submitted plans. **Steve Andersen** seconded the motion, and it was unanimously approved.

Motion

Brett Anderson made a motion to approve a conditional use permit for an increase in height for an accessory structure as proposed with the following conditions:

1. The proposed structure is no higher than that which is shown on the submitted plans.
2. The applicant obtains proper approval of a building permit for the proposed structure.

Michael Wagstaff seconded the motion, and it was approved by **Steve Andersen, Randy Hillier,** and **Brett Anderson.** **Michael Nilson** did not approve the motion.

Findings for Approval

1. The height of the proposed accessory structure is subordinate to the main structure.
2. The property to the west of the proposed site is common open space and cannot be built upon.
3. The impact to adjacent properties will be minimal due to the adjacent open space to the west and changes of grade to the south.

Motion

Michael Wagstaff made a motion to recommend approval of the proposed realignment of the sidewalk directly adjacent to the proposed accessory building as shown on the submitted plans with the following condition:

1. The proposed berm will remain as a permanent feature which will assist in softening the existing landscape.

Michael Nilson seconded the motion, and it was unanimously approved.

Miscellaneous (Agenda Item #4)

Glenn Symes asked the Commission to appoint a Planning Commission member to serve on the Board Adjustment. There was a brief discussion regarding the selection.

Motion

Steven Andersen made a motion to appoint **Michael Nilson** as the Board of Adjustment representative. **Michael Wagstaff** seconded the motion, and it was unanimously approved.

Mr. Symes referred to the Annual Comparison of Building Permits chart in the staff report and said Farmington had the largest amount of single family home building permits in Davis County in 2009.

ADJOURNMENT

Motion

Michael Wagstaff made a motion to adjourn the meeting. **Steve Andersen** seconded the motion, and it was unanimously approved. The meeting was adjourned at 7:50 p.m.

Craig Kartchner, Vice Chairman
Farmington City Planning Commission