

FARMINGTON CITY PLANNING COMMISSION MEETING

Thursday, June 10, 2010

[No Work Session was held]

PLANNING COMMISSION REGULAR SESSION

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

(Agenda Item #1) Jerry Preston – Applicant is requesting a recommendation of Approval for a minor plat amendment removing a note from the Rice Farms Estates Phase 3 PUD subdivision plat (S-1-09).

Background Information

Mr. Preston is requesting an amendment to the Rice Farms Estates phase 3 plat removing a note on the plat prohibiting basements within that phase of the Rice Farms Estates PUD. Prior to the plat being recorded, the note was supposed to be removed as other precautions have been taken to allow basements within this and other phases of the development. The note was not removed however and now is creating a roadblock of sorts for the project's continuation. The plats for the other phases of the larger PUD do not include this note. Prior to phase 2 being recorded, the note was removed eliminating the prohibition of basements. The note on phase 3 was not removed prior to recordation.

Within the Rice Farms Estates PUD, basements have been built and have been a standard element with all of the homes in the area. It was thought initially that drainage and potential ground water would prevent the placement of basements in the area. This was the original impetus for the note. Since then however, geotechnical reports have supported the placement of basements in the area and land drain systems have been developed and constructed to handle any potential ground water that may occur. As each of the homes is built, the City's building department requires and reviews a geotechnical report indicating the development potential of each site. This has been the case with each of the other phases in the Rice Farms development as well as with phase 3 which is currently being constructed. The note was not intended to be on the plat and was overlooked as the developer and each of the City's agencies reviewed the plat prior to recordation.

PLANNING COMMISSION DISCUSSION

Rick Draper asked if this has any effect on any other phases of the project. **Mr. Symes** explained that it does not have any effect on the other phases and that it was merely an oversight when the plat was recorded.

Randy Hillier asked what efforts have been made with relation to the ground water. **Mr. Symes** stated that a land drain system, with gravel and channeling, etc., have been put into place to divert water from the foundations.

[Jim Young arrived]

Motion

Steve Andersen made a motion that the Planning Commission recommend approval of a proposed plat amendment to the Rice Farms Estates Phase 3 plat removing note number 4 regarding the construction of basements with the following conditions:

1. A certified letter approving of the note's removal from the original surveyor must be recorded with the Davis County Recorder to finalize the removal of the note.
2. Geotechnical reports must continue to be reviewed with each of the building permits for Phase 3 of the Rice Farms Estates PUD.

Findings for Approval:

1. The subject note was not intended to be included on the phase 3 plat as geotechnical reports have indicated basements pose little potential risk in the area as long as the land drain system and any other necessary precautions are taken.
2. A system of land drains has been developed to address any potential ground water that may occur.
3. The removal of the note does not change the essential character of the development overall or phase 3 specifically.

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

OTHER BUSINESS:

Discussion of the new City Hall building.

ADJOURNMENT:

Motion

Randy Hillier made a motion to adjourn the meeting. **Rick Draper** seconded the motion, and it was unanimously approved. The meeting adjourned at 5:45 p.m.

Jim Young, Chairman
Farmington City Planning Commission