

FARMINGTON CITY
PLANNING COMMISSION MEETING
April 11, 2013

WORK SESSION

***Present:** Commissioners Brett Anderson, Brad Dutson, Michael Nilson, and Mack McDonald. Alternate Commissioner Rebecca Wayment, Community Development Director David Petersen, Associate City Planner Christy Alexander, and Recording Secretary Lara Johnson. Chairman Bob Murri, Commissioners Kris Kaufman, Brigham Mellor and Alternate Commissioner Nate Creer were excused.*

The Commission discussed details regarding agenda item #3: Miscellaneous Zoning, Subdivision and Sign Ordinance Amendments.

REGULAR SESSION

***Present:** Commissioners Brett Anderson, Brad Dutson, Michael Nilson, and Mack McDonald. Alternate Commissioner Rebecca Wayment, Community Development Director David Petersen, Associate City Planner Christy Alexander, and Recording Secretary Lara Johnson. Chairman Bob Murri, Commissioners Kris Kaufman, Brigham Mellor and Alternate Commissioner Nate Creer were excused.*

#1 – Minutes

Brett Anderson stated approval of the minutes from the meeting dated March 28, 2013 is tabled until the next meeting.

In another matter, **David Petersen** discussed amending the following motion from the meeting's minutes on February 28, 2013 related to draft changes to the zoning ordinance regarding demolitions:

***"Mack McDonald** made a motion to table this item and direct staff to prepare additional information to be considered at the next meeting. **Brad Dutson** seconded the motion which was unanimously approved."*

David Petersen said that his notes showed that the Planning Commission approved a different motion that night. He reviewed this with the recording secretary for the meeting, Melissa Jackson, and she agreed that the motion approved that night was as follows:

***"Mack McDonald** moved that the Planning Commission forward this to City Council and have staff make changes as discussed."*

Motion:

After the Planning Commissioners present concurred with staff, **Mack McDonald** moved that the Planning Commission amend the February 28th minutes as requested regarding the demolition ordinance. **Brad Dutson** seconded the motion which was unanimously approved.

#2 – City Council Report

Christy Alexander stated there is no City Council report as there has not been a City Council meeting since the last Planning Commission meeting.

ZONE TEXT AND ZONING AMENDMENT APPLICATION

#3 – Farmington City – (Public Hearing) – The City is requesting a recommendation of approval for miscellaneous Zoning, Subdivision, and Sign Ordinance Text Amendments. (ZT-1-13)

Christy Alexander presented background information on the following updates: lot coverage ratio for AE zone, removing the paragraph regarding surety bonds, adding the words “not commercial business,” and amending the open storage language in residential zones.

Brett Anderson opened the Public Hearing opened at 7:15 pm.

No comments were received.

Brett Anderson closed the Public Hearing closed at 7:15 pm.

Mack McDonald expressed concern on how “junk” is defined in the nuisance ordinance. **David Petersen** explained that “junk” is only defined in the nuisance ordinance, but does not discuss definitions of open storage. **Christy Alexander** discussed that the nuisance ordinance does define a specific timetable for “refuse” to remain on an individual’s property. Commissioners would like to see both sections of the ordinances together to ensure both sections are compatible.

Motion:

Brad Dutson made a motion to approve the Planning Commission’s proposed amendments 1, 2, 3, and 4 of the Zoning, Subdivision, and Sign Ordinance and to revisit the open storage section of the ordinance along with the City’s nuisance ordinance. **Mack McDonald** seconded the motion which was unanimously approved.

Findings for Approval

1. Changes lot coverage ratio more consistent with actual lot sizes found in the AE zone.
2. Security Bonds are not a very good bond source to track or pull money from in case a developer neglects his/her duties.
3. Resolves an error by providing the correct reference to mean that special events are not for commercial business.
4. Prevents parking cars in front yards except on driveway and designate parking spaces.

SUBDIVISION APPLICATION

#4 – Scott Balling – Applicant is requesting Preliminary Plat approval for the Kestrel Bay Townhomes PUD subdivision located at approximately 123 West 620 South on .775 acres and consisting of 11 units located in an R-8 (PUD) zone. (S-11-12)

Christy Alexander presented background information on the applicant, **Scott Balling**. She said the Schematic Plan and Preliminary PUD Master Plan was approved based on the 11 conditions found in the staff report. The applicant has met all conditions except for #3, #8, #10, and #11, but these do not need to be completed until Final Plat approval.

Brad Dutson wanted further explanation on condition #11 regarding a Conditional Letter of Map Revision (CLOMR). **Christy Alexander** clarified that a CLOMR is given before Final Plat approval, but the applicant can't receive the actual Letter of Map Revision (LOMR) from FEMA until the PUD is developed.

Scott Balling, 1995 North 100 East Centerville, presented the Preliminary Plat for the Kestrel Bay Townhomes PUD Subdivision with highlighted areas showing the following conditions have been met per the City Council's previous approval on October 2, 2012:

- Amended 5' fence to now show the 6' vinyl fence.
- All culinary water and sewer line will be maintained by the Kestrel Bay HOA.
- Amended plat showing all garbage and recycling cans will be enclosed in the garages.

Scott Balling also brought an acknowledgment statement from FEMA, dated March 29, 2013, of receipt of the CLOMR that was sent in on March 1, 2013.

Motion:

Michael Nilson made a motion to approve the Kestrel Bay Townhomes PUD Preliminary Plat subject to all applicable Farmington City ordinances and development standards with seven conditions. **Rebecca Wayment** seconded the motion which was unanimously approved.

Conditions:

1. The Applicant will continue to work with the City and other agencies to address any outstanding issues remaining with regard to the Preliminary Plat prior to Final Plat approval;
2. The CLOMR that has been submitted to FEMA must be approved prior to Final Plat approval. Any changes required by FEMA to approve the CLOMR must be incorporated into the Preliminary Plat and be reviewed by staff to determine the effect on the approved plans;
3. A note shall be placed on the Final Plat indicating all culinary water lines and sewer lines will be private lines within the project property;
4. A note shall be placed on the Final Plat indicating all recycling and garbage cans will be stored in the garage;
5. The Preliminary Plat will be revised to include a minimum of a 6' vinyl fence replacing the chain link fence shown on the proposed plat;
6. All recommendations from the City's Landscape Architect consultant will be included in the Final Plat/Final PUD Master Plan;
7. The Applicant must receive approval from the Farmington City Council of the Final Plat/Final PUD Master Plan to record the proposed subdivision.

Findings for Approval:

1. The proposed Preliminary Plat submittal is consistent with all necessary requirements for a Preliminary Plat as found in Chapter 6 of the City's Subdivision Ordinance.
2. The project is consistent with the Preliminary PUD Master Plan for the area.

OTHER BUSINESS

#5. Miscellaneous, correspondence, etc. a) Farmington City – (Public Hearing) – The City is requesting a recommendation of approval for an update to the City's Trails Master Plan which is an element of General Plan. (M-4-13).

George Chipman proposed the following amendments to the Trails Master Plan:

1. A connection along Glovers Lane from the West side of Farmington to the East side for equestrians.
2. Two connections to Chestnuts Farms that would provide access to the Buffalo Ranches trails.
3. A connection from the Farmington Ranches Park to the Rails-to-Trails trail which would then connect along Shepard Creek through the mixed use area of the Legacy trail.
4. A pedestrian overpass that would connect the Farmington Crossing area to the Station Park/Park Lane Village area.
5. A connection from the UTA trail along Clark Lane to the Farmington Creek trail.
6. A pedestrian path alongside the road on Main Street that would extend from 600 North to Shepard Lane.
7. A direct pedestrian connection from Lagoon to the commuter rail Station Park area.

George Chipman said based on cost, it will be later determined whether the trails would be paved, graveled or other. **Christy Alexander** clarified that the mailing of the City's Trails Master Plan going out to the public in June 2013 will only include the current trails.

Brett Anderson opened the Public Hearing was opened at 7:43 p.m.

No public comment was received.

Brett Anderson closed the Public Hearing was closed at 7:43 p.m.

David Petersen suggested highlighting the trails for the public mailing that are wheelchair accessible. **George Chipman** said there are nine kiosks around the City that include trail maps that include which trails are wheelchair accessible.

Motion:

Mack McDonald made the motion to approve the proposed amendments to the City's Trails Master Plan. **Brad Dutson** seconded it which was unanimously approved.

ADJOURNMENT

Motion:

At 7:52 p.m., **Michael Nilson** made a motion to adjourn the meeting which was unanimously approved.

A handwritten signature in black ink, appearing to be "Brett Anderson", written over a horizontal line. The signature is somewhat stylized and scribbled.

Brett Anderson
Farmington City Planning Commission