

FARMINGTON CITY COUNCIL SPECIAL MEETING

Tuesday, May 10, 2011

***Present:** Mayor Scott Harbertson, Council Members John Bilton, Rick Dutson, Cory Ritz, Jim Talbot and Sid Young, City Manager Dave Millheim, Community Development Director David Petersen, City Finance Director Keith Johnson, intern Erin Vogeler and City Recorder Holly Gadd.*

Mayor Harbertson opened the meeting at 5:00 p.m. and welcomed City staff, City Council Members, and **Frank McCullough** and **Andy Barfuss**. He said the one item on the agenda was tabled at the previous Council meeting.

Villa Susanna Planned Unit Development (PUD) and Preliminary (PUD) Master Plan (and PUD overlay), and Schematic Plan

Frank McCullough explained that the existing building located on the corner of Main Street and 1400 North was constructed by the LDS Church in 1916. When the Church vacated the building, it was sold to a group of families who expedited its deterioration. The building was purchased by the **Maughan** family in the late 1970s, and they converted a section of the building into a living area and filled much of the remainder of the building with stuff. The building is currently in very poor condition--the chapel is completely gutted (pictures of the chapel area were provided), there are no original doors, and there is no carved or ornate wood (the only remaining wood is on the stairwell and in one window). **Mr. McCullough** believes the LDS Church certified that the building was asbestos free, and the **Maughans** will provide the documentation to the City.

Mr. McCullough estimated that the cost to save this structure would be \$1-2 million. He also predicted that there will be 40-50 loads of material which can be recycled (including all of the brick) and 100 loads of garbage at a cost of \$400 per load for a total of \$100,000 for the demolition. He asked if the City would consider an RDA grant to assist with the costs of the demolition. The acreage of the property is .88, and he requested that the City vacate portions of the public right-of-way on Main Street and 1400 North to increase the total square footage to 80,000. Two of the homes would be ramblers, and the other three would be two-story homes; the average price would be approximately \$200,000. He has spoken with three builders who have shown interest in building these homes, and reported that **Mrs. Maughan** would like to live in one of the homes.

The Council discussed several concerns including the steep grade of 1400 North, the size and design of the homes, the cost of demolition, the possibility of RDA funds, the entrance/exit to the PUD, and the CC&Rs. They determined that the Planning Department should monitor the CC&Rs which would include very specific instructions to ensure that the future builder adheres to the plans drafted by **Mr. McCullough**.

Motion: **Rick Dutson** made a motion to approve the Villa Susanna Preliminary Planned Unit Development (PUD) Master Plan, an Ordinance applying a PUD overlay rezoning the property from LR-F to LR-F (PUD), and the Schematic Plan, as recommended by the Planning Commission on April 14, 2011, along with the following conditions and findings, and including the following deviations from the requirements of the underlying zone:

- The homes will front a private parking area and not a public street;

- There are no setbacks from the property lines as residents will own only the footprint of the home; all other areas will be held in common by an HOA.

Conditions:

1. The streetscape of the rear of the homes along Main Street will be addressed with respect to retaining a consistency of design on Main Street;
2. The Redevelopment Agency (RDA) will be consulted for a legal review with respect to affordable housing;
3. A draft of the CC&Rs will be submitted for review along with the final plat;
4. The parking orientation will be readdressed into possibly a slanted configuration which would encourage front exit only and provide ease of movement;
5. The homes will be moved back from the curb and gutter to create a softer look at the entry;
6. The garages will be moved back two feet;
7. The City will vacate a portion of the public easement on Main Street and 1400 North which will increase the total square footage of the property to 80,000, and the vacation is subject to final plat approval.

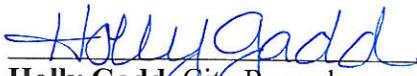
The motion was seconded by **Cory Ritz** and approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

Findings:

- a. The proposed layout will provide a more pleasant and attractive living environment than a conventional development established under the strict applications of the provisions of the underlying zones. The City shall consider the architectural design of the buildings and their relationship on the site, the development beyond the boundaries, and the landscaping and screening as related to the several uses within the proposed PUD and as a means of its integration into its surroundings;
- b. The proposed PUD will create no detriment to adjacent property, and the City may require that the uses of least intensity or greatest compatibility be arranged on the boundaries of the project and that yard and height requirements of the adjacent zone apply to the periphery of the PUD;
- c. The proposed PUD will provide more efficient use of the land and more usable open space than a conventional development permitted in the underlying zone, and the City shall consider the residential density of the proposed development and its distribution;
- d. The increased density allowed within the PUD will be compensated by better site designs and the provision of increased amenities, common open space, and recreational facilities. To ensure that this requirement is achieved, site plans and other plans should be prepared by design professionals;
- e. Any variation allowed from the development standards of the underlying zone will not increase hazards to the health, safety, or general welfare of the residents of the proposed PUD.

ADJOURNMENT

Motion: **John Bilton** made a motion to adjourn the meeting. The motion was seconded by **Sid Young**, and it was approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**. The meeting was adjourned at 6:00 p.m.


Holly Gadd, City Recorder
Farmington City Corporation