FARMINGTON CITY
PLANNING COMMISSION MEETING
December 12, 2013

WORK SESSION

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

David Petersen stated due to the Planning Commission meetings so close together, there will not be any prior meeting minutes to approve. Also, City Council does not meet again until December 17, 2013 so there is also no City Council Report.

Item #3. John Wheatley/Symphony Homes – Final Plat & Final (PUD) Master Plan Approval for Chestnut Farms Phase 3 (PUD) Subdivision

David Petersen said on July 16, 2013, the City Council approved the Preliminary Plat and Preliminary (PUD) Master Plan with a few conditions, including moving the waterline. All outstanding issues have been addressed and all conditions have been included in the Final Plan. Staff sees no issues moving forward with recommending approval of the Final Plat/Plan.

Item #4. Nick Mingo/Ivory Development – Schematic Plan Approval for Brentwood Estates

David Petersen explained how much of the property includes steep slopes that exceed 30% making it difficult for a road to connect to 1400 N on the west side or to North Compton Road on the north side of the property. The City engineer recommended the developer propose a cul-de-sac. Kris Kaufman expressed concern with the connectivity of this subdivision with the surrounding area as well as the "street-scape" along 1400 North if all the homes back the road. He proposed adding a pedestrian trail through the property line on lots 109 and 110. As for the "street-scape," David Petersen suggested pulling the cul-de-sac back and adding 3 lots fronting 1400 North. He said if the Planning Commission agrees on these suggestions, they could include them as conditions of approval or table the item so the developer would have to bring back the revised plan to the Commission.

Item #5. Miscellaneous – Dog Grooming Business

David Petersen briefly explained the history of this property and the zoning of it and the surrounding areas. He showed pictures of the proposed wall murals. Based on the City's ordinance, the business owner needs the property rezoned to get the correct percentage he needs for approval of the wall murals. The Commissioners feel something so large would set a dangerous precedent for others. They reviewed signs of neighboring businesses to see if the murals would "fit" the surrounding area. After reviewing neighboring signs, the Commissioners feel that although other areas are commercial, most have a small plaque or monument type signs. They feel this type of sign would be more appropriate for a building along Main Street.

REGULAR SESSION

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

#1. Minutes

The Minutes from the December 5, 2013 Planning Commission meeting will be approved at the next meeting.

#2. City Council Report

There was no City Council report as the next meeting is scheduled for December 17, 2013.

SUBDIVISION/ZONE CHANGE APPLICATIONS

#3. John Wheatley/Symphony Homes – Applicant is requesting a recommendation for Final Plat and Final (PUD) Master Plan approval for the Chestnut Farms Phase 3 (PUD) Subdivision (14 lots) on 7.8 acres located at 300 South and 1400 West in an AE zone. (S-7-13)

Eric Anderson said the applicant is requesting a recommendation for Final Plat and Final (PUD) Master Plan for Phase 3 of the Chestnut Farms PUD Subdivision. It is a continuation of Phases 1 and 2. There were some outstanding issues from the July 16, 2013 City Council meeting, including moving the waterline and adding a pedestrian trail. The applicant has revised the final plans to include all outstanding issues. Staff recommends that the Planning Commission recommend approval of this item.

John Wheatley, 526 N. 400 W., North Salt Lake, said this is just a continuation of their project. Any outstanding issues have been addressed and they have complied with any future proposals within the City's Master Plan. They have also provided the required open space and storm water retention.

Brett Anderson asked when 1400 W. will be completed on the south end of Phase 3. **John Wheatley** said their wetlands delineation expired; it must be renewed before another phase can be continued. Once renewed next year, plans for the next phase will be submitted. He said they plan to complete a phase a year; they plan for 2 more phases after Phase 3.

Bob Murri wanted to see the applicant's landscape plan. **Mack McDonald** asked why there are not trees surrounding the cul-de-sac by lots 305, 306 and 307. **John Wheatley** it would be tight to include trees as Public Works requires the secondary and culinary water to be on opposite sides near the property lines, leaving little room for anything additional. They are willing to look at it with Public Works to find out what is acceptable. **Mack McDonald** feels including trees will maintain uniformity in the subdivision.

Motion:

Brett Anderson made a motion that the Planning Commission recommend that the City Council approve the Final Plat and Final (PUD) Master Plan for the Chestnut Farms Phase 3 PUD Subdivision subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The waterline must be looped from 300 South and 1350 West down the central road and connected to 475 South and 1350 West through the creation of a trail with a dedicated right-of-way wide enough to accommodate both a sewer and a waterline;
2. The final improvement drawings for this phase are reviewed and approved by staff;
3. If possible, trees be placed along lots 304, 305, 306 and 307.

Mack McDonald seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed Final Plat is consistent with the previously approved Preliminary Plat and Preliminary (PUD) Master Plan for the subdivision.
2. The proposed subdivision meets all the requirements for approval of a Final Plat as per the ordinance.
3. A revised Final (PUD) Master Plan has been submitted with a looping waterline and an asphalt trail with a 20' easement connecting 475 S. to "1450 W."

Item #4. Nick Mingo/Ivory Development (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the Brentwood Estates Subdivision (24 lots) on 13.816 acres located at approximately 437 West and 1400 North in an LR-F zone. (S-20-13)

Eric Anderson said the applicant is proposing a 24 lot conservation subdivision. A large portion of this property is constrained land due to the steep slopes. The applicant has raised some of the lot areas and provided larger lot sizes to accommodate the steep slopes. The applicant is requesting a waiver for the open space requirement and for the 80' buffer from roads classified higher than a local street as required in Section 11-12-100(b) of the Zoning Ordinance. North Compton Rd. is classified as an important local street. The applicant is proposing homes along North Compton Rd. so the waiver of the 80' buffer must be obtained.

Nick Mingo, 978 E. Wood Oak Ln., said Ivory Development purchased the property in September, but have been working on the plans since the summer. They have completed many soil samples, surveys to identify the steep slopes and geological studies to find fault lines. They have looked at issues surrounding waterlines, secondary water and storm drains. They feel they are ready to start the process to move the project forward.

Kris Kaufman asked the applicant what the "L" shaped structure is currently found on proposed lots 112 and 113. **Nick Mingo** said it is an existing barn that is part of the original home that is located on lot 110. The existing home will remain, but the barn will be removed.

Bob Murri opened the public hearing at 7:18 p.m.

David Mulholland, 434 Welling Way, expressed concern that there is only one connection in/out of the subdivision for 24 lots. He feels that is too many homes to all channel through Welling Way. He is also concerned about the "development's traffic" coming up 1400 N., Cherry Blossom Rd. and Welling Way as these roads are very steep and not well equipped to handle large trucks. He feels 1300 N. would be a better route for the construction equipment to travel. **Kris Kaufman** asked if the City has a way to direct traffic during the construction of a development. **David Petersen** said the applicant must obtain a truck haul route permit and a route must be designated. If residents still see trucks traveling one of the non-designated routes, they are to call the City and the Building Inspector will immediately respond. He did agree that 1300 N. would be a better route for construction vehicles. **David Mulholland** also expressed concerns with the additional dust and noise during the construction of the development, ensuring the storm water drainage will be properly engineered and that no cheap shingles will be used this this area is prone to high winds.

David Stone, 1596 Cherry Cir., said he lives near this development. He explained historically, the area has had serious drainage problems as it was drastically under-engineered. He wanted to know what assurance he has that this subdivision's storm water drainage will be engineered properly and will not create additional problems. **David Petersen** explained the extensive process the developer must go through to ensure a development's water drainage is properly engineered. He said requirements have drastically changed since the neighboring areas were developed in the late 1970s. **David Stone** also expressed concern that a subdivision this size only has one access road in/out of it. **David Petersen** said that although there is only one entryway into the subdivision, there are two points of access coming from Cherry Blossom Dr. and 1300 N., which meets the City's ordinances. He is also very confident that the City's traffic engineer would feel the current roads are adequate to handle the subdivision's traffic increase. **David Stone** asked what the City's plans were for improving Cherry Blossom Dr. and 1400 N. **David Petersen** said that intersection is still on the City's capital improvements program. He suggested contacting the Mayor and City Council regarding the issue in order to move forward with improvements. As per the discussion during the Work Session, **David Petersen** also suggested pulling the cul-de-sac back and adding 2-3 front-facing lots along 1400 N. **Nick Mingo** felt this would be feasible and is willing to look more into it.

Lois Mulholland, 434 Welling Way, also expressed concern that the subdivision only has one access road. She suggested making the large driveway for the existing home on lot 110 into a road.

Max Wheeler, 1673 Compton Rd., is also concerned the subdivision will only have one access. He was always told there would be a connection to Compton Rd., but he was never sure how that would happen because the property is so steep. **Kris Kaufman** asked Mr. Wheeler how he feels if there was a pedestrian access through lots 109 and 110 to 1400 N. and/or along lots 116 and 117 to North Compton Rd. to provide another connection for the residents in the subdivision. **Max Wheeler** feels it would be an improvement. He also added that with the one access road as is currently proposed, emergency vehicles could have a difficult time accessing the subdivision due to the steep and narrow roads. **David Petersen** said the Commission can find out if a fire truck has ever driven up Cherry Blossom Dr.

Bob Murri closed the public hearing at 7:45 p.m

Nick Mingo said he understands the concerns with traffic and feels it can be resolved, but also feels limiting construction traffic to one access is reasonable. He assured the residents they will not be using cheap shingles. As for the drainage, they are not able to let any water leave their property and water through the storm drain must be detained. They are confident this will not be an issue. He likes the ideas of homes facing 1400 N. and having a pedestrian access; he will look into it

further. He also thought the City's Master Plan calls for a pedestrian access to Compton Rd. There is already a large easement for a waterline along lots 115, 116 and 117 so it will not be an issue to make that a pedestrian access. With regards to concerns regarding dust control and construction noise, there are strict regulations by the State and the City, including controlling dust with water, not working on windy days, specific start and end of work times so noise is not bothering neighbors, etc.

Brett Anderson wanted to know if a road could be connected through the large driveway of the existing home on lot 110, as suggested by Mrs. Mulholland. **David Petersen** expressed some of the challenges that road would bring, including what the cut would look like to support the neighboring lots, the setbacks of the homes, homes have double frontage to streets, etc. **Brett Anderson** asked if there are no other options for a second access to the subdivision. **Nick Mingo** said they have been working with the City for 7 months to find another access, but due to the steep slopes, there are no other options. He also mentioned that many municipalities have a limit on the number of homes that can be served by one access road, which is usually 30+ homes. **David Petersen** agreed and added that Farmington has a limit of 24, which is the current number of proposed lots for this development.

Brett Anderson asked if stop signs or other means can be used as was a way to discourage the use of Welling Way as a short-cut for drivers. **David Petersen** said it can be reviewed to determine if it is feasible. He also added the traffic engineer would be happy to meet with residents to talk about the amount of traffic this development would generate and the possibility of stop signs to help control traffic as well as have the fire department attend to address concerns with accessing the development.

Mack McDonald asked if there is any additional information the Commission needs to know for the open space requirement. **Eric Anderson** said all open space requirements will be addressed with the waiver the developer will obtain from the City Council.

Kris Kaufman stated he would like to see a revised plan with homes fronting 1400 N and a cul-de-sac pulled back to see how it works. He would also like to see a pedestrian/bike access through lots 109 and 110 to 1400 N and along lots 116 and 117 to North Compton Rd.

Nick Mingo is comfortable with all the proposed changes. He would rather the Commission recommend the development for approval with additional conditions in lieu of tabling the item.

Motion:

Kris Kaufman made a motion that the Planning Commission recommend that the City Council approve the proposed Schematic Plan for the Brentwood Estates Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant completes a "sensitive area designation plan" prior to preliminary plat;
2. The applicant completes the foothill development standards 1-8, as described in Section 11-30-105 prior to Final Plat approval;
3. The applicant provides proof that a home will fit on lots 117 and 118;
4. The applicant provides proof that a driveway will be able to access lot 117 at an average slope of 14%;
5. The City Manager determines what just compensation is for the waiver of open space, and the City Council approves the waiver prior to Preliminary Plat approval;

6. The City Council approves the waiver of Sections 11-12-100(b) of the Farmington City Zoning Ordinance;
7. Any outstanding issues raised by the DRC shall be addressed by Preliminary Plat.
8. All construction traffic be funneled through 1300 N.;
9. During the Preliminary Plat approval stage, the applicant is to come back with a proposed lot layout which shows what are presently lots 108 and 109 front-facing 1400 N. and push the cul-de-sac further south in the development;
10. During the Preliminary Plat approval stage, the applicant is to show potential pedestrian accesses through lots 109 and 110 to 1400 N. and along lots 116 and 117 to North Compton Rd.;
11. The traffic engineer and fire department meet with residents to address traffic concerns;
12. And that the fire department visit the subdivision's access points to ensure emergency vehicles can get up to the development.

Rebecca Wayment seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.
2. The proposed Schematic Plan meets all of the standards for a conservation subdivision such as lot size, width and required setbacks.
3. The outstanding issues raised by the DRC are minor revisions and can be addressed by Preliminary Plat.
4. The density of the proposed subdivision match the surrounding neighborhoods and conform to the City's General Land Use Plan.

Item #5. Rich Cook (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the Spring Creek Subdivision (102 units) on 8 acres located at approximately 700 North and 400 West. Applicant is also requesting a zone change from LS (Large Subdivision) to CMU (Commercial Mixed Use) related thereto. (Z-3-12; S-12-12)

David Petersen showed the Commission where the property is located on a vicinity map as well as showed where some of the wetlands are located for the surrounding area. UDOT built and paved a minor collector/distributor road along the west side of the proposed development; the development will use this road as their second access. He provided background on how much of the area received the General Plan designation of CMU and compared the area to Farmington Crossing. He said Farmington Crossing began as a commercial project, but after many years of trying to get tenants, Garbett Homes took the project over to build residential. Later, they ran into issues with Farmington Crossing being rentals and non-rental units, leaving many within the community and city frustrated with the outcome. He explained that governing body may not want additional multi-family housing to expand throughout the entire neighboring area north of the proposed development. **David Petersen** said the developers have completed a wetlands study and most of the property is clean except for the wetlands in the far northwest corner of the property.

David Petersen walked through the alternative motions as follows:

A. He feels it would be best to wait to rezone the property until the Preliminary Plat is approved. Also, condition #2 was included as it will be a system improvement; the current sewer system

was planned for low-density housing. For Condition #6, the applicant is willing to take their detention area and move it by the current wetlands area.

B. This motion addresses the concern of the City's need for commercial property. A City can get 100% of property taxes from commercial property, but only 50% from residential. According to conventional wisdom, in order for a good commercial development, however, a City needs some residential; it can be challenging finding that good balance within a city.

C. Approve the application as is and see what comes from the development.

Dade Rose, 1020 S. Foothill Dr., Salt Lake City, is here with his partner Richard Cook. He said their project is intended to provide an opportunity for families to stay within their local community in Farmington. People want their own home, but they recognize it is difficult to find a good starter home. The project will be twin-homes that can be purchased, not rented. He showed an aerial view of the property and walked through the development's plans, including roads, walkways, amenities, parking and home elevations. All homes will be 2 stories with an average of 1500 s.f. He also talked about the City's preliminary wetlands study that was completed; that study called for further study. **Dade Rose** said they hired Project Engineering Consultants to complete a wetlands delineation report to show the full extent of the current wetlands. The report showed the majority of the wetlands fall on the property to the north with only a small portion remaining in the far northwest corner of the proposed development.

As for the sewer issues, they have obtained a "Will Serve Letter" from Central Davis Sewer and the applicants are in agreement with it. Having this development come in will be a benefit as there will be a higher sewer capacity for the surrounding area. Although the culinary water issue was previously resolved, there have been concerns raised by the new city engineer; they are working with him to ensure it will be resolved during the Preliminary Plat stage. Currently, the UDOT access road to the Frontage Road will be used for emergencies until UDOT completes it. Once it is completed, they have approval to have shared access of this road, but the main access will still remain from Bourne Cir.

Dade Rose expressed concern with Motion A as it leaves them in "limbo" while they are working through the process when many concerns listed could be addressed. Motion B would just be straight commercial, when there is brand new commercial development (Station Park) but all other commercial properties in this area are currently struggling. He feels no commercial could thrive on this specific piece of property; "transitional housing" is the best option. Motion C is the best option as he feels they have worked on and resolved all the outstanding issues from when they first came before the Commission a year ago.

Bob Murri opened the public hearing at 8:57 p.m.

Gary DeJong, 763 N. Main St., lives directly to the east of the proposed project. This property has been in the DeJong family for 56 years. They have been trying to develop it for approximately 5 years and have been with these developers for the last year. If this project is approved, it will have very little impact to the community compared to the Chevron and Hampton Inn. They would like to move forward with this development.

Britt DeJong, 3145 Rockport Rd., Wanship, is a part owner of this property with his sisters and with Gary DeJong. He is also in favor of this development and would like to finally move forward with it.

Adrienne DeJong, 715 N. Main St., lives just north of the Hampton Inn hotel. She said this is a beautiful project and it falls in line with the General Plan; she requested the Commission approve the project as she feels Farmington is in need of a development like this one. She has a sister that lives in Chicago that is also part-owner; this sister is also in full support of the project.

John Neese, 457 Welling Way, is the real estate agent for the DeJong Family. He feels this is the best use for this property and would be a great addition for the City.

Greg Bell, 744 Eagle Way, Fruit Heights, developed the Hampton Inn property and owns 3 acres of the surrounding area. He is not opposed to this project. He feels it would be difficult for this property to ever be commercial and due to the wetlands and location of it, the property would never be single-family homes. He feels this would be a good use of the property. He is concerned that the only main access to the development is Bourne Cir. and that once the northern property is developed, most of the development's properties will back onto a main road.

Richard Cook, 8280 Etienne Way, Sandy, co-applicant with Dade Rose, said he feels Bourne Cir. is large enough to handle the traffic from the development, but that UDOT has plans to complete the western access road which will create another access in the future. Since the development to the northern property is still up in the air, nothing they are proposing today will impact the northern property owner.

Bob Murri closed the public hearing at 9:08 p.m

Brett Anderson asked the developers if they have plans for an HOA/CC&Rs and if they plan to regulate the properties being rented. **Dade Rose** said yes, they will have an HOA/CC&Rs and it will regulate the units from ever being rented.

Brett Anderson asked staff when the Commission will review setbacks, trees, parking, etc. **David Petersen** said those items will be addressed when the applicants submit the final Preliminary PUD Master Plan. It will include a conceptual landscape plan as well as home elevations. The applicants showed a few home elevations during this phase, but this was intended to help the Commission get comfortable with the rezone request.

With regards to Alternate Motion A (5), **Brett Anderson** asked if the General Plan designation change from CMU to LDR would be for all land north of this property and if that change would be an up or down change. **David Petersen** said the motion is written that this area will remain CMU, but the area north of the property will go back to LDR. This change would be to address the possible concerns of the governing body that there is currently too many areas designated as CMU within the City. Since the developers have to come back for Preliminary Plat approval, the zone change will run concurrently with that process and will not delay the developers.

Richard Cook expressed concern that Motion A requires more time, risk and capital without knowing if the project will ever be approved. **Dade Rose** also added that Motion A ties this project to a change in the General Plan for other property owners. They do not want this project to be held "hostage," but would prefer the City make a General Plan amendment later, if they choose. **David Petersen** stated staff feels the governing body would most likely choose Motion B (denial); Motion A (approval with conditions) was provided to help the City Council become more comfortable with the project.

Mack McDonald asked what the original intent is for CMU. In his experience, CMU had a mixed-use component; however, most discussions taking place for CMU is just high-density housing. **David Petersen** explained prior to 2001, the only commercial for the City was limited to the intersection surrounding US-89 and Shepards Ln; commercial was poorly looked upon. After the recession just after 9-11, the City realized it needed commercial to meet its needs. Consultants were hired and the Master Plan was amended. During this time, a new designation of CMU was created. Fast-forwarding to now, demographics are drastically changing; however, there is a large fear for some that the entire US-89 corridor will be developed as strictly high-density housing. He feels Motion A will be a good compromise for the City Council.

Rebecca Wayment said she is not typically a fan of high-density housing, but likes where this project is located. She asked why the area north was ever designated CMU if the City does not want commercial there. **David Petersen** said based on the City's recent wetlands study, it will be difficult for this area to support commercial. If the land north will be designated as LDR (as per Motion A (5)), it will leave it up to the property owner to do some homework on their own to show their property can handle something else besides just residential.

Greg Bell added that his property has been for sale as commercial for a long time. It was anticipated that this area would be a truly mixed-use area with street-front stores and great walkability; however, it has never been able to be marketed that way. Mixed-use, retail or office will not be successful for this area. Although this development may not be the best use of the property, by process of elimination, it is the only thing that will do well.

Bob Murri feels that zoning any of the areas to the north as commercial would be a mistake; he feels this will be a great use of this site.

Commissioners are still concerned about designating property of property owners that are not in attendance, as shown in Motion A (5). **David Petersen** said (5) can be removed from Motion A, but clarified it is not changing the zone, but the General Plan designation. He also added the wording can be amended to read the "zone change shall not become effective until the City considers its General Plan re-designation..." **Kris Kaufman** asked how the Commission will know when it's been "considered." **David Petersen** said a public hearing will be posted with the development's next step. **Brett Anderson** is in favor of amending the General Plan as he feels the City has evolved since the CMU was designated.

Brad Dutson added he likes the idea of the project, but feels there is too much high-density housing in the area already. He is in favor of Motion B (denial). **Mack McDonald** agreed.

Motion:

Rebecca Wayment made a motion that the Planning Commission recommend that the City Council approve the request by the applicant subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The rezone shall not become effective until a Preliminary Plat is approved by the City for the project;
2. The City shall not consider a Preliminary Plat until the developer completes the following:
    a. Enters into an agreement with the CDSD whereby he agrees to pay his proportionate share of the sanitary sewer system improvements necessary to serve the area;

   b. Establishes a location for a looped culinary waterline in a location and by an easement acceptable to the City;
3. Both the Planning Commission and the City Council must approve the Preliminary Plat;
4. A Preliminary (PUD) Master Plan shall be recommended for approval by the Planning Commission and approved by the City Council prior to or concurrent with consideration of the Preliminary Plat;
5. The zone change shall also not become effective until the City considers its General Plan re-designation all areas north of the applicant's property and the Farmington Fields subdivision from CMU (Commercial Mixed Use) to LDR (Low Density Residential).

Brett Anderson seconded the motion approved by a 4-2 vote. **Brett Anderson, Bob Murri, Kris Kaufman** and **Rebecca Wayment** approved the motion. **Brad Dutson** and **Mack McDonald** denied it. The motion passed.

Findings:

1. The CDSD will be better able to plan for its future needs and hence will be better able to serve the area.
2. The action will prevent more dwelling units and/or commercial development in areas north of the subject property better suited for fewer dwelling units and less commercial development.
   a. Until shown otherwise, it appears that wetlands exist in the area. Conservation subdivision alternatives, which provide for only single-family development, are better able to interface with the unique natural characteristics of this area – not more dense development.
   b. Regarding US-89, traffic volume (fewer vehicles than I-15), lower speeds than I-15, and the collector distributor roads which shield noise to adjacent properties, all result in noise levels acceptable for lower density development.
3. A route for a looped culinary waterline will be established.
4. The Lagoon Drive extension to the northwest will primarily be a "residential" collector.

CONDITIONAL USE/SITE PLAN APPLICATIONS

Item #6. Steve Townsend (Public Hearing) – Applicant is requesting approval for a Conditional Use Permit to build an accessory dwelling to be located on property (.42 acres) at 421 W. Miller Way in an AE Zone. (C-13-13)

Eric Anderson said the applicant wants to build a 2-story detached garage with a dwelling unit on the second floor. The applicant's daughter owns the existing home on the property and she wants to build an apartment in the top of the garage for him to live in. The proposed accessory dwelling meets all City's requirements.

Steve Townshend, 869 E. Ramona, Salt Lake City, is looking to retire and would like to live with his daughter, Amy Hansen.

David Petersen asked the height of the building. Mr. Townshend was not sure the exact height. **David Petersen** clarified that in a conservation subdivision, an accessory building shall not exceed 15' in height unless approved by the Planning Commission and has to be subordinate to the home. **Steve Townshend** said the home is approximately 25', this will be less than that. **David Petersen** advised the Commission to amend the Motion's condition #1 to read, "The height of the

accessory dwelling is subordinate to the height of the main building and may exceed 15' as shown in the information submitted by the applicant."

Brad Dutson asked the applicant if any of the neighbors have concerns and what will be the style of the garage. **Steve Townshend** said his daughter has talked with the neighbors; no one has any concerns with it. The garage will look like an extension of the home as it will be the same design and color.

Bob Murri opened the public hearing at 10:03 p.m.

No comments were received.

Bob Murri closed the public hearing at 10:03 p.m

All commissioners agreed that as long as it looks like the home, with the same like and quality of materials, and no neighbors have expressed concern, then they are comfortable approving the conditional use permit.

Motion:

Brett Anderson made a motion that the Planning Commission approve the conditional use subject to all applicable codes, development standards and ordinances and the following conditions:

1. The height of the accessory dwelling is subordinate to the height of the main building and may exceed 15' as shown in the building elevations provided by the applicant.
2. The accessory dwelling must be at least 15' away from any dwelling on an adjacent lot;
3. The accessory dwelling must be at least 1' from all side and rear property lines;
4. The accessory dwelling footprint must occupy less than 25% of the rear yard area;
5. The accessory dwelling must meet any other requirements as set forth in Section 11-12-090(v).

Rebecca Wayment seconded the motion which was unanimously approved.

Findings for Approval:

1. The height of the proposed accessory dwelling is subordinate to the main building.
2. The proposed accessory dwelling is at least 15' away from any dwelling on an adjacent lot.
3. The proposed accessory dwelling is at least 1' from all side and rear property lines.
4. The proposed accessory dwelling footprint occupies less than 25% of the rear yard area.
5. The proposed accessory dwelling does meet all the requirements set forth in Section 11-12-090(v), such as setback standards.

OTHER BUSINESS

Item #7. Miscellaneous, Correspondence, Etc. a) Elections for 2014 b) 2014 Planning Commission Schedule

Motion:

Brad Dutson made a motion that the Planning Commission approve the new 2014 Planning Commission Schedule with the meetings moved to the 1st and 3rd Thursdays of each month, but take out the July 3, 2014 meeting and hold meetings for November and December 2014 on only the 2nd Thursday of the month. **Mack McDonald** seconded the motion which was unanimously approved.

Motion:

Brad Dutson nominated Brett Anderson as the new Planning Commission Chairman. **Kris Kaufman** seconded the motion which was unanimously approved.

Brad Dutson nominated Mack McDonald as the new Planning Commission Vice-Chairman. **Brett Anderson** seconded the motion which was unanimously approved.

Brad Dutson nominated Rebecca Wayment as the new Planning Commission representative for the Board of Adjustment. **Mack McDonald** seconded the motion which was unanimously approved.

ADJOURNMENT

Motion:

At 10:15 p.m., **Mack McDonald** made a motion to adjourn the meeting which was unanimously approved.

Bob Murri, Chairman
Farmington City Planning Commission