

FARMINGTON CITY PLANNING COMMISSION

Thursday, January 25, 2007

PLANNING COMMISSION STUDY SESSION

Present: Chairman Jim Talbot, Commission Members John Bilton, Andrew Hiller, Kevin Poff, Cory Ritz, Paul Barker, Rick Wyss, City Planner David Petersen, and Recording Secretary Jill Hedberg. Planning Commission Alternates, Randy Hillier and David Safeer, were also present.

Chairman Talbot called the meeting to order at 6:30 P.M. The following items were reviewed:

Review of Minutes (Agenda Item #2)

The Planning Commission reviewed the minutes from the Planning Commission meeting that was held on January 11, 2007.

Agenda Item #3: Jerry Preston - Applicant is Requesting a Recommendation for Final Plat Approval for Phase 3 of the Rice Farms Estates PUD consisting of 16 lots on about 4.1 acres located at approximately 750 South Frontage Road in an LR (PUD) zone (S-25-05)

David Petersen informed the Planning Commissioners that the Final Plat for Phase 3 is a “mirror image” to the Final Plat for Phase 2 which was previously approved by the Planning Commission and City Council. The Final Plat is consistent with the City’s Master Plan. City staff recommends that the Planning Commission recommend Final Plat approval for Phase 3.

Agenda Item #3a: Garff Cannon - Applicant is Requesting a Recommendation for Minor Plat Approval for a Two-Lot Subdivision consisting of 6.74 Acres located at 235 South 200 East in an R-2 Zone (S-21-06)

David Petersen reviewed the “Background Information” which was included in the Planning Commission packet. The applicant is requesting a two-lot platted subdivision which will allow there to be only one curb cut on 200 East. City staff recommends that the Planning Commission recommend the minor plat approval for a two-lot subdivision.

Agenda Item #4: Utah Landquest, LLC, Todd Bradford (Public Hearing) - Applicant is requesting a recommendation to rezone property (approximately 2.3 acres) located at the southwest corner of 200 South and 200 East from A and R-4 to R-4(PUD), and Preliminary (PUD) Master Plan, Final (PUD) Master Plan, and final plat approval for a 14 lot PUD related thereto (S-35-05)

David Petersen passed out a copy of the Planning Commission Staff Report. The developer has received approval from the City to demolish the old Steed home which was

involved in a fire. City staff will amend the items in the Development Agreement which pertain to the historic homes on the property. He explained that the original Development Agreement included a reverter clause which was about to expire when the fire occurred. He explained that the developer could construct 10 dwelling units per acre in the R-4 zone. The developer agreed to construct single-family, owner-occupied units on smaller lots in exchange for the property being zoned R-4, and agreed that he will not maximize the allowed density.

Chairman Talbot suggested that the applicant submit a plan prior to the Planning Commission recommending the rezone request.

In response to a question from **John Bilton**, **David Petersen** said the current zone which has been in place for years, may allow the developer to construct ten multi-family units on the front portion of the property.

Todd Bradford (Utah Landquest, LLC) said he agreed to the terms that were outlined by **Mr. Petersen**. He will present plans and elevations to the Planning Commission during the regular meeting.

David Petersen stated that the City Council is also in favor of rezoning the property so long as the developer does not construct multi-family housing on the property. The City has not yet verified whether the old rock building is a historical structure. The developer volunteered to contribute \$25,000 to the Historic Preservation Commission in lieu of relocating the old rock building.

[**Cory Ritz** arrived at 6:53 P.M.]

Chairman Talbot said it seems unethical for the City to accept the developer's contribution to the Historic Preservation Commission if the old rock structure is not historical.

David Petersen said efforts are being made to contact the Steed family who may know the history of the old building.

Agenda Item #5 - Randy Head (Public Hearing) - Applicant is requesting a recommendation for a zone change on approximately 10 acres of property located west of 1525 West and north of Phase III of the Farmington Ranches Subdivision from A to AE, and Schematic Plan approval for a subdivision related thereto

David Petersen displayed a Vicinity Map and pointed out where the property is located. He explained that the applicant's proposal would accommodate a 66' minor collector. City staff is accepting of the proposed lot sizes, as well as the open space and yield plan. He explained that the Stathos property, which is north of the applicant's property, will likely be developed in the near future.

Mr. Petersen explained that the developer is willing to provide an alternate plan which will include a shortened cul-de-sac and an extension of the road. City staff is comfortable with the number of driveways that are being proposed. The applicant is aware that the traffic needs to enter the street moving forward.

The meeting adjourned at 7:00 P.M.

PLANNING COMMISSION REGULAR SESSION

Present: Chairman Jim Talbot, Commission Members John Bilton, Andrew Hiller, Kevin Poff, Cory Ritz, Paul Barker, Rick Wyss, City Planner David Petersen, and Recording Secretary Jill Hedberg. Planning Commission Alternates, Randy Hillier and David Safeer were also present.

Chairman Talbot called the meeting to order at 7:00 P.M. **Paul Barker** offered the invocation.

APPROVAL OF MINUTES

Kevin Poff moved that the Planning Commission approve the minutes of the January 11, 2007, Planning Commission Meeting. **John Bilton** seconded the motion with changes as noted. The Commission voted unanimously in favor. **Rick Wyss** abstained since he was excused from the January 11, 2007, meeting.

CITY COUNCIL REPORT

David Petersen reported the proceedings of the City Council meeting which was held on January 16, 2007. He covered the following items:

- The City Council reviewed Amendment No. 1 to “The Steed Place” Development Agreement. The City Council is unable to enter into the agreement until the applicant has received final plat approval.
- A plaque was presented to David F. White for his 27 years of service to Farmington City.

JERRY PRESTON: APPLICANT IS REQUESTING A RECOMMENDATION FOR FINAL PLAT APPROVAL FOR PHASE 3 OF THE RICE FARMS ESTATES PUD CONSISTING OF 16 LOTS ON ABOUT 4.1 ACRES LOCATED AT APPROXIMATELY 750 SOUTH FRONTAGE ROAD IN AN LR(PUD) ZONE (S-25-05) (Agenda Item #3)

Background Information

The City Council voted on August 3, 2005, to rezone 32.3 acres of property located at 50 West 700 South to “LR (PUD)” and to grant schematic development plan approval subject to several conditions including:

1. Existing and proposed utility system plan including easements for electricity, natural gas, and telephone, etc.
2. A landscaping plan indicating the treatment of materials used for private and common open spaces.

All land in this phase will be common area under the jurisdiction of the Home Owners Association except the footprint of the building envelopes, which will be privately owned. The retention area is meant to be open space for the enjoyment of the residents and will be maintained by an HOA.

Language for the Owner Dedication should be approved by the City Attorney and a note about the soils report need to be added to the plat.

END OF PACKET MATERIAL.

Motion

Kevin Poff moved that the Planning Commission recommend approval of the final plat for the Rice Farms Estates PUD, Phase 3 subject to all applicable development standards and the following:

1. The project must comply with all conditions of the development agreement between the applicant/developer and the City.
2. Improvement drawings, including a grading and drainage plan, must be reviewed and approved by the City Engineer, Planning Department, Public Works Department, Fire Department, Central Davis Sewer District, Benchland Water District, and Davis County Flood Control, including obtaining and maintaining a flood control permit.
3. The development must comply with all conditions of schematic plan and preliminary development plan approval.
4. The applicant must adhere to the landscaping plan, including street trees as described.
5. Applicant must receive a UPDES Permit from the State of Utah and must provide

to the City a Storm Water Pollution Plan containing all requirements of the UPDES permit.

Paul Barker seconded the motion, which passed by unanimous vote.

Findings

- The Planning Commission determined that the findings will match the findings established for Phase 2.

GARFF CANNON - APPLICANT IS REQUESTING A RECOMMENDATION FOR MINOR PLAT APPROVAL FOR A TWO-LOT SUB DIVISION CONSISTING OF 6.74 ACRES LOCATED AT 235 SOUTH 200 EAST IN AN R-2 ZONE (S-21-06) (Agenda Item #3a)

Background Information

The applicant previously received approval for a lot split by metes and bounds from the Planning Commission on October 10, 2006. Now he wishes to convert the two lot subdivision into a minor plat. This will enable the owners of the lots to obtain access from a common drive and thereby allowing most of the traffic leaving the subdivision to enter 200 East (S.R. 106) at one driveway approach moving forward instead of backing.

END OF PACKET MATERIAL.

Motion

Kevin Poff moved that the Planning Commission recommend that the City Council approve the two lot minor plat as requested subject to all applicable Farmington City development standards and ordinances.

John Bilton seconded the motion, which passed by unanimous vote.

Findings

1. The subdivision results in the creation of lots which meet the standards of the Zoning Ordinance.
2. The application is consistent with the General Plan.
3. The request is consistent with a previous approval by the Planning Commission for a subdivision by metes and bounds.

PUBLIC HEARING: UTAH LANDQUEST, LLC, TODD BRADFORD - APPLICANT IS REQUESTING A RECOMMENDATION TO REZONE PROPERTY (APPROXIMATELY 2.3 ACRES) LOCATED AT THE SOUTHWEST CORNER OF 200 SOUTH AND 200 EAST FROM A AND R-4 TO R-4 (PUD), AND PRELIMINARY (PUD) MASTER PLAN, FINAL (PUD) MASTER PLAN, AND FINAL PLAT APPROVAL FOR A 14 LOT PUD RELATED THERETO (S-35-05) (Agenda Item #4)

Background Information

Previous rezone. The front, or easterly, portion (approximately 1.15 acres) of the “L” shape subject property has been zoned R-4 for several years. Meanwhile, the City rezoned the rear, or westerly portion of the property (approximately 1.15 acres) to R-4 on September 7, 2005, as set forth in Ordinance 2005-41. It was the understanding of both parties that the City rezoned the westerly portion to R-4, even though the area is master planned for Low Density Residential uses, because the developer agreed to try and preserve certain historic structures and elements located on the easterly side of the property. This understanding was later memorialized in an agreement between the City and the developer on March 1, 2006.

Preliminary Plat. The Planning Commission approved a preliminary plat for the project on December 8, 2006 (see enclosed preliminary plat stamped “Received June 16, 2006” and letter dated December 14, 2005).

Preliminary (PUD) Master Plan and PUD overlay. The City Council, after receiving a recommendation from the Planning Commission, approved the Preliminary (PUD) Master Plan for the project and adopted Ordinance 2006-01 on January 4, 2006, whereby a “PUD” overlay was approved for the property and the zone designation was changed from R-4 to R-4 (PUD).

Expired Deadlines. Approvals for the aforementioned rezone and PUD overlay have since expired. In accordance with Ordinance 2005-41, the westerly portion of the property reverted back to the zone designation of A on September 7, 2006, because a subdivision plat acceptable to Farmington City was not recorded within 12 months from the date of passage of the ordinance. Meanwhile, the “PUD” designation terminated because the owner of the property did not receive a conditional use permit from the City for the proposed PUD by July 4, 2006. Ordinance 2006-1 stated that the PUD overlay will lapse and the zone designation will revert back to the A zone.

According to the applicant, he missed the deadlines because it took him several months working with the State seeking approval to relocate the stream channel. In the end, the State did not allow the relocation and the applicant had to modify his plans.

The applicant submitted letters seeking approval from the City to extend the deadlines (one letter before the September 7, 2006, deadline and another letter after the July 4, 2006, deadline). Meanwhile, a fire occurred on the property in late August of 2006, which damaged a

large existing two story historic building. Regarding the fire, the developer met with the City on August 31, 2006, and agreed to: 1) determine the condition of the building and submit a proposal to the City, 2) fence the site or the damaged area, and 3) obtain a recommendation from Farmington City's Historic Preservation Commission. It took several weeks for the applicant to fence the site and inform the City that it would be too costly to preserve the building. After receiving a second opinion from a structural engineer, Reaveley Engineers and Associates, dated December 28, 2006, the City Council met in January of 2007 and granted permission to the property owner to demolish the building and authorized staff to draft an amendment to the development agreement.

Zone Change, PUD Overlay and Final (PUD) Master Plan. It is proposed that the City accept the zone change and PUD overlay as requested. Consideration to reaffirm the Preliminary (PUD) Master Plan was placed on the Commission's agenda just in case the expiration of the designation of the PUD overlay means that the Preliminary (PUD) Master Plan will also expire. Notwithstanding this, it appears the two actions although related may be independent. Section 11-27-080 of the Zoning Ordinance states:

The City Council shall review the application for a Planned Unit Development designation to be added as a suffix to an underlying zone. The City Council shall also review and take action on the Preliminary (PUD) Master Plan at a public hearing in accordance with Chapter 6 of this Ordinance.

It appears that the Final (PUD) Master Plan, although different than the Preliminary (PUD) Master Plan (which is similar to the preliminary plat, meets the requirements set forth in Section 11-27-090. The Planning Commission shall review the submitted final (PUD) Master Plan and may approve or disapprove it. The Planning Commission may approve the Final (PUD) Master Plan if they find that the proposed Planned unit Development meets of the requirements of Chapter 27, that it is in substantial compliance with the approved Preliminary (PUD) Master Plan and that it meets the objectives and purposes of Chapter 27. The Planning Commission may impose conditions with the approval of the Final (PUD) Master Plan that will insure that the proposed PUD meets with the objectives of Chapter 27.

Final Plat. The final plat and improvement plans submitted shall conform in all respects to those regulations and requirements specified during the preliminary plat procedure.

END OF PACKET MATERIAL.

David Petersen displayed an aerial photo and pointed out where the property is located. He pointed out where the historic structures are located on the property. He reviewed the "Background Information" which was included in the Planning Commission packet. He displayed an overhead of the revised Master plan. The developer will not alter the location of the stream or the street/laterals. The plan is approved by the State and the City Engineer. Although

the lot configuration has changed from the preliminary Master Plan that was approved in 2005, the plan still meets the parameters of the Ordinance. He reviewed the “Possible Motion” and “Findings” which was included in the Planning Commission packet. The revised plan will benefit the City since it does not include multi-family housing on the easterly portion of the property.

Public Hearing

Chairman Talbot opened the meeting to a public hearing and invited the applicant to address the Commission.

Todd Bradford (13073 South 520 East, Draper) displayed renderings of the units for the Planning Commission to review. All of the units, except for two, will be rambler style units. He did not present an elevation of the units that will be located on the narrower lots. The units will be between 1,600 and 1,700 square feet on the main level and will include a full basement and two car garage. The asking price will be between \$300,000 to \$400,000.

In response to a question from **Paul Barker**, **Todd Bradford** stated that there is a 20' easement that exists on the rear side of several lots. The exterior of the units will include cultured stone and hardy plank. The development will include impressive landscaping and will add value to the surrounding area. After discussing the issue with the City Council, the Council agreed that the current proposal is the best use for the property since they are opposed to 12 units being located on the front portion of the property.

Gary Litster (112 East 200 South) said his property is adjacent to the proposed property. He stated that he is opposed to apartments being developed on the property since, according to a study he reviewed, approximately 70% of all apartments in the City are located within a two mile radius from this property. He asked that efforts be made to ensure that the storm water travels southbound towards the creek. He said he would prefer that the units be sold to older residents in an effort to reduce the amount of traffic and maintain the quiet atmosphere that currently exists.

Public Hearing Closed

With no further comments, **Chairman Talbot** closed the public hearing. The Commission members discussed the issues, including the following points:

The Planning Commission expressed concern that it may be difficult to require the developer to market the units to older residents. They were also concerned about the possibility of apartment buildings being constructed on the property.

Todd Bradford said they plan to market the development as an “empty nester” community which is why they chose to construct rambler style homes. The storm water will

drain to the irrigation ditch (i.e., Steed Creek). There will also be a detention basin on the property.

Kevin Poff pointed out that the detention basin was shown on the previous plat but it is not included on the plat that is being considered.

Todd Bradford said the stream will act as the detention basin.

In response to a question from **Cory Ritz**, **Todd Bradford** stated that the 200 East access will be eliminated. The development will include a Homeowner's Association.

John Bilton asked the developer what he plans to do with the old rock house if it is found to be historic.

Todd Bradford said as part of the Development Agreement, Utah Landquest, LLC, has agreed to relocate the home to a location that is chosen by the City.

Paul Barker asked what efforts are being made to determine whether the rock structure is historic.

David Petersen said the Historic Preservation Commission will discuss the age of the structure with the Steed family. They will then offer a recommendation to the City as to what should be done with the old structure.

In response to a question from **John Bilton**, **David Petersen** stated that the development will include approximately 25% open space (including front yards).

Kevin Poff said he is hesitant to count front yards as open space. He questioned whether Lots 108 and 109 are buildable since they appear to be narrow.

David Petersen stated that it appears that the narrowest point of the building envelope on the lot is 23'. All of the units will include two-car garages that are recessed past the front of the home.

Mr. Bradford presented a building elevation and floor plan for the narrowest lot and said he will provide more detailed elevations and plans for those lots to the City on Friday, January 26, 2007.

Paul Barker stated that it does not seem appropriate for the developer to contribute \$25,000 to the Historic Preservation Commission if the old rock structure is not historic.

Todd Bradford said the offer was made so the developer and City would not have to debate the issue. He would prefer that the contribution be used by the City for a project that is truly historic.

Motion

John Bilton moved that the Planning Commission recommend that the City Council rezone the property located at the southwest corner of 200 South and 200 East from A and R-4 to R-4 (PUD), and approve the Preliminary (PUD) Master Plan, Final (PUD) Master Plan, and final plat, as seen on January 25, 2007, for the proposed 14 lot PUD related thereto, subject to all applicable Farmington City development standards and ordinances and the following:

1. The applicant must comply with provisions of the development agreement with the City and any amendments thereto.
2. The developer shall comply with all conditions of preliminary plat and Preliminary (PUD) Master Plan approval.
3. The applicant shall relocate the historic 1852 rock building at a location acceptable to the City unless otherwise approved by the same.
4. The applicant shall provide a development schedule indicating the approximate date when construction of the Planning Unit Development can be expected to begin and be completed.
5. Ten percent of the site shall consist of common area as set forth in City Ordinances.
6. The Final (PUD) Master Plan shall illustrate the location of the historic wall.
7. The applicant must obtain and maintain a flood control permit from Davis County.
8. Improvement drawings, including a grading and drainage plan and a storm water management plan, must be reviewed and approved by the City Engineer, Public Works Department, Fire Department, Planning Department, Benchland Irrigation Company, Central Davis Sewer District, and Davis County Flood Control.
9. The final plat must be recorded within six months from the date of City Council approval or the zone change and all other approvals shall expire.
10. The CC&R's, or other instrument recorded against the property, must restrict

single family dwellings from being rented in a manner and form acceptable to the City to ensure that these buildings remain for sale, owner-occupied, units.

Kevin Poff seconded the motion, which passed by unanimous vote.

Findings

1. It may be possible under the R-4 zone existing on the easterly portion of the property to develop 9 units per acre, or 10 dwelling units on 1.15 acres. Under the Low Density Residential General Plan designation, one may achieve an additional 4 dwelling units on the western portion of the property. In consideration of this, the applicant has agreed to develop no more than 14 single family detached units on the property. Therefore, the proposed development is consistent with the General Plan where possible and it is consistent with the pre-existing R-4 designation.
2. It complies with community land use plans, policies and regulations that encourage and support a variety of residential development opportunities and land uses. It supports the preparation of project and area specific development plans tailored to the unique characteristics of a site or location.
3. The development balances private property rights and values with the general health, safety and welfare interests of all Farmington residents.
4. The developer has made an effort to assist the Historic Preservation Commission.
5. The applicant will market the project as an “empty nester” community which will target residents that are 55 years and older.

PUBLIC HEARING: RANDY HEAD- APPLICANT IS REQUESTING A RECOMMENDATION FOR A ZONE CHANGE ON APPROXIMATELY 10 ACRES OF PROPERTY LOCATED WEST OF 1525 WEST AND NORTH OF PHASE III OF THE FARMINGTON RANCHES SUBDIVISION FROM A TO AE, AND SCHEMATIC PLAN APPROVAL FOR A SUBDIVISION RELATED THERETO (Z-15-06) (Agenda Item #5)

David Petersen displayed an aerial photo and pointed out where the property is located. He also pointed out where the major and minor collectors will be located. The property is narrow so the road will travel through the center of the development. He suggested that the developer pursue a PUD and provide a trail which would allow for 20% open space and larger lot sizes than that of a conservation subdivision. He pointed out that the City owns remnant parcels that may be vacated to allow Steve Flanders to continue to access his property (the parcels would not likely be vacated until the railroad crossing is closed down). City staff recommends that the

Planning Commission approve the schematic plan and recommends that the City Council approve the zone change.

The Commission discussed the stub road in Farmington Ranches Phase III that ends at the south boundary of Lot 4. Residents in the audience indicated that they use the stub road to access their properties.

David Petersen stated that the City should continue to maintain the road as a public street since it is used to access two homes.

Public Hearing

Chairman Talbot opened the meeting to a public hearing and invited the applicant to address the Commission.

John McDonald stated that he is Randy Head's business partner. They are working closely with **Howard Kent** who is developing the adjacent property. He offered to answer any questions the Commission may have.

David Petersen stated that **Mr. Kent** is willing to reconfigure his property so the roads will align.

Nicole Midgley (382 North Wrangler Road) said she has built up her lot to provide a better transition with the adjacent property. She questioned how the properties will transition when the adjacent property is developed.

David Petersen explained that if the City rezones the property as requested, the developer should provide a preliminary plat that will include a preliminary grading and drainage plan. The residents will be given an opportunity to comment on the plans.

Rachelle Spurlin (397 North Frontier Road) asked where the property is located.

David Petersen pointed out where the property is located and explained how the lots will be configured.

Howard Kent (361 East 300 South, Salt Lake City) said he was pleased to hear that the developer will provide a road to access the area. As the properties to the west are developed, the Planning Commission should carefully review the plans to handle the storm water access for Spring Creek and the sewer depth that is needed to serve those properties. He asked that the City consider his property, the Head property and the property to the west as one. Although he has not received input from his engineer regarding the road alignment, he believes it will be possible. He said he has not constructed a road through the wetlands before, but he is aware that he will

have to work with the Army Corp in order to do so.

David Petersen said if it is necessary, City staff should work with the Army Corp of Engineers since the road is necessary to provide access within the City.

Public Hearing Closed

With no further comments, **Chairman Talbot** closed the public hearing. The Commission members discussed the issues, including the following points:

In response to a question from **Kevin Poff, Mr. McDonald** stated that the open space will be improved.

Kevin Poff asked if there are other road in the City that are similar to the proposed road.

David Petersen stated that 650 West is similar to the road being discussed. The road will divert the traffic to the north. The lots are large enough to allow vehicles to enter the road moving forward.

Kevin Poff suggested that the motion include a condition requiring the same.

Cory Ritz asked if the City has memorialized the private lane to access the Flanders property.

David Petersen stated that the public street should not be vacated until the railroad crossing is closed. The discussion should occur during the next phase of the approval process.

In response to a question from **Andrew Hiller, David Petersen** stated that in order for the sewer for this development to drain properly, the sewer system will have to cross **Howard Kent's** property. The two developers need to cooperate in order for their projects to be successful. He said Farmington Meadows is the key parcel since it is where the sewer begins. The City is paying careful attention to ensure that the sewer depth and storm drainage are adequately handled.

Motion

Kevin Poff moved that the Planning Commission recommend that the City Council rezone the property as requested and approve the schematic plan related thereto subject to all driveways in the development allowing for a safe, forward, entry for vehicles onto the collector road. **Cory Ritz** seconded the motion, which passed by unanimous vote.

Findings

- The zone designation of “AE” is consistent with the General Plan.
- The schematic plan provides a minor collector linking northwest area of Farmington west of the UTA railroad tracks with 1525 West street as shown on the Master Transportation Plan.
- Thus far, it appears that the schematic plan complies with the PUD ordinance.
- Developer is providing access to adjacent properties.

PUBLIC HEARING: FARMINGTON CITY - APPLICANT IS REQUESTING RECOMMENDATION TO CONSIDER TEXT CHANGES TO THE ZONING ORDINANCE REGARDING ALTERNATIVE MEMBERS FOR THE PLANNING COMMISSION AND THE BOARD OF ADJUSTMENT (CHAPTERS 3 AND 5) (ZT-1-07) (Agenda Item #6)

The Planning Commission and City Planner reviewed the proposed text changes to the Ordinance regarding alternative members for the Planning Commission and Board of Adjustment (Chapters 3 and 5). **David Petersen** recommended that the Commission recommend that the City Council approve the amendments to the Ordinance.

Chairman Talbot stated that the alternates will only participate in the discussions if a Commissioner is absent. The alternates will receive the same packet of information that is given to the Planning Commission members.

The Planning Commission agreed that the City should compensate the alternates for attending the meetings.

Public Hearing

Chairman Talbot opened the meeting to a public hearing.

Public Hearing Closed

With no forthcoming comments, **Chairman Talbot** closed the public hearing.

Motion

Rick Wyss moved that the Planning Commission recommend to consider text changes to the Zoning Ordinance regarding Alternative Members for the Planning Commission and Board of Adjustment with the following amendment to page 2, paragraph (f):

*(f) Compensation. The City Council may fix per diem compensation for the members of the Planning Commission **and Alternates**, based upon necessary and reasonable expenses and on meetings actually attended by the members.*

Paul Barker seconded the motion, which passed by unanimous vote.

MISCELLANEOUS

Miller Meadows 2 Street Alignment Modification Request, Ron Rigby (S-5-05)

The information for this discussion was not prepared. The discussion will occur at a future meeting.

Brady Hall/North Park Development Findings (Z-14-06 and S-24-06)

David Petersen passed out a copy of his letter to Brady Hall (dated January 26, 2007) which included the Planning Commission's motion and conditions regarding the applicant's request to rezone the property. The letter also included the findings which the Planning Commission may wish to approve.

Mr. Petersen recommended that the Planning Commission withhold their findings regarding the schematic plan until an acceptable preliminary plat or PUD application is received by the City. The Commission agreed.

Motion

John Bilton moved that the Planning Commission approve the "Findings" pertaining to the Brady Hall development, which were included in the draft letter to Brady Hall from **David Petersen** dated January 26, 2007. **Kevin Poff** seconded the motion, which passed by unanimous vote.

ADJOURNMENT

John Bilton moved that the Planning Commission adjourn at 8:25 P.M.

*Jim Talbot, Chairman
Farmington City Planning Commission*