

FARMINGTON CITY PLANNING COMMISSION

Thursday, February 13, 2003

PLANNING COMMISSION REGULAR SESSION

Present: Chairman Kent Forsgren, Commission Members Sid Young, Bart Hill, Cindy Roybal, Cory Ritz, Jim Talbot and Jordan White, City Planner David Petersen, and City Recorder Margy Lomax.

Chairman Forsgren called the meeting to order at 7:00 P.M. **Kent Forsgren** offered the invocation.

APPROVAL OF MINUTES

Motion:

Sid Young moved that the minutes of the January 23, 2003, Planning Commission Meeting be approved as amended. **Bart Hill** seconded the motion. The Commission voted unanimously in favor with Jordan White abstaining.

SUBDIVISION APPLICATION: BOYER WHEELER FARM, L.C. (Agenda Item #2)

Before this agenda item was discussed, Kent Forsgren declared a conflict of interest and excused himself from the stand. Vice Chairman Sid Young conducted this part of the meeting.

Background Information:

The Farmington Ranches Phase 4 Subdivision has open space parcels within the interior of the subdivision which will be designated as common area. When a subdivision contains land which is reserved in private ownership for community use, the subdivider shall submit, with the final plat, the name, proposed articles of incorporation, and by-laws of the owner or organization empowered to own, maintain or pay taxes on such land. It is expected that the covenants, conditions, and restrictions for Phase 4 will be very similar to the covenants and conditions and restrictions recorded with previous phases.

As part of the Development Agreement for the Farmington Ranches Subdivision, the developer will provide a conservation easement over and across the open space within the subdivision and an appropriate amount of acreage west of the subdivision near the Great Salt Lake. Enclosed is a map from the developer showing the conservation easement land related to this subdivision.

END OF PACKET MATERIAL.

Mr. Petersen reviewed the background information. Phase 4 of the Farmington Ranches

Subdivision will be identical to Phase 3. Discussion was held regarding flood control and water issues. It was pointed out that any development within 100' of a stream channel must obtain a permit from Davis County Flood Control. Concern was expressed over the possibility of flooding of properties to the south and the need for the water to be diverted. Mr. Petersen reported that the developer has installed a weir and that the canal gate will be controlled by the property owners. However, this device or weir must be found acceptable to the Farmington City Engineer. They will be able to open and shut it as needed.

Cory Ritz moved that the Planning Commission recommend to the City Council final plat approval for the Farmington Ranches Subdivision, Phase 4, subject to all applicable Farmington City development standards, ordinances, and the following conditions:

1. Conditions of preliminary plat approval.
2. The developer shall obtain a flood control permit from Davis County and submit a copy of the permit to the City for City files.
3. Review and approval of the final plat and improvement drawings, including a grading and drainage plan, by the City Engineer, Public Works Department, Fire Department, Central Davis County Sewer District, and Weber Basin Conservancy District.
4. The developer shall install a diversion acceptable to the City Engineer off-site on Shepard Creek near the western boundary of Phase II whereby all storm water for the Farmington Ranches project shall be conveyed to the Great Salt Lake.
5. Submit for review by the City, covenants, conditions, and restrictions for this phase of the project and should be consistent with what was done before new easement.
6. Final plat approval of Phase 4 shall be subject to all requirements and conditions as set forth in the Farmington Ranches Development Agreement (Agreement #2000-23).

The motion was seconded by **Cindy Roybal** and passed with all Commissioners voting in favor.

PUBLIC HEARING: COWBOY PARTNERS, L.C. REQUEST FOR RECOMMENDATION TO THE CITY COUNCIL TO AMEND THE GENERAL PLAN FROM "OFFICE/BUSINESS PARK" TO "MEDIUM DENSITY RESIDENTIAL" REGARDING 8.98 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 400 WEST BURKE LANE AND TO REZONE SAID PROPERTY FROM BP TO R-8 FOR THE PURPOSE OF DEVELOPING 112 LUXURY APARTMENTS

Background Information:

The applicant appeared before the Planning Commission on September 12, 2002, to request a zoning text change to amend Chapter 14 (Business Park zone (BP)) of the Zoning Ordinance by increasing the allowable residential density for planned unit developments (PUD's) in the BP zone from 8 dwelling units per acre to 14 dwelling units per acre. After hearing all the evidence, the Commission voted to deny the application based on the following reasons:

1. The Commissioners were in favor of the project but had concerns about making text changes which would affect more than just the property in question.
2. Information is needed from an economic development study proposed by the City to enable the Planning Commission to make a more informed decision regarding the request. Notwithstanding this however, the Planning Commission encouraged Cowboy Partners, LC to submit a request to rezone the property. The Commission also recommended that the City involve Cowboy Partners, LC, as part of the economic development study at the earliest possible date.

The applicant again met with the Planning Commission on December 5, 2002, in a pre-meeting study session to discuss the Liberty Lane apartment proposal. The apartment plan concept received another favorable review from the Planning Commission. Thereafter, the applicants met with two members of the City Council and three Planning Commissioners in another work session meeting on December 30, 2002. After this meeting, the applicant met with the full City Council on January 8, 2003. Concerns were expressed that the project is located on a highly visible site that could be used for other non-residential purposes and/or block the view of possible commercial uses to the north and east of the site. Although property north of the site is presently master planned agriculture preservation and zoned large suburban and agriculture, it is anticipated that this area may be developed in something other than single-family residential dwellings.

About the same time Cowboy Partners began meeting with the City regarding the subject property, the City Council established a special economic development task force group to study possible alternative land uses along the U.S. 89 corridor and west of the Burke Lane interchange. This group consists of members of the City Council and the Planning Commission and other citizens. It also includes representatives from the Davis County Economic Development Department and officials from the State Office of Economic Development and from EDCU. This group met, among other times, on Thursday, January 30, and conceptually agreed that the area north of Lagoon may be appropriate for mixed uses consisting of residential higher density housing and office. The Cowboy Partner proposal appears to be consistent with the latest land use proposal advanced by the Economic Development Committee. However, the study group suggested that in order for properties north of Burke Lane and east of U.S. 89 to obtain higher residential densities, transfer of development rights should be obtained from acceptable receiving areas elsewhere in the City and County. One such area contemplated by the study group was the wetland area west of I-15 in the vicinity of Burke Lane. Property owners in this area could sell

rights to develop their property as residential in the short-term in anticipation for non-residential development in the long-term.

After the January 8 City Council meeting, the applicant met with Mayor David Connors and Council Member Larry Haugen to present one alternative land use master plan for property north of Lagoon and east of U.S. 89. Hopefully the Planning Commission will have an opportunity to also review this plan.

The existing General Plan describes high density residential uses in the context of the minimum lot size required for subdivision yield plan purposes only. The high density yield plan lot size is anything less than 8,000 sq. ft. Enclosed is a copy of page 10-2 of the 1999 General Plan which outlines criteria for residential densities. The previous plan, adopted in 1993, shows high density development as anything between 10 and 15 dwelling units per acre.

END OF PACKET INFORMATION

David Petersen reported the City has been holding economic development committee meetings which involve future land use mapping for this area, but a final land use designation has not yet been determined. Officials know that a limited amount of retail is coming into Farmington, but the question is where to put it. The area now under consideration for a rezone is mixed use which is consistent with the Cowboy Partners' proposal. The City prefers a rezone over a zone text change.

A pilot project of transferring development rights, which involves a sending area and a receiving area, is being investigated in order to preserve land near the Great Salt Lake. It may be possible for Cowboy Partners to also receive higher density under this concept. The subject property was identified as a possible TDR receiving area by the Economic Development Committee.

Public Hearing:

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

Dan Lofgren, representing Cowboy Partners, requested the Commission grant approval of their project stating it is consistent with the unapproved update of the Master Plan. They are willing to work with the City to make the project right. He feels traffic will be handled well given the improvements being made on the Burke Lane interchange. He believes there are benefits to the City from this project at this site. The west end will be a park-like area in perpetuity.

Neils Plant, 311 South 650 West, commented that it was his understanding from a previous City survey that Farmington residents wanted apartments scattered throughout the City rather than concentrated in one area. He feels Farmington needs a business park.

Sheldon Kilpack, representing Lagoon Corporation, expressed two concerns stating

that Lagoon is not necessarily opposed to the project, but is concerned about future development. They are concerned with potential problems with noise from ride heights if residential areas are allowed to develop close to the Park. Secondly, Lagoon does not want the City to act prematurely in approving developments before the master planning is solidified.

End of Public Hearing:

With no further public comments, **Chairman Forsgren** closed the public hearing and asked the Commission Members for their consideration.

Cindy Roybal stated the Master Plan right now for this area calls for Business Park uses. The density the developer is requesting is needed in order to pay for amenities.

Kent Forsgren stated there are many acres throughout the City set aside for a tax base. "Roof tops" and people are needed in a community to make things work. He felt if the Master Plan is followed, there will be enough to accommodate everything. He complimented the developer on their beautiful project and the quality of their work; stating that it will be a beautiful entry into the community.

Jordan White questioned whether noise from Lagoon would affect the apartment dwellers. The developer stated they are planning to use double pane windows and insulation techniques that will lessen the noise. Also, how the buildings are sited and how the windows are positioned have an impact on noise.

David Petersen explained that a mistake had been made in publishing notice of the public hearing and was therefore recommending tabling any action on this agenda item until the February 27 meeting. In tabling this action it will also allow time for Mr. Petersen to meet with Lagoon officials to possibly resolve any differences with multi-family development and to look at other amusement parks to see how multi-family development meshes with them. Delaying a decision

until the 27th will not slow the developer down as they will need to appear on the City Council agenda on March 5.

Jim Talbot questioned what the traffic impact would be if the zoning were changed to a higher density use. He felt that once the zone is changed it will open the door for other uses which will have a greater impact on Burke Lane. He was concerned with backup problems and questioned the control of that intersection.

David Petersen responded that it appears that the signal light is going to be installed within the next 6 to 9 months at the intersections of Main and Burke Lane and Main and Shepard Lane. These issues will be discussed if a site plan application is received for the project.

Bart Hill stated that he is struggling with this proposal a little bit; looking at the big picture

wondering if it is just a little bit too premature as the City looks at the tax base for this whole area.

Jim Talbot stated that by approval of this development, it would set a precedent for the number of units per acre for the area to the north. He felt it would create an expectation for other developers.

Motion:

Cory Ritz moved, stating that in light of the City Planner's comments and the legal requirements of noticing the meeting, that this agenda item for a recommendation to amend the General Plan from "Office/Business Park" to "Medium Density Residential", be tabled until the Planning Commission meeting of February 27, 2003, with the conditions that: (1) It is recommended the developer, representatives from Lagoon, and staff meet to discuss the multi-family situation; and (2) for the City Planner to bring back as much information as possible on the Master Plan for this area.

The motion was seconded by Cindy Roybal with all Commissioners voting in favor, the motion passed unanimously.

Reasons:

- ↯ Education for Lagoon officials to see the presentation by Cowboy Partners.
- ↯ Multi-family development be restricted to major collectors and arterials.
- ↯ This site is the right location for a development of this nature.

MOTION TO AMEND AGENDA

Due to the fact that Agenda item # 4 and Agenda item #8 were related, a motion was made by **Cindy Roybal** and seconded by **Jim Talbot**, to combine these two agenda items to be heard concurrently. The motion was voted on unanimously in favor.

PUBLIC HEARING: MICHAEL G. BROWN, FARMINGTON CITY - REQUEST FOR RECOMMENDATION TO THE CITY COUNCIL TO REZONE 32.903 ACRES LOCATED AT APPROXIMATELY 450 SOUTH 1300 WEST FROM A TO AE (Agenda Item #4)

Background Information:

Owners representing an area encompassing 14 parcels have met with the City in hopes of establishing an S.I.D. (Special Improvement District) to provide public improvements and a public right-of-way over and across private land which now provides access to all of the subject properties. (See related agenda item #6.) The majority of the properties along the private lane are two acres in size and about 200 feet in width. The AE zoning designation would allow these property owners to subdivide their property into acre lots thereby providing the means to pay for the public utilities and road improvements.

RECOMMENDATION TO EXTEND THE LENGTH OF A NON-CONFORMING STREET BEYOND 1,000 FEET AND DEVELOPING LOTS ON SAID STREET WHICH ARE LESS THAN TWO ACRES IN SIZE. (2) RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF TEMPORARY STREET STANDARDS REGARDING A PROPOSED PUBLIC RIGHT-OF-WAY LOCATED AT APPROXIMATELY 450 SOUTH 1100 WEST (Agenda Item #8)

Background Information:

This agenda item is related to agenda item #4. Owners representing an area encompassing 14 parcels have met with the City in hopes of establishing an S.I.D. (Special Improvement District) to provide public improvements and a public right-of-way over and across a private lane which now provides access to all of the subject properties.

The existing private lane is about 1,600 feet in length and at one time was paved. The area was annexed into the City about 1 ½ years ago. The road was constructed and established before 1991. Section 12-7-040(4)(c) provides standards for dead-end streets in Farmington City. Namely, dead-end streets shall serve as access for not more than 24 residential lots and shall not exceed 1,000 feet in length. Notwithstanding the provisions of this section, paragraph (d) of the same section provides the following regarding non-conforming dead-end streets:

“The provisions of this section shall not be construed to prevent construction on approved residential lots fronting on non-conforming streets exceeding 1,000 feet in length which existed prior to January 9, 1991. These streets include, but are not necessarily limited to 1400 North Street, Summer Wood Drive, Cherry Blossom Drive, Welling Way, and 1100 West Street (south of Shepard Lane). Extension of these non-conforming streets may be permitted but shall be subject to the following standards and restrictions:

- (1) Extension of non-conforming streets may be approved by the City Council only after receiving recommendations from the Planning Commission, Fire Department, Police Department, Public Works Department, and the City Engineer. The Fire Department and/or Police Department may recommend additional conditions to facilitate public safety and emergency services.
- (2) All streets shall be fully improved and shall be designed and constructed at locations shown on an approved street master plan.
- (3) A temporary turnaround with a radius of 40 feet shall be provided at the end of the street. The temporary turnaround shall have an all-weather surface acceptable to the Fire Department.
- (4) Until such time as non-conforming streets can be connected to a second access, lots on such streets shall not be approved which are less than two acres in size unless the City Council in consideration of all circumstances

shall differently approve by resolution.

It is proposed that the existing private lane be designated a non-conforming street and that the street be extended some 200 feet further west to provide access to the Matthew Johnson and James Dixon properties. It is contemplated that lots less than two acres in size will be created after land is dedicated for a public right-of-way and property owners subdivide their property to help pay for the public improvements.

Not all the property owners along the private drive are ready to subdivide or develop their properties and do not want to dedicate the necessary public right-of-way adjacent to their properties. Therefore, it is proposed that the Planning Commission recommend that the City Council approve a 43.5 foot public right-of-way cross section adjacent to these properties until such time as these adjoining properties wish to develop. The 43.5 feet would include the 27 feet of asphalt normally required for a local street and the 2 ½ foot curb and gutter on both sides of the street and the 7 ½ foot park strip and 4 foot sidewalk only on the street side that is ready to develop. As the two remaining property owners wish to develop, they will be required to dedicate the remaining 11 ½ feet of side treatments bringing the road to a full 55 foot right-of-way consistent with City local street standards. Section 12-8-100 of the Subdivision Ordinance (see enclosure) allows the City Council to do this after receiving a recommendation from the Planning Commission, and others, so long as the road construction standards themselves are not compromised.

END OF PACKET INFORMATION

David Petersen introduced the agenda item stating that several property owners, along with Farmington City, are requesting a rezone of a fairly large area in west Farmington which was annexed 1 ½ years ago. There are primarily 13 properties that are served by a private lane, which was paved at one time. The properties are primarily horse properties but now the owners want to develop. They are requesting the area be zoned "AE" so the lots can be one acre in size. The lots are 200 feet wide, all two acres. The property owners are banding together to do a S.I.D. The owners want the ability to have two building lots.

Mr. Petersen pointed out that as a result of two of the property owners along this private lane who do not want to participate (Kent Gines and Chris Swedin) the proposed right-of-way must jog around their properties. When these two properties develop, they will need to dedicate 11.5'. This street has been declared by the City Council as a non-conforming street. Mr. Petersen is recommending the Commission temporarily narrow the right-of-way to 43.5 feet at the two locations as shown and that the Commission approve the non-conforming street and approve the lots for less than two acres. The property owners on both sides have given up 22.5 feet for right of way.

Public Hearing

At 8:20 p.m. Kent Forsgren opened the meeting to a public hearing.

Michael Brown, one of the property owners, stated that he and other property owners have been working with the City Manager and Planner and they feel that the proposal before the Commission is the best way to meet everyone's needs. Two property owners will have lots slightly less than one acre – 9/10 of an acre. The property owners would like to move forward on the street engineering and the plat. He stated that there could be a second access available through the VanWagoner property.

Neils Plant addressed the Commission stating that sidewalk might not be required on both sides of the road as he believed one side was intended for equestrian use. He questioned if the road was going to be brought up to City street standards. Mr. Petersen stated that it is, and in fact that the City street standards have been "beefed up" to where it will be a vast improvement. Mr. Plant also stated that this street has been an eyesore and he would like to see the road eventually go through to 1525 West.

Ken Williams, 344 South 1100 West, spoke in favor of extension of the road through to 1525 West. He does not like to see it dead end. He believes the overall project would be more favorable to have the street go through. He feels there should be a second point of access.

There being no further comments, the public hearing was closed.

Sid Young asked if the street will be straight. It will not, there will be curves, a little bit of a turn.

There is a water line in 1525 West Street which ends at the sewer lift station. The water line proposed will eventually loop through and connect to 1525 West. The Water Department is okay with a dead-end line for now.

Motion:

Jim Talbot made a motion to recommend to the City Council that they approve the rezone of the property located at approximately 450 South 1300 West from "A" to "AE". The motion was seconded by **Cory Ritz**. The motion carried with all Commissioners voting in favor.

Jim Talbot questioned why the other two property owners didn't want to participate. Michael Brown responded that others (the remaining property owners) had offered to buy their properties. They were baffled why they won't participate. They exhausted every possible avenue. The current proposal is an attempt to solve the blunder due to the two property owners not participating. Mr. Brown expressed appreciation to Max Forbush, the City Engineer and staff for all their assistance in solving this problem.

Cory Ritz asked if the other property owners are okay with this solution. Mr. Brown stated that they are and have in fact signed agreements stating their intention to dedicate the street and create a Special Improvement District. It has been a very cooperative project.

Sid Young expressed concern that options should be explored for putting the road through

so it doesn't end in a cul de sac.

It was pointed out that the planned 80' asphalt turnaround will be much better than what is presently there. It was also pointed out that a lot of the properties are not going to be split, but will remain two-acre lots.

Motion:

A motion was made by **Cory Ritz** and seconded by **Jim Talbot** to

1. Recommend that the City Council designate the private lane a non-conforming street and allow the extension of the non-conforming street to provide access to the Matthew Johnson and Jim Dixon properties subject to approval of the Fire Department, Public Works Department, City Engineer, and any other related departments, and explore alternatives to eliminate, or bring into compliance, in the future the non-conforming dead-end street situation by looking at and encouraging a second point of access either to the west, north or south;
2. Approve the creation of lots less than two acres in size adjacent to said street subject to the City's zoning and subdivision review and approval process for each subdivision or lot split proposed along the private drive;
3. Allow for a temporary street width of 43.5 feet along certain portions of the proposed right-of-way until such time that adjoining neighbors dedicate the remaining 11.5 feet. Said adjoining neighbors shall not be issued building permits until the 11.5 feet is dedicated and a fully improved public right-of-way is constructed or bonded for. The City shall consider not installing sidewalk on one side of the street to provide for suitable access for equestrian users.

The motion passed with all Commissioners voting in favor.

Reasons:

- (1) The area is characterized as blighted and is an eyesore. A public street will help clean up the area.
- (2) A public street is very much needed and will increase safety.
- (3) Creation of public access will rectify a problem inherited by the City upon annexation of this area. The existing parcels should never have been created in the first place without an improved public street.
- (4) Unless the City takes prudent action existing property owners may be denied their rights to full use of their property.

PUBLIC HEARING: VIOLA KINNEY CONDITIONAL USE APPROVAL FOR THE USE OF AN ACCESSORY BUILDING (WOOD SHOP) IN CONJUNCTION WITH A

**PROPOSED HOME OCCUPATION BUSINESS LOCATED AT 225 SOUTH 25 WEST
(Agenda Item #5)**

Background Information:

Viola Kinney for some time now has been cutting wood objects in her garage to be used in making crafts and other products for decorations, etc. She would now like to go into business for herself and move her operations into an accessory building located in the backyard of her property. Section 11-35-104 identifies home occupations that must be approved by the Planning Commission as a conditional use as any use where outside storage, use of an accessory building, or exclusive use of an attached garage is anticipated or requested in conjunction with the home occupation. In evaluating the home occupation conditional use, the Planning Commission shall apply and review the standards contained in Chapter 8 of the this title and, if applicable, site development standards contained in Chapter 7.

END OF PACKET INFORMATION.

David Petersen stated that if the wood shop would have been located in the applicant's garage, staff would have had the authority to approve the home occupation license, but because it will be located in a detached building, it is necessary to come before the Commission for conditional use approval. Mr. Petersen stated that the applicant will need to comply with the 15 conditions as are listed on the home occupation license.

Kent Forsgren opened the meeting to a public hearing at 8:55 p.m. Having no public comment, the public hearing was closed.

A discussion was held among Commission members. It was pointed out that if the business expands, the applicant will need to come back to the Commission for a conditional use permit. The business has to be 15' away from existing homes. The hours of operation were discussed dealing with the noise ordinance.

Motion:

Sid Young moved to approve the conditional use application as submitted subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The home occupation shall comply with all 15 conditions outlined in 11-35-103 of the Zoning Ordinance and there is to be no hazardous materials stored on site and no painting.
2. The hours of the home occupation shall be limited to 6:00 a.m. to 11:00 p.m. so as to comply with the noise ordinance.

The motion was seconded by **Jordan White**. The voting was unanimous in favor stating that the applicant has already been cutting wood in her garage and that none of her neighbors are

SITE PLAN APPROVAL TO CONSTRUCT A COMMUNITY CENTER AT THE CITY'S MAIN PARK LOCATED AT 125 SOUTH MAIN STREET (Agenda Item #6)

David Petersen reported that the Commission had given conditional use approval at their meeting on January 9, 2003. At that time the Commission held off on giving site plan approval because they didn't have the building elevations. Those elevations are now available. One of the things changed since the January 9th meeting is that there will be angle parking in front of the building. The drawings prepared by Butler & Evans of the new Community Center show additional rock on the building as had been requested by the Commission. The plans have also been revised to show an arched element on the sides and ends of the building.

Motion:

Jim Talbot moved to grant site plan approval subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The City shall comply with conditions 1 through 6 of Conditional Use approval.
2. The screen fence or hedge between the Myers' and Schulties' homes shall be presented to the Planning Commission for review and approval.

The motion was seconded by **Sid Young**. The voting passed with all Commissioners voting in favor.

Reasons:

- ⌞ City needs a community center. This site is a good location.
- ⌞ Angled parking adds additional parking stalls.
- ⌞ Consistent with the Downtown Master Plan.
- ⌞ The building will serve multiple uses.

Jim Talbot expressed concern regarding the small house owned by Davis County located directly across from the Main Park parking lot which seems to stick out into the road. He recommended that when the County comes in with an application for use of this home, that the City should encourage it to be moved.

SITE PLAN APPROVAL TO DEVELOP HERITAGE PARK BETWEEN OAKRIDGE PARK ESTATES, PUD, AND U.S. 89 NORTH OF THE KMART SHOPPING CENTER (Agenda Item #8)

Background Information:

The Planning Commission reviewed this agenda item at their January 23, 2003, Planning Commission meeting. The item was tabled pending preparation of a drainage and grading plan by the City Engineer. Four other unresolved issues were also identified in the January 23 staff report. These issues are outlined below with an explanation underneath each issue.

- ↯ The name of the park shall be reconsidered.

At their last City Council meeting, the Council decided to leave the name of the park "Heritage Park" unless a grassroots effort was formed to change the name of the park.

- ↯ A drainage and grading plan shall be prepared, including but not limited to, the resolution of issues caused by the drainage at 1075 West.

The City Engineer will be on hand to explain and answer any questions regarding the grading and drainage plan included in the packet. Furthermore, the City Engineer will present most all drainage improvements planned or in place related to the U.S. 89 corridor improvements by UDOT and answer any of your questions about the area as a whole.

- ↯ All possible uses of the park shall be considered including a baseball diamond and a soccer field.

It has been determined by the Council that an area will be set aside and graded for these uses but there will be no fences or backstops, etc.

- ↯ The landscape plan for the park shall be reviewed and approved by the Farmington City Planning Department. A copy of the landscape plan prepared by John Swain is enclosed in the packet.

END OF PACKET INFORMATION

David Petersen reported that the City Council wants the name of the park to remain "Heritage Park".

Paul Hirst, City Engineer, addressed the Commission discussing the history and drainage concerns for the area. A map was displayed showing the Cherry Hill interchange, Shepard Lane and Burke Lane. He stated that the storm drainage system was not adequately sized and that the 18" pipe will be removed and UDOT will be installing a 42" culvert at U.S. 89 and Shepard Lane. The pipe will be large enough to handle the flow coming from the east to the west. The improvements being made by UDOT are part of the U.S. 89 project. UDOT will be redoing the curb and gutter on Shepard Lane. A new design box will be installed on Shepard Lane in front of the Burger King. There will no longer be water flowing down the open ditch. Mr. Hirst also discussed drainage issues in the Fieldstone Development with plans to mitigate flooding issues.

Kent Forsgren was in favor of upsizing the pipe or for additional pipe. He was concerned with the potential for damage and the City's liability. He asked the City Engineer to look at some options in the Fieldstone area.

Discussion then followed regarding the Park. Mr. Petersen stated that plumbing will be installed for the water playground area although the plans for construction of it are now on hold. It was pointed out that this park will be a community park, not just a park for the Oakridge area. The walking path will be one-half mile in length and will be covered with asphalt with a coating on top. Mr. Petersen reported that plans are complete, and it is ready to move forward with construction.

Motion:

Cindy Roybal moved that site plan approval be granted for the park subject to all applicable Farmington City ordinance and development standards and that the name of the park should be "Heritage Park" and that numbers 2 through 4 of the background information be included in the motion. Also, the City is to look at the cost benefit of upgrading the storm drainage in this particular area, to upgrade the capacity underground rather than having the water flow above ground. The motion was seconded by **Bart Hill**. The motion passed with all Commissioners voting in favor.

Reasons:

- ¬ The City is in a drought situation (Construction of water playground to be postponed.)
- ¬ The plan for the Park is consistent with the City's Parks & Leisure Services Master Plan, which is an element of the City's General Plan.

BUFFALO RANCH PROPOSAL (Agenda Item #9) (Discussion item only.)

Lynn Summerhays, representing The Boyer Company, the property owner, was in attendance along with David Plummer who is the applicant which will be requesting approval of a conditional use permit which has been filed with the City. The proposal is for a farming/ranching operation for thorough-bred horses to be located in west Farmington west of the Farmington Ranches development on approximately 300 acres of land which is governed by a "Conservation Easement".

Mr. Plummer addressed the Commission and distributed brochures to all the members giving details of the proposed "Buffalo Ranch". He reported he has other similar facilities in Kentucky and Australia. He previously owned the "Blue Blood Farms" located in Kaysville. He has been in the horse business for 30 years. Their plans are to replace the two existing buildings

and utilities will be tied into the Farmington Ranches Subdivision. No sales taxes will be generated from the operation.

Mr. Petersen reported that the City has a Development Agreement with The Boyer Company and that minor adjustments will need to be made to it in order to allow this proposal to go forward. The attorneys are working on resolving this problem. This proposal will go to the City Council for approval. If approved, they hope to have their facility completed by November 1 of this year.

This item was a discussion item only. The applicant stated that they simply wanted to see how the Commission felt about the proposal before a lot of money was spent on it. Several questions were asked by the Commission during the discussion.

MARV MURRI FLAG LOT PROPOSAL (Agenda Item #10) (Discussion item only.)

Mr. Murri was not in attendance so no discussion was held on this item.

At 10:00 p.m. a motion was made by **Bart Hill** to continue on with the agenda items. The motion was seconded by **Cory Ritz**. With all Commission members voting in favor the motion carried.

DON HOKANSON AUTO SALE PROPOSAL (Agenda Item #11) (Discussion item only.)

Mr. Don Hokanson and his son, Craig, were in attendance with a proposal to have a small auto dealership at their construction business (H.H.I. Corporation) located at 49 North Main Street. The main purpose for this dealership would be to allow them to sell their own vehicles - two or three at a time. The State would require them to post a 4' x 6' sign to be in compliance with State law.

Mr. Petersen reported that if the conditional use permit were worded appropriately it may be okay. The Commission could have them stipulate to no more than 3 vehicles to be sold at a time and that this use would stop with the sale of the property. The next step will be for the Hokansons to go before the City Council.

There being no further business to be brought before the Commission, upon motion by **Cindy Roybal** the meeting was adjourned at 10:30 p.m.

Kent Forsgren
Planning Commission Chairman