

FARMINGTON CITY PLANNING COMMISSION

Thursday, February 15, 2007

PLANNING COMMISSION STUDY SESSION

Present: Chairman Jim Talbot, Commission Members John Bilton, Andrew Hiller, Kevin Poff, Cory Ritz, Paul Barker, City Planner David Petersen, Assistant City Planner Jared Hall, Planning Commission Alternate Randy Hillier, Planning Secretary Melissa Jackson (filling in for Recording Secretary Jill Hedberg). Rick Wyss and Planning Commission Alternate David Safeer were excused.

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

Review of Minutes (Agenda #1)

The Planning Commission reviewed the minutes from the Planning Commission meeting that was held on January 25, 2007.

Kevin Poff suggested changes.

[**Cory Ritz** arrived at 6:38 p.m.]

David Petersen reviewed the City Council meeting.

Agenda Item #3: PCI #1, LLC - Applicant is requesting approval of the Final Plat of Phase 2-A of the Farmington Greens Subdivision at 1525 West & Clark Lane on 6.16 acres (S-15-06).

David Petersen informed the Planning Commissioners that the conditions of approval for Final Plat for Phase 2-A are a “mirror image” to those for Final Plat for Phase 1-D which was previously approved by the Planning Commission. Phase 2 was given Preliminary Plat approval by the Planning Commission in October 2006. Phase 2-A is the first portion in Phase 2 which will be divided into three phases 2-A, 2-B and 2-C. City staff recommends that the Planning Commission recommend Final Plat approval for Phase 2-A.

Andrew Hiller stated that it is his sentiment and that of his neighbors that it is their wish to not have a commercial site in the middle of a residential area.

John Bilton asked if the City had reviewed the development agreement that was signed six years ago. He is interested to know when the agreement expires.

Agenda Item #4: Basic Grey, Renee Cannon (Public Hearing) - Applicant is requesting Conditional Use and Site Plan approval for an office building located at 1798 West Main Street on 3.1 acres (C-1-07).

David Petersen reported that the building is positioned so that perhaps the only other structure that could go in there is another small office building. He explained that Basic Grey plans on only having its graphic designers located at this building.

John Bilton asked if City staff is concerned that the commercial uses will “creep” onto adjacent properties.

David Petersen said that the permanent buffer and the structure of the “OP” zone should help prevent commercial “creep.”

The Planning Commission went over the OP zone uses which do not allow for warehousing and shipping.

Kevin Poff clarified item #4 in the staff report. The last part of the sentence should be removed.

Agenda Item #5: Woodside Homes - Applicant is requesting site plan approval for a semi-private pool and cabana structure in the Hunters Creek subdivision, property located at 2111 West Sharpshooter Drive (870 N) in an AE zone (SP-1-07).

Chairman Talbot brought up the issue of Woodside Homes not meeting the minimum setback requirement by 5 ft.

David Petersen stated that Woodside Homes could be given an administrative variance if the applicant’s application is approved by the Planning Commission.

Kevin Poff said that this is basically a lot line issue, due to the fact that nothing will be built behind it since there is an open channel.

Agenda Item #6: Farmington City - Applicant is requesting approval to amend the subdivision ordinance regarding the timing of public improvement bonds (ZT-2-07).

Dave Petersen reviewed the current ordinance and reviewed the proposed changes.

Chairman Talbot stated that most cities require the bond amount to be 110% of the City Engineers estimate for the cost of improvements, and Farmington City is at 120%. He feels that is high. Chairman Talbot would also like the term “City” defined so it is clear who, within the City, has the authority to grant approval.

Chairman Talbot suggested that the City send notices of bond releases to the developers.

Chairman Talbot will need to be excused during agenda item #7 and has asked Vice Chairman Poff to take over at that point.

Agenda item #7 - Miscellaneous, Correspondence, etc.

a. Kennels/Animal Boarding in certain zones.

b. Other

Chairman Talbot suggested the Planning Commission wait until they have a proposal to discuss the kennel issue.

The meeting adjourned at 6:59 P.M.

PLANNING COMMISSION REGULAR SESSION

Present: Chairman Jim Talbot, Commission Members John Bilton, Andrew Hiller, Kevin Poff, Cory Ritz, Paul Barker, City Planner David Petersen, Assistant City Planner Jared Hall, Planning Commission Alternate Randy Hillier, Planning Secretary Melissa Jackson (filling in for Recording Secretary Jill Hedberg). Rick Wyss and Planning Commission Alternate David Safeer were excused.

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

APPROVAL OF MINUTES

Kevin Poff moved that the Planning Commission approve the minutes of the January 25, 2007, Planning Commission Meeting, with revisions discussed in the study session.

John Bilton seconded the motion. The Commission voted unanimously in favor.

Cory Ritz made a statement sending a message to the City Council regarding the proposed Brady Hall development on the Haugen property. Commissioner Ritz stated that the Planning Commission has seen this proposal a number of times and spent a lot of time weighing the issues and considering what the most appropriate development would be for the Haugen property. The Planning Commission continues to feel it is a worthy project that has benefit to the City with minimal impact and sets a good precedent for the north end of Main Street by virtue of a quality development, eliminating the number of roof tops in the development and a reduction in the traffic loads that a single family residential development would bring.

Commissioner Ritz expressed the idea that a single family development would increase roof top density and traffic loads, versus the rooftop numbers and density for a senior oriented development. He said, as a City need to give consideration of these factors.

Motion

Commissioner Ritz moved that the Planning Commission go on record as reaffirming their previous decision that this is an appropriate use of the subject property.

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

PUBLIC HEARING: PCI #1, LLC - APPLICANT IS REQUESTING APPROVAL OF THE FINAL PLAT OF PHASE 2-A OF THE FARMINGTON GREENS SUBDIVISION AT 1525 WEST & CLARK LANE ON 6.16 ACRES (S-15-06) (AGENDA ITEM #3)

Background Information

- **1525 West** - At preliminary approval, the planning commission elected to require the improvements of 1525 West to mirror the efforts of the Farmington Ranches subdivision to the West, precisely the installation of 7' park strips, 5' sidewalks and an additional 7' of open space between the rear line of the sidewalk and the split-rail fence of the subdivision. This change is reflected on a final street cross section included with the plat drawings.
- **Technical Reviews** - Issues during preliminary reviews (such as the drainage) have been resolved at this stage and are no longer a concern for staff. Other technical reviews have been ongoing and have not resulted in issues

END OF PACKET MATERIAL.

David Petersen displayed a Vicinity Map and pointed out where the property is located. It is his recommendation that the Planning Commission grant approval. He pointed out that the conditions are similar to those set forth for Phase 1-D. The improvement drawings have been approved by all the reviewing agencies.

Chuck Akerlow (261 East Broadway, Suite 100 • Salt Lake City, Utah 84111) would like to clarify that the phase being considered is Phase 2-A, not 1-D as listed in the Staff Report.

Kevin Poff asked about the time frame for the park.

David Petersen stated that the private park will be built as part of Phase 2-C.

Cory Ritz questioned why the applicant was listed as PCI #1, LLC.

Chuck Akerlow clarified the company name. Proterra is the manager of PCI #1 LLC.

Paul Barker asked the developer what the commercial plans might be for the property that is located on the corner of Clark Lane and 1525 West.

Chuck Akerlow stated that Newman Petty owns that property. PCI #1 LLC does have an agreement with him to put in sidewalk improvements.

John Bilton asked Chuck Akerlow if he knew when the development agreement expires. **Chuck Akerlow** and **David Petersen** did not know. **David Petersen** stated he will research the development agreement expiration date.

Motion

Cory Ritz moved that the Planning Commission recommend approval of the final plat for the Farmington Greens PUD Plat 2-A subject to all applicable Farmington City development standards and ordinances and the following:

1. The setbacks and preliminary elevations or perspectives of all building types proposed for this phase of the Farmington Greens Planned Unit Development will be submitted to the City by the developer. The setbacks and building's elevation will be consistent with the Development Agreement between the developer and Farmington City for this project.
2. The developer will prepare and submit a consistent street lighting plan, fencing plan, and illuminated house addressing system for review and approval by the City.

3. The developer will provide landscaping plans acceptable to the City for the open space area.
4. Fully executed declaration of covenants, conditions, and restrictions together with open space easements and other bonds, guarantees or easement agreements will be provided to the City as required by the Planned Unit Development Chapter of the zoning Ordinance and/or the City Attorney.
5. This final plat approval shall be subject to the Development Agreement made and entered into the 19th day of July 2000, by and between Farmington City and Claims, Inc., and any amendments related thereto.
6. All conditions of preliminary plat approval must be met.
7. Developer shall record a permanent open space easement acceptable to the City encompassing all of Parcel B concurrent with or prior to recording of the final plat.

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

Findings

- Consistent with the previous phases that have been approved
- This phase will help connect the sidewalk across 100 North Street or Clark Lane
- This phase is part of the agreement that allowed for the subdivision of property necessary for an additional church building in the area

PUBLIC HEARING: BASIC GREY, RENEE CANNON - APPLICANT IS REQUESTING CONDITIONAL USE AND SITE PLAN APPROVAL FOR AN OFFICE BUILDING LOCATED AT 1798 WEST MAIN STREET ON 3.1 ACRES (C-1-07) (AGENDA ITEM #4)

Background Information

It is the understanding of City staff that Basic Grey is a company which designs, produces, and distributes classic, high quality products for the scrapbook industry. They are proposing to construct a small, 6,000 to 7,000 square foot, single level office building on property located on the southeast corner of South Mountain Road and Main Street, with a large percentage of the site devoted to landscaping. They are proposing to locate their graphic designers to this location (7 to 8) employees while their production and distribution facilities will remain elsewhere.

The City amended the General Plan and rezoned the subject property from LR to OP on June 20, 2006. However, the ordinance “amending” and “rezoning” the property “shall become effective when the site plan and conditional use permit are issued and when an agreement is executed between Farmington City and UDOT.”

END OF PACKET MATERIAL.

David Petersen displayed an overhead of the site plan. He reviewed the history of the property and the OP zone. The OP zone has a minimum district size of 5 acres which will help prevent commercial creep. The ordinance “amending” the General Plan and “rezoning” the property shall become effective when the site plan and conditional use permit are issued. He explained that Basic Grey plans on relocating its graphic designers to this site. He further explained that the building is only one story and provides plenty of landscaping and takes up the site in a way that there is not much of the site left for anything but another low-key office building.

David Petersen reported that the City and UDOT agreed to trade parcels, but this agreement has not been memorialized as of yet.

Chairman Talbot raised concerns regarding landscaping on the slope between Northridge Road and South Mountain Road.

David Petersen stated that the main objective in the past is to keep it clean and clear from weeds.

Public Hearing

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

Scott Hinton - (325 E. Herbert Avenue, Salt Lake City) (Rachel Brenchley - owner) stated that the idea behind this building is to give Basic Grey a corporate identity. Their objective is to incorporate a campus like structure. He said they are aware that this is a political site and sees it as a gateway into the community. He pointed out that even though this is a commercial building, it would still fit in an LR zone since it does not exceed residential height requirements. The design of the building has a modernized old town look, using the Farmington rock.

In response to a question from **John Bilton**, **Scott Hinton** stated that the building will include plasterized stucco with a limestone smooth finish. He stated they are at conceptual phase

so some of the materials are still undecided, but not the rock. The parking will have enough stalls to house 15 employees maximum and visitors. Basic Grey has plans to put in a trail system or walking trail/organic loop, with native grasses and plants of seasonal interest. It is their intention to have this office be a showcase.

Sharon Treu (931 West Northridge Road, Farmington, Utah) said she was speaking for several people in the neighborhood and they are pleased with this proposal. She is excited as a neighbor to see the specific use that is planned for this building. She is particularly happy to see the low number of employees and the small amount of traffic. She is pleased that the noise level will be low and the great effort put forth to blend with the surrounding community. She feels that all of the things that have concerned citizens in the past have been addressed and resolved with this proposal. She said that this particular plan addresses all concerns extremely well and would encourage the Planning Commission to approve this development. She expressed concern that the map may be incorrect since it does not conform with the last copy that was presented at the City Council meeting when it was approved on April 4, 2006. Out of consideration for the applicant, the City needs to provide them with a current map.

Chairman Talbot asked Sharon Treu when she refers to map if she is referring to the layout of the ground.

Sharon Treu said she is referring to the easements that were approved and the amendment to the General Plan that was approved by the City Council.

David Petersen said he will look into it.

Matt Poulsen (1732 North Main Street, Farmington, Utah) said he has no objections. He met with the people from Basic Grey and is pleased with the use and all the efforts that have been made. He agrees with Sharon Treu regarding traffic. He feels it will provide improvement in the appearance of the area. He would like to urge the Planning Commission to approve this project.

Public Hearing Closed

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

Paul Barker asked Scott Hinton if this is a specialized use, or if it would be adaptable for another professional office use.

Scott Hinton stated that the work spaces are large the way they have it laid out and there would be ample room for more employees in a cubicle style office setting, however they would

need to increase parking.

Cory Ritz asked if the old house will be demolished as part of the site improvement or if the house will be demolished when that portion of the property is developed.

Scott Hinton said they are still working with the current property owner's legal counsel to determine what will happen and when.

Andrew Hiller asked if they are anticipating any retail at this location.

Rachel Brenchley (owner) said they are not planning on using this location for retail space. They have other locations that would be more appropriate.

Chairman Talbot stated that this is a unique situation for the property since support is being shown for this project. He suggested that the developer work closely with City staff regarding the ingress and egress.

Scott Hinton pointed out it is just an office building with 12 people coming to work and reiterated that this will not be a retail building generating customer traffic.

Motion

Paul Barker moved that the Planning Commission approve the concept plan for the site, and conditional use and site plan approval for that portion of the site proposed to be developed now by the applicant, subject to all applicable Farmington City development standards and ordinances and the following:

1. The site plan and improvement drawings related to the entire site and the specific area now proposed or development, including but not limited to a grading and drainage plan and a traffic circulation plan, must be reviewed and approved by the City Engineer, Public Works, Planning, and Fire Departments, Central Davis Sewer District, Benchland Water District, the City's traffic engineer, and UDOT if necessary.
2. Upon review and approval of the site plan by the aforementioned agencies as referenced above, the site plan shall be reviewed and approved by the Planning Commission. Any conditions of the approved site plan shall also become conditions of the conditional use permit. For this review the site plan must be accompanied by:
 - a. More detailed architectural plans which show a greater indication of the materials and colors to be used. These plans shall include, among other

- things, height of structures and indicate screening of roof-based mechanical equipment, dumpsters, etc. The development shall be designed to include, as a part of the exterior facade of buildings or as architectural elements in the landscape, an element of "Farmington Rock";
- b. A detailed landscaping plan meeting the requirements of Chapter 7 of the Zoning Ordinance;
 - c. A lighting plan which shall illustrate the type and location of lighting proposed for structures, walkways, and parking lots. Lighting shall be designed, located, and directed so as to eliminate glare and minimize reflection of light into neighboring properties;
 - d. Screening as per ordinance; and
 - e. A Sign plan indicating the location, height, and appearance of signs upon the site and the effects upon parking, ingress and egress, and adjacent properties. Such signs shall be compatible with the character of the neighborhood;
3. The transportation and circulation plan shall meet the standards contained in Chapter 7 of the Zoning Ordinance. Additionally, in the future the City may restrict ingress and egress to the site to "right-in"/"right-out" movements only.
 4. The site plan shall include a table indicating the total area of the site and the percentage of that total which is occupied by structures, by parking and service areas, and by landscaping.
 5. The City and UDOT must finalize their agreement referenced in the City Council motion on June 20, 2006.
 6. A separate conditional use permit shall be required for any future building on the site beyond the first building being proposed.

Andrew Hiller seconded the motion, which passed by unanimous vote.

Findings

1. The development represents a neighborhood-scale, planned professional office development which is compatible with nearby residential areas and will promote a quiet, clean environment.

2. It appears that the proposed development may emphasize a high level of architectural and landscape excellence.
3. The development is adjacent to a collector street.
4. The proposed development creates an attractive professional office environment that complements surrounding land uses and is compatible with the Community's character.
5. It appears that this development meets the approval of the surrounding neighbors.

WOODSIDE HOMES - APPLICANT IS REQUESTING SITE PLAN APPROVAL FOR A SEMI-PRIVATE POOL AND CABANA STRUCTURE IN THE HUNTERS CREEK SUBDIVISION, PROPERTY LOCATED AT 2111 WEST SHARPSHOOTER DRIVE (870 N) IN AN AE ZONE (SP-1-07)(Agenda Item #5)

Background Information

This recreation area is intended to provide a pool and cabana for the common use of homeowners in the subdivision. The regulations regarding semi-private pools such as this in brief are:

- a. the pool must be owned and maintained by the members (in this case, the homeowners in the subdivision)
- b. The lot must be of a size to accommodate the required setbacks for the use and zone
- c. A solid wall or a fence of at least 6' in height must surround the area.
- d. there cannot be any charge made for use of the pool
- e. Under no condition may any type of retail or business operations be permitted (including the use of vending machines).

END OF PACKET MATERIAL.

David Petersen displayed the site plan and pointed out where Phase 2 and the stream channel are located. The rear setback requirement is 30 ft., however the pool does not meet this setback requirement. He recommends the Planning Commission approve the request subject to the condition set forth in the suggested motion.

Cory Davis (39 E Eagleridge Drive, North Salt Lake) stated that the pool and cabana will be a benefit for the community.

Motion

Kevin Poff moved that the Planning Commission recommend that the City Council approve the site plan with the following condition:

1. The applicants must apply for and receive an administrative variance for the rear setback requirement;

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

Findings

- It is an appropriate use for the area
- The southern property line abuts open space. Therefore, the variance to the rear setback will not effect neighboring properties because a structure cannot be built in the open space
- The pool does not infringe upon the adjacent current stream channel

PUBLIC HEARING: FARMINGTON CITY - APPLICANT IS REQUESTING APPROVAL TO AMEND THE SUBDIVISION ORDINANCE REGARDING THE TIMING OF PUBLIC IMPROVEMENTS BONDS (ZT-2-07)(AGENDA ITEM #6)

David Petersen reviewed the current improvement process. The City Manager is trying to delegate his authority and prefer that the word “Manager” be struck. If the Commission desires the suggested replacement word “City” can be changed to “Community Development Director” or “His/Her designee.”

Public Hearing

Chairman Talbot opened the meeting to a public hearing.

Public Hearing Closed

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

Chairman Talbot feels that the City should have some responsibility to give back a little to the developer who has posted a bond, which he feels is higher than most cities. He suggests that at the end of the project, the City should contact the developer and let them know their bond can be released.

Cory Ritz wants to know how much extra work the amendment will generate for City staff.

David Petersen stated that City staff sometimes sends letters to developers to notify them that their bond has been released, but he is not sure how often the letters are sent. He suggested that the bonds be reviewed on an annual basis.

Chairman Talbot stated that the City should take some responsibility in reaching the developers and notifying them when their bond can be released.

Paul Barker said best efforts on part of the City should be made to annually review the books and clear deposits and bonds.

David Petersen brought up the fact that most bonds are not with the City, they are with the developer's bank and the bank should send out notices.

Chairman Talbot pointed out it is the City that releases the bond with the developers bank.

John Bilton wondered if this is something they need to codify or is this an administrative rule the City needs to establish.

David Petersen stated the City receives eight or nine bonds a year.

John Bilton suggested that maybe the code could be written in a way that creates administrative compliance.

David Petersen had the idea of adopting a resolution.

Chairman Talbot states this is a problem in all cities.

Motion

Cory Ritz moved that the Planning Commission recommend that the City Council adopt draft ordinance chapter 12-6-170 with changes as redlined with the addition on the first paragraph that for the purposes of this section approval by the City shall refer to "Community Development Director or his/her designee." A sentence shall be added to paragraph J wherein subdividers shall agree to hold the City harmless from any liability due to release and/or timing of release of bond funds at completion of the project. (This last additional sentence to be word crafted by the City Attorney). Another sentence shall be added recommending an annual review of outstanding bonds, and best efforts by the City to notify subdivider of bonds due to be

released.

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

[**Chairman Talbot** excused 8:12]

MISCELLANEOUS

Kennels/Animal Boarding in Certain Zones

David Petersen reviewed the kennel issues. As decided in the Study Session, discussion will not occur until there is an actual proposal.

Village at Old Farm Discussion

David Petersen stated that the developers of the Village at Old Farm are ready to submit a new proposal which they would like to present to the Planning Commission. There are not civil drawings yet, but they hope to have them soon.

Dave Dixon (1047 North 100 West) displayed an overhead and showed the original plan. The new plan increased the residential portion of the project from 43 units to 71 units, which is a 60% increase in residential units. They have reduced the number of mansion style homes and moved them closer to commercial, which will allow for less density closer to the existing residential. They have increased the single family residential. All of the residential ground would be maintained by an HOA, catering to the “empty nester.” With the new plan they have addressed Old Shepard Road and continued it through and brought it into their development. They have mailed out notices to the neighbors for a meeting at the Community Center. The new plan moves commercial away from existing residential. The size of the grocery store has been reduced, leaning toward a speciality type grocery store.

Randy Hillier asked about the existing structures on the plan.

Dave Dixon stated that the two Leonard homes, one of which is historic, will remain in the ownership of the Leonards.

Randy Hiller asked about the structure near the top interchange.

Dave Dixon stated that they have asked the City to help them decide what should happen with that structure.

Kevin Poff suggested they alter the homes on Main Street to face their garages away from Main Street to keep a single family residential appearance. Another suggestion is to work on the pedestrian access into the commercial area. The way it is shown now, the pedestrian access is between two big, dark buildings which is not inviting.

John Bilton inquired about the plans of a traffic analysis or study.

Dave Dixon said they have done a traffic analysis before, but it can be updated to show the reduced numbers since retail has been reduced by 20%, traffic generated by the retail uses will also be reduced by 20%.

Billboard Regulations

David Petersen spoke regarding the proposed billboard regulation amendment on Title 10 of the State Code, which pertains to municipalities. It would allow outdoor advertising companies to move a billboard within a mile without municipalities' approval.

John Bilton stated that his message to **Greg Bell** is to stop this at Committee level.

Kevin Poff said it would be a good idea to contact all of our representatives at the Legislature and the Senate and let them know of the Planning Commission's concerns.

Motion

Kevin Poff moved that we encourage our Representatives and Senators for the City of Farmington to support any efforts to give Cities control over billboard placement and/or movement of existing and/or potentially new billboards within their boundaries.

Cory Ritz further encouraged the Mayor to submit a letter stating the City's disapproval of the billboard regulation.

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

ADJOURNMENT

Kevin Poff moved that the Planning Commission adjourn at 9:00.

*Jim Talbot, Chairman
Farmington City Planning Commission*