

FARMINGTON CITY PLANNING COMMISSION

Thursday, April 24, 2003

PLANNING COMMISSION REGULAR SESSION/WEST CONFERENCE ROOM

Present: Chairman Kent Forsgren, Cory Ritz, Cindy Roybal, Jim Talbot, Jordan White, Sid Young, City Planner David Petersen, and Deputy City Recorder Jeane Chipman. Commission Member Bart Hill was excused.

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

APPROVAL OF MINUTES

Cindy Roybal moved that the minutes of the April 10, 2003, Planning Commission Meeting be approved with corrections as noted. **Jim Talbot** seconded the motion. The Commission voted unanimously in favor. **Jordan White** abstained due to his absence during the April 10th meeting.

CLAIMS INC. REQUEST FOR FINAL PLAT APPROVAL FOR FARMINGTON GREENS PLANNED UNIT DEVELOPMENT PHASE 4 CONSISTING OF 22 LOTS ON 19.115 ACRES LOCATED APPROXIMATELY 200 SOUTH 1100 WEST IN AN AE ZONE. (S-4-02) (Agenda Item #2)

Background Information

A Special Planning Commission was called after the Economic Development Steering Committee meeting on Wednesday, April 16, at 6:30 P.M. The Planning Commission members in attendance, Kent Forsgren, Sid Young, Bart Hill, and Cory Ritz, reviewed the Claims Inc. application for final plat approval. They tabled any action pending resolution of the storm drainage issue between lots 413 and 414. Initial plans called for a pipe to convey storm water from the subdivision between these lots to the detention basin planned west of the property. The developer was unable to meet City slope standards for drainage pipes so the City Engineer allowed for a ditch instead of a pipe. Now the City has found a way to permit the pipe and meet City standards. This will involve a 12 foot wide paved driveway running the entire length of the two lots to provide a way for a city Maintenance truck to access the west end of the pipe thereby allowing the City to clean the pipe as needed. The four Planning Commission members present preferred the ditch concept as opposed to laying a pipe. This issue will hopefully be resolved at a staff meeting on Wednesday morning, April 23rd.

The Developer is required by agreement and previous City approvals to set aside approximately 24 acres of open space as part of the development plan for the entire Farmington Greens project (all 176 lots). He proposes to do that by conservation easement concurrently with

the final plat recordation of this phase. Most of this open space is directly north of the Phase 4 area. Easements for trails in this area have already been conveyed to the City.

The project master plan shows landscaped islands and entry ways for this subdivision. As part of the preliminary plat approval the Planning Commission required the developer to work through landscape issues regarding these features. In the end, the islands and entry ways were not acceptable to the Fire Department and have been removed from the plat.

The only landscape feature remaining in the subdivision is the 20' strip of land adjacent to 1100 West Street. As per the 1996 West Farmington transportation plan, the west side of 1100 West should be set-aside for equestrian use. Therefore, an equestrian path must be constructed by the developer in lieu of a sidewalk. Further it is proposed to let this trail meander in and out of the right-of-way line and the 20' strip of land. And instead of common area, let the 20 foot strip of land become part of the adjacent lots with an appropriate public access easement dedicated to the City. Maintenance of this trail, the easement area, and shoulder will be performed by adjacent property owners similar to any other situation in residential neighborhoods where there is a sidewalk instead of a trail.

END OF PACKET.

Mr. Petersen reviewed the background information. He stated Commission Members present during the special meeting held on April 16th had raised several issues. First, storm drainage on 150 South toward the planned detention basin was a concern. The City's Public Works Department wanted to have the drainage piped. The Planning Commission originally tabled the item because they preferred to have the drainage an open ditch. However, the Public Works Department explained that UPDES (environmental regulations required by the Federal Government) called for a silt settling area be located at the storm drain entrance into the detention basin. The box would need to be cleaned out from time to time. The pipe was necessary to provide for this function.

The second issue related to the horse trail on the west side of 1100 West. The subject had been reviewed in depth by staff. If the trail were to remain a multi-use trail it may need to be surfaced accordingly. In discussions with the developer a road side treatment had been negotiated. The east side would have a curb, gutter, parkstrip and 5-foot sidewalk. The west side would have a curb and gutter but the remaining shoulder area would be planted with a natural grass of the City's choosing and set aside for equestrian use. The area would be mowed by the City twice a year. Mr. Petersen suggested the City could require an extension agreement for the adjacent property owners for a sidewalk should the City ever need such.

Chairman Forsgren stated the agenda item was not a public hearing and asked the Commission members for their consideration. The Planning Commission discussed the item, including the following points:

- ▭ There was discussion regarding the best location for the clean out area. Could it

be placed in the cul-de-sac before the pipe crossed lots 413 and 414 to save the Public Works Department having to have an asphalt road between those two lots for access? It was stated that the clean out area would be somewhat unsightly and should likely not be placed in the cul-de-sac. Also, there was a possibility of having the maintenance access between lots 409 and 410 where a 20-foot public trail easement already exists.

- ↯ Maintenance of the 20' strip of land adjacent to 1100 West Street would likely become a problem in the future. It was suggested that an HOA be given responsibility for maintenance.
- ↯ It was also suggested that puncture vine along the trail will become a problem if a regular preventative program was not implemented. The cross-project trail will be heavily used especially during the school year. The trail should be constructed as soon as possible.
- ↯ Planning Commission members discussed the sediment clean out box and the possibility of standing water in the area. The water could be a safety hazard and could breed mosquitoes. The clean out box needs to be fenced and gravel drainage provided. The gravel would have to be large enough not to be vacuumed by the dredging processes.

Motion

Cory Ritz moved that the Planning Commission recommend that the City Council grant final plan approval for this application subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The developer shall comply with all conditions of preliminary plat approval, including but no limited to the following:
 - a. Prepare and submit a consistent street lighting plan.
 - b. Developer shall obtain all required permits from the U.S. Army Corps of Engineers prior to development of this phase of the project or any portion of this phase containing any wetlands.
 - c. Provide a fully executed declaration of covenants, conditions or restrictions together with open space easements and other bonds, guarantees, and easement agreements as required by the Planned Unit Development Chapter of the zoning Ordinance and/or the City Attorney.

2. A pipe shall be utilized to convey storm water between lots 413 and 414 to the detention pond at the west end of the site. The developer shall resolve issues regarding the UPDES required sediment basin after review by the City Engineer by fencing the sediment desilting basin, laying a foundation of cobble stones to aid percolation, or some other method to reduce standing water, safety problems, and mosquitoes. Maintenance access to the basin should be between Lots 409 and 410 then thence via the trail around the northwest side of the subdivision.
3. The 20' strip of land adjacent to 1100 West Street shall be dedicated back to adjacent property owners. The developer shall build up the shoulder of 1100 West, including a generous layer of topsoil, to slope away from the curb and gutter at a grade of not less than 2%. Thereafter, west of the right-of-way line the finished grade shall be constructed at a 2 to 1 slope as it blends into the adjacent building lots. The area between the curb and gutter and the west right-of-way line shall be set aside primarily for equestrian use consistent with the provisions of a transportation plan adopted for the west Farmington area. The developer shall prepare and implement a revegetation and maintenance plan acceptable to the City for this area and, after which, the developer shall maintain the area for a time period acceptable to the City to ensure the adequate growth of the plant material and the eradication of all broad leaf and foreign weeds. The long-term maintenance of this area between the back of curb and the west right-of-way line shall be the responsibility of the adjacent property owner with periodic mowing performed by the City's PublicWorks Department.
4. Improvement drawings for the subdivision, including a revegetation plan and a grading and drainage plan, shall be reviewed and approved by the Farmington City Engineer, Public Works Department, Fire Department, Weber Basin Water Conservancy District, and Central Davis County Sewer District.
5. In the event a future City Council elects to construct a sidewalk on the west side of 1100 West Street, extension agreements acceptable to the City shall be recorded on Lots 442, 401, and 402 to provide for said future sidewalk.

Jordan White seconded the motion. In discussion of the motion, Mr. Young suggested amending #2 to include language that suggested maintenance access to the catch basin should be between lots 409 and 410 then via the trail around the northwest side of the subdivision. Mr. Ritz and Mr. White concurred with the amendment. The vote was unanimous in the affirmative.

Findings

- ⌞ The developer has demonstrated a willingness to work with the City.
- ⌞ The motion provides for maintenance of the trail system through the project.

- ▮ The motion provides for an extension agreement should the City ever need sidewalks along lots 422, 401 and 402.
- ▮ Problems which could be caused by possible standing water at or near the sediment clean out box will be resolved.
- ▮ Maintenance of the land adjacent to 1100 West Street will be accomplished.

PUBLIC HEARING: FARMINGTON TRAILS COMMITTEE REQUEST FOR RECOMMENDATION TO AMEND TRAILS MASTER PLAN WHICH IS AN ELEMENT OF THE CITY'S GENERAL PLAN (Agenda Item #3)

Background Information

The Farmington City Trail Master Plan, which is an element of the City's General Plan, was adopted in 1998. Recently, the Farmington Trails Committee has further refined the Plan. That is, they have introduced better mapping and trail identification standards, more realistic alignments, legend improvements, additional trail head locations, etc. Furthermore, at least one other trail has been added to the plan "The Haight Creek Trail" in northwest Farmington.

The new and improved trails map will be presented at the Planning Commission. Members of the Trail Committee will be on hand to answer any questions.

END OF PACKET MATERIAL.

Mr. Petersen gave a general overview of the Trails Master Plan and the amendments being suggested. He asked a member of the Farmington Trails Committee, George Chipman, to give further details.

Mr. Chipman stated there were currently 30 miles of trails ready for use by the public. Those miles do not include trails on National Forest property which connect to City trails. Mr. Chipman explained several changes, corrections, and additions to the Trails Master Plan and distributed a copy of the proposed amended map.

Public Hearing

Chairman Forsgren opened the meeting to a public hearing.

Niels Plant (311 South 650 West) wanted to have the record reflect a need to have the planned public equestrian trail along the railroad tracks constructed on the east side of the road. He also stated he was in favor of the proposed trail additions and changes.

Paul Chase stated the trail map was an evolutionary product. As property is developed,

there may be a need to change the actual location of trails.

Mr. Petersen commented there may not be a need to show on the map every subdivision connection to public trails.

Mr. Ritz asked what the process would be to add new trails as needs arise.

Mr. Petersen stated the Planning Commission would hold a public hearing as the need to upgrade the Master Trail Map indicates. The Planning Commission would then recommend their suggestions to the City Council for action.

The Planning Commission and citizens discussed additions to the amended map, including the following:

1. A trail head to Trail #13 at 1525 West at about 450 South.
2. The proposed trail extending southeast along the power line utility corridor from Ranch Road and 100 North to 1525 West at approximately where Trail #13 heads west.
3. A proposed trail connecting the proposed Miller subdivision to the proposed Legacy Trail.

Public Hearing Closed

With no further comments, **Chairman Forsgren** closed the public hearing and asked the Planning Commission for their consideration. He noted comments had been favorable. He also commended the Farmington Trail Committee for their efforts on the project.

Sid Young stated the effort had been community action at its best. He asked about the Steed Creek stub trail.

Mr. Petersen said the stub was on public property but had not continued east because of the steep slope of the terrain.

Cindy Roybal asked for an explanation of the proposed Haight Creek Trail.

Mr. Petersen said the trail would be between Farmington and Kaysville in a very scenic area. Negotiations would have to be worked out with Kaysville City.

Motion

Sid Young moved that the Planning Commission recommend the City Council approve the April 2003 amended Farmington Trails Master Plan Map as presented, and the following additions:

1. A trail head to Trail #13 at 1525 West at about 450 South.
2. The proposed trail extending southeast along the power line utility corridor from Ranch Road and 100 North to 1525 West at approximately where Trail #13 heads west.
3. A proposed trail connecting the proposed Miller Subdivision to the proposed Legacy Trail.

The Master Trail Plan, including the map, is a fluid document which should be updated as needed and practical. Also included in the motion was the recommendation that the Master Trail Plan Map be added to the subdivision approval review process.

Cindy Roybal seconded the motion. In discussion of the motion, **Chairman Forsgren** suggested the map be published for the information of the citizens of Farmington. A unanimous vote was taken in support of the motion.

Findings

- ▮ The upgraded map includes corrections of previously inaccurate trail alignments.
- ▮ The amended map includes additions of trails in advantageous areas where citizens would benefit from trail access.
- ▮ The map will provide citizens with healthful recreation and ways to enjoy the City of Farmington.

KIM DUNN PLANNED UNIT DEVELOPMENT PROPOSAL (Agenda Item #4)

[Chairman Forsgren was excused at 8:10 P.M. The remainder of the meeting was conducted by Vice-Chairman Young.]

Mr. Petersen explained that the agenda item had been an application by the developer to create a planned unit development at approximately 250 East 100 North. However, when reviewing the request for addition to the agenda, Mr. Petersen discovered that the proposal was within the current moratorium area. The moratorium will not expire until August 5, 2003. He brought the item before the Planning Commission for discussion only. Two issues could be discussed: one, did the Planning Commission feel that multi-family dwellings were appropriate for the location, and two, did the Planning Commission feel that the location of the proposed subdivision on the outside edge of the original town site area justify recommendation to the City Council for a lift of the moratorium in just that area? Mr. Petersen said the multi-family dwelling proposed would not fit within the OTR zone.

The Planning Commission discussed the issues, including the following points:

- ⌞ There was a great concern regarding precedence. Several other property owners may request an early lift of the moratorium on their property in order to develop multi-family dwellings. Other property owners would feel it highly unjust if a portion of the area were to receive what they may feel is preferential treatment. The purpose of the moratorium by the City Council was to allow time for appropriate study of, among other things, the appropriateness of multi-family dwellings in the original town site area.
- ⌞ The plans for the subdivision seemed well done. Most Commission Members expressed little opposition to the plans themselves. However, there were questions as to whether or not multi-family units should be placed in the location.
- ⌞ The developer argued that the location was not really within the boundaries of the original town site and therefore should not have been within moratorium boundaries. However, Exhibit A of the moratorium ordinance did include the property.
- ⌞ Mr. Petersen was asked to review the request with the City Attorney. It was stated that if the developer did go before the City Council with an official request, it would have to be done before a public hearing.
- ⌞ If the developer were to proceed after the moratorium with single family dwellings, he would be able to have about 7 lots.
- ⌞ The Developer stated that building elevations were planned for the units to be compatible with the historical nature of the rest of the homes in the area. Each unit would be between 1500 and 2000 square feet. They would be of a quality that would hold their value.
- ⌞ Some neighbors had been contacted. No opposition had been received to this point.

Mr. Petersen stated he would schedule a meeting with Mayor Connors to review the request. He would also review the issues with the City Attorney.

CITY COUNCIL REPORT AND MISCELLANEOUS

City Council Report

Mr. Petersen reviewed the City Council meeting held April 16, 2003, including the following:

- ↯ The City Council continued the public hearing regarding consideration of amendments to the BR zone text permitting to small auto dealerships until their meeting on May 7.
- ↯ The Boyer Company received approval for vacation of portions of Clark Lane by the City for Phase 4 only.
- ↯ City Council members were favorable towards proposed amendments to the development master plan for the Farmington Ranches to allow for the Buffalo Horse Ranch.
- ↯ Roger and Emma Hinds received approval to live in a temporary mobile home while they build their home in west Farmington.
- ↯ Mr. Petersen reported a citizen had requested the services of the City Attorney regarding a personal property rights issue. The Council denied the request.

Report on Meeting with Rich Haws

Vice Chairman Young reported a meeting with Mr. Haws, UTA, members of the City Council and members of the Planning Commission. Currently, the possibility of having a rail commuter stop in Farmington looks favorable. The site would likely be at the Rich Haws commercial development site in west Farmington. Mr. Haws was hoping to have the City help with road construction as a sign of commitment from the City regarding their position about the proposed development. Mr. Haws is hoping for immediate action on defining the zoning ordinance. Mr. Haws is also hoping the City will not allow increased retail development in north Farmington because he feels it will detract from his proposed plans.

ADJOURNMENT

Cindy Roybal moved to adjourn at 9:05 P.M. **Jim Talbot** seconded the motion which passed by unanimous vote.

Kent Forsgren, Chairman
Farmington City Planning Commission