

FARMINGTON CITY PLANNING COMMISSION

Thursday, April 29, 2004

PLANNING COMMISSION REGULAR SESSION

Present: Chairman Cory Ritz, Commission Members John Montgomery, Jim Talbot, and Jordan White, City Planner David Petersen, and Deputy City Recorder Jeane Chipman. Planning Commission Member Bart Hill, Keith Klundt, and Cindy Roybal were excused.

Chairman Ritz called the meeting to order at 5:00 P.M.

PUBLIC HEARING: TODD AND MELINDA ADAMS REQUEST FOR CONDITIONAL USE AND SITE PLAN APPROVAL TO CONSTRUCT AN ATTACHED GARAGE LOCATED AT 242 NORTH 200 EAST IN AN OTR ZONE (C-3-04) (Agenda Item #1)

Mr. Petersen introduced the agenda item. He explained the ordinance restrictions and requirements for the request. The OTR zone does not allow for a garage to protrude in front of the front line of the house. He showed site plans and elevations for the homes involved in Agenda Item #1 and #2. He stated that both Agenda Items #1 and #2 could be considered under the same public hearing

Public Hearing

Chairman Ritz opened the meeting to a public hearing and invited the applicants to address the Planning Commission.

Todd Adams (242 North 200 East) stated he would like to get conditional use permit for the house as planned. The plans were consistent with most of the other homes in the surrounding neighborhood. He appreciated the time of the Planning Commission in considering the application.

Barbara Soelburg (236 North 200 East) said that she and her husband had submitted an application to build a house on the south lot of the subdivision in question. They had met all the requirements of the OTR zone.

Public Hearing Closed

With no further comments, the **Chairman** closed the public hearing. He asked the City Planner about the set backs.

Mr. Petersen stated that the set backs on the plans submitted were allowed if conditional use was granted.

Jordan White felt that the site plan and elevations for the proposed homes were nice and would add to the neighborhood.

John Montgomery asked if the OTR ordinance should be changed so that all similar homes would not require conditional use approval.

Mr. Petersen explained the reasoning behind the ordinance standards. The neighborhood committee representing the property owners of the downtown area had worked hard and wanted to preserve the nature of the area when creating the OTR zone. The restrictions were a compromise by the committee. Mr. Petersen felt it may be a good thing to take another look at the standards for permitted uses. He said he would look into adding the item to a future agenda.

Mr. Petersen recommended the approval of the application. It met the standards and goals of the OTR zone.

Chairman Ritz stated that the neighborhood committee had spent many hours working on the OTR zone. He was concerned that the standards not be too easily set aside but that they be retained in consideration of all of the previous work.

David Petersen stated that a great many homes in the area were the style of the permitted use. It was the goal of the OTR to maintain the design integrity of the downtown area. He stated that the neighborhood committee wanted to maintain the look and feel of the historic nature of the area. Because of the unlikelihood of a large number of single family building permit requests in the downtown area in the future, it may not be an urgent matter to tweak the OTR zone.

Motion

Jordan White moved that the Planning Commission grant conditional use and site plan approval to construct an attached garage located at 242 North 200 East in an OTR zone. **John Montgomery** seconded the motion, which passed by unanimous vote.

**PUBLIC HEARING: MARK AND BARBARA SOELBERG REQUEST FOR
CONDITIONAL USE AND SITE PLAN APPROVAL TO CONSTRUCT AN
ATTACHED GARAGE LOCATED AT 236 NORTH 200 EAST IN AN OTR ZONE (C-4-
04)(Agenda Item #2)**

Public Hearing

Public hearing comments for Agenda Item #2 were taken in conjunction with Agenda Item #1.

Motion

Jordan White moved that the Planning Commission grant conditional use and site plan approval to construct an attached garage located at 236 North 200 East in an OTR zone. **John Montgomery** seconded the motion, which passed by unanimous vote.

Findings

The action was in keeping with the OTR zone requirements and purposes. The application was permitted under the conditional use section of the OTR zone.

ADJOURNMENT

John Montgomery moved to adjourn at 5:20 P.M.

Cory Ritz, Chairman
Farmington City Planning Commission