

FARMINGTON CITY PLANNING COMMISSION

Thursday, May 11, 2006

PLANNING COMMISSION STUDY SESSION

Present: Chairman Jim Talbot, Commission Members Paul Barker, John, Bilton, Kevin Poff, Cory Ritz, City Planner David Petersen, and Recording Secretary Jill Hedberg.

Excused: Andrew Hiller and Rick Wyss.

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

Agenda Item #3: Jerry Preston (Public Hearing) - Applicant is requesting a recommendation regarding an alternative plan to the approved Final (PUD) Master Plan for the Rice Farms Estates PUD consisting of several lots on 33.61 acres between the Frontage Road and 200 East at approximately 750 South in an LR (PUD) zone (S-7-05):

David Petersen explained that the applicant received Final PUD Master Plan approval for the development subject to the wetlands being successfully mitigated. The Army Corp of Engineers has asked that the applicant submit an Avoidance Plan and public input regarding the wetland preservation. **Mr. Petersen** reviewed the "Suggested Alternative Motions" which were included in the Commissioner's packets.

Jerry Preston said he is not interested in owning/maintaining the wetlands if they are not improved. He asked if the City would be interested in the property.

Chairman Talbot said the developer is usually responsible for maintaining the wetlands. It is not likely that the City would be interested in owning the property.

Jerry Preston said he initially worked with an individual from the Army Corp who said the wetlands mitigation would be an "easy process." That individual has since been replaced by Amy DeFreeze who has a different perspective regarding the wetlands.

Jerry Preston said he is responsible for preparing an acceptable avoidance plan. If the wetland mitigation is not approved, he will then be responsible for providing a final hardship. He is willing to explore other options if the majority of the residents are opposed to mitigating the wetland off site.

The Planning Commission discussed the possible road configurations if the wetlands are not mitigated off site.

John Bilton said he spoke with several residents in the area who are in favor of mitigating the wetlands.

David Petersen said he received two letters from residents who are opposed to mitigating the wetlands.

Agenda Item #5: Farmington City (Public Hearing) - Applicant is requesting a recommendation regarding a proposal to amend the General (or Future) Land Use Plan map regarding property in the general vicinity of north Main Street, south Mountain Road, Northridge Road, and U.S. 89 from “Public/Private Recreation Open Space and or Parks Very Low Density” and “Low Density Residential” to “Office/Business Park” (Z-6-06):

David Petersen recommended tabling consideration of the Land Use Plan map since the text is not yet complete.

Agenda Item #6: The Cottages at Station Park development issues (discussion item only):

David Petersen said a Woodside Homes representative will be present to explain the type of homes they are proposing for their development. The public hearing is scheduled for May 25, 2006.

Agenda Item #7: Draft Professional Office Zone text (discussion item only):

David Petersen informed the Commissioners that a Bear West Consulting representative will be present to review the Professional Office Zone draft with them.

The meeting adjourned at 7:00 P.M.

PLANNING COMMISSION REGULAR SESSION

Present: Chairman Jim Talbot, Commission Members John Bilton, Kevin Poff, Cory Ritz, Paul Barker, City Planner David Petersen, and Recording Secretary Jill Hedberg.

Excused: Andrew Hiller and Rick Wyss.

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 April 27, 2006, Planning Commission Meeting. **Paul Barker** seconded the motion with changes as noted. The Commission voted unanimously in favor. Cory Ritz abstained due to his absence at the previous meeting.

CITY COUNCIL REPORT

David Petersen reported the proceedings of the City Council meeting which was held on May 3, 2006. He covered the following items:

- The City Council granted schematic plan approval for a commercial subdivision/condominium of the old K-mart site near U.S. Highway 89 and Shepard Lane.
- The City Council approved the FEMA “Conditional Letter of Map Revision F(Fill)” (CLOMR) for Farmington Ranches, Phase 8, Subdivision.

PUBLIC HEARING: RICE FARMS LLC, GLEN RICE - APPLICANT IS REQUESTING A RECOMMENDATION REGARDING AN ALTERNATIVE PLAN TO THE APPROVED FINAL (PUD) MASTER PLAN FOR THE RICE FARMS ESTATES PUD CONSISTING OF SEVERAL LOTS ON 33.61 ACRES BETWEEN THE FRONTAGE ROAD AND 200 EAST AT APPROXIMATELY 750 SOUTH IN AN LR (PUD) ZONE (S-7-05) (Agenda Item #3)

Background Information

Several weeks ago the City approved a Final (PUD) Master Plan for Rice Farms Estates subject to a number of conditions including but not limited to that the developer (or owner) must successfully mitigate the wetlands on the property. Section 4.e. of the Development Agreement states:

Wetlands as identified by Frontier Corporation exist on the Property as show on the Master Plan in Phase 4 and the easterly portion of Phase 1 thereof. The Developer has proposed that these wetlands be mitigated off-site. The Developer must provide written approval to the City from the U.S. Army Corps of Engineers accepting the delineation and mitigation plan prior to consideration by the City of the Final Plat of the easterly portion of Phase 1 and prior to receiving preliminary plat approval for Phase 4 of the Project. In the event the Corps denies the Developer’s request to mitigate wetlands, the Developer must prepare an updated Master Plan for the Project which must be reviewed and approved by the City and this Agreement must be subsequently amended.

As part of this process, the U.S. Army Corp has informed the developer that all reasonable development alternatives must be explored. Therefore, the developer has submitted

the enclosed schematic plan for review by the Planning Commission and the General Public.

END OF PACKET MATERIAL.

David Petersen passed out two letters which he received from **Todd** and **Nadine Garrett**, and **Wes Holmes**. He displayed overheads showing the Final PUD Master Plan that was previously approved and the alternative plan so the developer can receive public comment that can be submitted to the Army Corp. The applicant has received approval for Phases 1A, 2, and is close to receiving approval for Phase 3. The City was accepting of the plan because of the initial feedback that the applicant received from the Army Corp. He pointed out where the wetlands currently exist and also pointed out where wetlands previously existed that have since been mitigated. The City assumed the Army Corp would follow past precedent. If the applicant does not receive approval to mitigate the wetlands, he will try to get approval to readjust the wetlands. The Rice family needs the road connection in order to access their property. He asked that the public give input regarding the wetland issue and also asked that the Planning Commission consider whether the City is willing to take ownership of the wetlands.

As requested by **Paul Barker**, **David Petersen** explained the wetland mitigation process. He also explained that from the City's perspective, it is important that a street go through. 700 South is recommended by the City and the City's traffic engineer.

Public Hearing

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

Jerry Preston (347 East 100 North) said he represents Rice Farms, L.L.C. He said he is in favor of the original plan. The plan being discussed will eliminate six building lots and will impact the wetlands as little as possible. He is not interested in owning/maintaining the wetlands area. He suggested that the City, a Homeowners Association, or a special interest group own the property. He said the wetlands are not visible due to the thick trees and bushes.

Alan Rencher (54 East 620 South) said the area should be developed but an attempt should be made to preserve as many wetlands as possible. He is not opposed to development but is in favor of migratory birds.

David Eskelson (876 S 50 East) said he is impressed with **Mr. Preston's** proposal and his willingness to listen to the residents. The existence of wetlands and bird life is a substantial asset to those who live in the area. Off-site mitigation has the potential to satisfy the law but may degrade the quality of life for the existing residents.

Carla Eskelson (876 South 50 East) said she is in favor of preserving as many wetlands

and uplands as possible. She appreciates **Mr. Preston's** attempt to improve the plan on the resident's behalf. She said there can be up to 300 birds in the area at a given time and the bushes are a benefit to them. The wetlands help to define the quality of life in Farmington.

Gloria Rice (736 South 200 East) said the "bog" has snakes, muskrats, and mosquitoes. She said she has found snakes in her home and is concerned that the mosquitoes that are drawn to the wetlands may carry the West Nile Virus. The birds migrate to the area to eat the corn. When the corn field is developed, the birds will bypass the bog and find other locations to feed. She asked that the area be removed, as was desired by Rawl Rice who worked the farm for 84 years.

Ken Hager (865 Rice Circle) said he is impressed with what **Mr. Preston** has offered the City. He would love to have the wetlands remain if they are truly wetlands. He asked how the area adjacent to his property will be developed.

Jerry Preston said **Mr. Hager's** property will be bordered by building lots.

Sandy Hager said it would be nice to have more usable open space, such as a park. She said she is concerned about what type of lot will border her property.

Judy Rice (814 South 200 East) said she used to live on 700 South. She said she is familiar with the "bog" because her boys worked on the farm for many years. The bogs are unsafe and can trap children because the water is so thick. The area is infested with snakes and bugs. She does not want to be liable for the children in the area.

Brent Checkets (864 South Mountainside Drive) said the property brings more mosquitoes, snakes, and mice than birds. He is not in favor of preserving the small amount of wetlands since there are great bird refuges nearby where people can see the birds.

Sam Stone (12 East 620 South) was in favor of preserving as many wetlands as possible. The traffic issue should be the biggest consideration since 620 South is so busy.

David Meadows (120 East 650 South) said the bog area is small and isolated and will only attract a limited number of birds. He is in favor of developing the property so it will not attract mosquitoes.

A Farmington resident who lives adjacent to the Rice property said she moved to Farmington because she loves the open space and wildlife. She has not had problems with snakes or rats. She is opposed to the wetlands being taken away.

Public Hearing Closed

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

John Bilton said the City/Planning Commission is not interested in owning and maintaining the wetland property.

Kevin Poff said he is concerned that the area may be a danger to children since it is located in the middle of a subdivision. He questioned why the Army Corp would want to preserve this property when they have allowed the nearby properties to be mitigated. He felt the traffic issues are better solved by the first proposal.

Paul Barker said he feels strongly that the City should not take the obligation of owning or maintaining the wetlands area. He does not think a conservation group would be willing to accept the liability for the property either.

Cory Ritz agreed that the City is not interested in owning the wetlands. The most logical ownership would be a HOA. He understands both sides of the issue. He would be interested in hearing the Army Corp's position on the matter.

The Planning Commission unanimously agreed that they are opposed to the City owning the wetlands property.

Motion

Cory Ritz moved that the Planning Commission table consideration of an alternative plan until it can be demonstrated as to what extent the proposed encroachments to the wetlands as shown on said plan will compromise the integrity of the wetland area. **Kevin Poff** seconded the motion, which passed by unanimous vote.

PUBLIC HEARING: FARMINGTON CITY - APPLICANT IS REQUESTING A RECOMMENDATION FOR A ZONE CHANGE ON ALL REMAINING PROPERTY LOCATED WITHIN THE FARMINGTON RANCHES DEVELOPMENT NOT ZONED AA WEST OF THE 4218 FEET ABOVE SEA LEVEL ELEVATION LINE FROM A (OR AE) TO AA (Z-5-06) (Agenda Item #4)

Background Information

In 1993, the General Plan was updated restricting the density of development on all land west of the 4218' elevation line to one dwelling unit per five acres. However, corresponding text in the Zoning Ordinance, the AA zone, was not adopted until April of 1999. Meanwhile, the Boyer Company started the development process for the Farmington Ranches project prior to this date when all the land was zone A. The City agreed to zone all land east of 4218 line AE

(Agriculture Estates) and the Boyer Company agreed to submit a yield plan for the property as if all land west of the 4218 line was zoned AA. Both parties agreed that land below the 4218 line must be rezoned upon development of the last phase of the project. Paragraph 2 of the Development Agreement states:

That portion of the Property at or above the elevation of 4218 feet above sea level is presently zoned "AE" and that portion of the Property which is located below 4218 feet above sea level is presently zoned "A." Developer hereby agrees that, upon completion of the project, all portions of the Property not included within public rights of way, single family lots, the church site and the school site may be rezoned by the City to "AA."

END OF PACKET MATERIAL.

David Petersen displayed an overhead of the area and pointed out where Phase 8 will be located. According to the Development Agreement, all land west of the 4218' elevation line that is not in lot form shall be rezoned to AA. He pointed out which properties apply to the Development Agreement. Approximately 200 acres have been rezoned to AA. City staff recommends following the Agreement.

Public Hearing

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

Public Hearing Closed

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

Motion

Kevin Poff moved that the Planning Commission recommend that the City Council rezone all property below the elevation of 4218 feet above sea level AA pursuant to paragraph 2 of the Development Agreement or upon recordation of the last phase of the project. **Paul Barker** seconded the motion, which passed by unanimous vote.

Findings

- The rezone is consistent with the Development Agreement.

PUBLIC HEARING: FARMINGTON CITY - APPLICANT IS REQUESTING A RECOMMENDATION REGARDING A PROPOSAL TO AMEND THE GENERAL (OR FUTURE) LAND USE PLAN MAP REGARDING PROPERTY IN THE GENERAL

VICINITY OF NORTH MAIN STREET, SOUTH MOUNTAIN ROAD, NORTHRIDGE ROAD, AND U.S. 89 FROM “PUBLIC/PRIVATE RECREATION OPEN SPACE AND OR PARKS VERY LOW DENSITY” AND “LOW DENSITY RESIDENTIAL” TO “OFFICE/BUSINESS PARK” (Z-6-06) (Agenda Item #5)

Background Information

The City Council recently tabled consideration of a request to rezone the Pilcher property located 1798 North Main from LR-F to BP-F. The motion to table was made in order to allow time for a committee, established by the City Council, to draft a new office zone text and thereafter considering rezoning UDOT property northwest of the Pilcher property to the new designation. It appears that the public hearing for such a request before the Planning Commission will take place on May 25, 2006. The Mayor and City Council desire to act on the zone text change and General Plan/Rezone decision as soon as possible.

END OF PACKET MATERIAL.

David Petersen displayed an overhead of the General Plan Map. The City Council tabled the Pilcher’s request to rezone their property BP since the property does not meet the BP minimum district acreage requirement which is five acres. He explained how the City Council resolved the issue by negotiating with UDOT to combine the Pilcher property with the adjacent UDOT property to meet the district acreage requirements. The future property owner has agreed to landscape and maintain the UDOT property, as well as their own parcel. The proposal will prevent “commercial creep” since the remaining properties are less than five acres. The City Council created a committee to draft the text for a new zone which will be called the Professional Office zone. The text has not yet been finalized so he recommended that the Planning Commission table consideration of the amendment until May 25, 2006, at which time the draft text and new zone will be considered.

Public Hearing

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

Sharon Treu (931 Northridge Road) asked if it is the intent of the Planning Commission to continue the public hearing on May 25, 2006.

David Petersen said public hearings will be held on May 25, 2006, to address the rezone and the text.

Sharon Treu and **Patricia Anderson** said they would withhold their comments so long as they have the opportunity to speak at the next meeting.

Public Hearing Closed

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

Motion

Kevin Poff moved that the Planning Commission continue this item, including the public hearing, concurrently with a corresponding rezone application on May 25, 2006. **Cory Ritz** seconded the motion, which passed by unanimous vote.

Motion

Cory Ritz moved that the Planning Commission consider Agenda Item #7 before Agenda Item #6. **John Bilton** seconded the motion, which passed by unanimous vote.

THE COTTAGES AT STATION PARK DEVELOPMENT ISSUES (DISCUSSION ITEM ONLY) (Agenda Item #6)

David Petersen displayed an overhead of the project. He explained that in order to preserve the Legacy Highway North corridor, the State needs a willing property owner. Woodside Homes agreed to the corridor in exchange for increased density. The property is now zoned R-4. Woodside Homes asked that the Planning Commission consider whether they prefer the following:

- Multi-family housing in an R-4 zone (9.6 units per acre maximum), or
- Compact Single family housing in an R-4 zone (approximately 9 units per acre)

David Petersen said Woodside Homes is proposing 268 units single family units (9+ units per acre). In order to switch from multi-family housing to single family housing at the same density requirements of the underlying zone would have to be modified. The Ordinance does allow such deviations. A similar proposal was previously made for the property northwest of the old K-mart site. The City chose to allow more single-family homes rather than multi-family housing.

Thayne Smith (Woodside Homes) said the courtyard homes will be similar to patio homes but will have two stories and a rear yard. The homes will be made up of 4-packs and 6-packs that face a courtyard which will be the common space area. The units will be between 1,400 and 1,600 square feet with the option to add an additional 200 square feet over the balcony. Basements will be offered as an option. They will be similar to the Garbett Homes units but will be larger and less narrow.

Mr. Smith explained that the product is appealing to first time homeowners since the average starter home in Utah is at least \$250,000. The units are also appealing to active older couples because the master bedroom is located on the main floor.

Mr. Petersen said he was concerned that there would not be adequate green areas to counterbalance the amount of concrete. He suggested that the Planning Commission visit similar type properties in Riverton or South Jordan to view the landscaping balance. He suggested that the developer plant a row of canopy trees to “soften” the concrete on the ends.

Thayne Smith pointed out where the trees will be located. The roads will be the width of a standard public street but will be privately owned and maintained by the Home Owners Association. A sidewalk will exist on one side of the street with green space on the other side. The road was designed by Horrocks Engineers. There will be a two acre difference than was originally proposed.

Chairman Talbot said the courtyard homes will likely bring a higher profit than the town homes. He asked the size of the backyard area.

Thayne Smith said the backyards will be 12' to 15' in width. He discussed the possibility of a park being located on the property in between the corridor. Woodside Homes offered to maintain the park. He said the development will also include a tot lot. It has not yet been decided whether the wetlands will be relocated. They were initially approved for 485 units. Their preferred plan is 444 units with a 25 lot difference between the avoidance plan and the preferred plan. They would like to move forward with the PUD.

David Petersen said regardless of the wetland situation, the northern property will remain unchanged. He asked the Planning Commission members if they would prefer to hold the public hearing on both the north and south areas or if they would prefer to address the northern portion only.

The Planning Commission agreed to hold the public hearing on the northern area only. **Kevin Poff, John Bilton** and **David Petersen** agreed to visit a similar type project prior to the May 25, 2006, Planning Commission meeting.

Thayne Smith said the density will be between 9.4 and 9.5 units per acre. In either case, they will meet the Ordinance .

Chairman Talbot suggested that Woodside Homes submit a more precise proposal. The Planning Commission provided the following guidance to the developer.

1. The proposed UDOT parcel should not be used in consideration of open space and density requirements.

2. Landscaping the UDOT parcel and providing a park/playing fields until Legacy North is constructed should be a goal of UDOT, the City, and the developer.
3. Density calculations for single-family development are much different than for multiple-family development in the R-4 zone. In a PUD, the Planning Commission may forego the requirements in the underlying zone, and therefore, treat the density calculations for single family similar to multiple-family. The Planning Commission chose to withhold judgement on this until after the field trip by John Bilton, Kevin Poff, and David Petersen.
4. The developer showed different master plans based on alternative street alignments to avoid wetlands. The Planning Commission was O.K. with all options so long as proper approvals are received by the Army Corp.

DRAFT PROFESSIONAL OFFICE ZONE TEXT (DISCUSSION ITEM ONLY) (Agenda Item #7)

David Petersen passed out copies of the Professional Office text draft. He introduced **Rulon Dutson** of Bear West Consulting who served on the committee with **David Petersen, Council Member Hale, Council Member Young, Chairman Talbot,** and the City Attorney.

Chairman Talbot said the text was designed to be used for the Pilcher property, as well as other properties within the City.

Rulon Dutson of Bear West Consulting said the purpose of the zone is to be specific. They created a zone specifically for a professional office use. He said the zone should be considered for the entire City, not for a certain piece of property. The zone text requires a buffer to protect the zone from a more intense commercial use and protects residential areas from the zone. The setbacks were also adjusted dependent upon whether the area is located adjacent to a commercial zone or a residential zone. Landscaping is required for 10' of the 20' setback. The rear yard setback is 40'.

Rulon Dutson reviewed the draft with the Planning Commission.

The Planning Commission discussed page 3, lines 27 and 30. They felt the 2nd paragraph flows better than the first.

Mr. Dutson passed out pictures illustrating what types of buildings would meet the height requirement of the zone (30 feet).

Mr. Petersen said the Shipley building would be allowed in the Professional Office zone because it is approximately 23' high. The turret would not be allowed because it would exceed 30'.

David Petersen said the committee did not intend for the buildings to exceed two stories. He will provide the Planning Commission with examples of existing buildings that have comparable heights.

Rulon Dutson said flat roofs will not be allowed in the Professional Office Zone because the buildings should be compatible with residential areas. The design standard is consistent with zones in other cities that attempt to be compatible with residential character.

Kevin Poff said he was concerned that developers will decrease the roof pitch in order to meet the 30' restriction.

David Petersen illustrated how the roof lines will not be compromised by the building height requirement. The larger the building, the less slope that is required on the roof.

Chairman Talbot said the committee did not intend to consider a particular area, although some of the ideas do take the Pilcher property into consideration.

Kevin Poff asked if the minimum acreage requirement should be less than five acres if the zone is to be applied to other areas of the City.

David Petersen said the BP zone was established with a five acre district minimum so individuals with smaller properties could not construct a non-residential use in an inappropriate location.

Kevin Poff said he was concerned the minimum acreage requirement would prevent the zone from being used in other areas of the City. He suggested that the text state that the zone is to be used adjacent to other similar uses so it is not used in a residential area. He asked what other properties could be considered for the zoning that is less than five acres.

Rulon Dutson suggested that if the Professional Office zone is abutting a BP zone, the minimum size restriction could be lowered.

John Bilton said he is concerned about lowering the size requirement to less than five acres but said it would create flexibility.

The Planning Commission agreed to add language stating that the minimum size requirement is less than five acres so long as it is abutting a Residential or BP zone.

MISCELLANEOUS

David Petersen reviewed **Dana Kendrick's** request to create twin homes on lots behind a series of lots. He referred to the Dead End Street Ordinance and asked the Planning Commission to determine whether the Ordinance pertains to dwelling units or lots. He said the Fire Chief reviewed the proposal and is more concerned about the ability to turn around at the end of the dead end street than he is about the amount of lots.

Dana Kendrick Willowbend Partners, Inc. (139 East South Temple, Suite 400) said the current zoning allows for a two unit dwelling. He would like the Ordinance clarified by the Planning Commission prior to purchasing the property from **Mr. Robinson**.

Cory Ritz said the developer should consider the most appropriate access to the area. He is not in favor of twin homes or duplexes but does not think the property will accommodate four single family dwellings.

Kevin Poff said he is concerned about providing access to 200 East.

Dana Kendrick said the twin homes will be more valuable than the surrounding properties.

Chairman Talbot said the existing property owners will likely think the project is dense for the area.

Dana Kendrick said his project will be similar to the twin homes that were done by the Smoots in North Salt Lake. The units are designed for people who are downgrading the size of their home but don't want to leave their lifestyle. The homes will have less residents than a single family home since larger homes generally house 5-6 children. The community will be gated and the units will be owner occupied. The units will be priced between \$275,000 and \$325,000. The units will be between 2,800 and 3,200 square feet per side. The development will be an asset for the aging community.

Kevin Poff asked if there are similar projects in the valley.

Dana Kendrick said there is a comparable project in Cottonwood Heights. The units are priced at \$400,000 and are adjacent to \$800,000 homes. The majority of the buyers who purchased the town homes were from the adjacent neighborhood.

The Planning Commission discussed the types of homes that are located adjacent to the proposed property. There are single family homes that are worth approximately \$250,000. There are also duplexes that are worth approximately \$200,000. He said he considers a duplex

to be a rental unit and a twin home to be an owner-occupied unit.

The Planning Commission discussed whether they prefer four single family units or twin homes.

Kevin Poff said he is not opposed to the twin homes.

Paul Barker said he would likely prefer single family homes but he would like to visit the property so he can better visualize the proposal. He said the area is already made up of two different uses.

Cory Ritz said he prefers single family dwellings. He questions whether the high end twin homes will be feasible adjacent to the lower end housing.

Dana Kendrick said the buyers will likely overlook the adjacent properties if the development is gated and the twin homes are done well.

John Bilton said he is not opposed to the proposal. The Planning Commission will require that the homes are well constructed and maintained.

Chairman Talbot said he is not opposed to the twin homes but feels there may be a risk to building high priced homes near homes that are not comparable.

Dana Kendrick said the Smoot developers and Prudential Realtors visited the property. He was told that eight dwellings could be sold.

The Planning Commission took a vote. Four of the commissioners were accepting of the twin homes. One commissioner was in favor of single family homes, based on the information that was given.

Dana Kendrick said the Home Owners Association can limit the number of units that can be used as rentals.

David Petersen gave the Commissioners Planning Commission handbooks.

ADJOURNMENT

Cory Ritz moved that the Planning Commission adjourn at 9:35 P.M.

Jim Talbot, Chairman
Farmington City Planning Commission