

FARMINGTON CITY PLANNING COMMISSION

Thursday, July 14, 2005

PLANNING COMMISSION STUDY SESSION

Present: Chairman Cory Ritz, Commission Members, Annie Hedberg, Kevin Poff, Cindy Roybal, and Jim Talbot, City Planner David Petersen, and Recording Secretary Jill Hedberg. Keith Klundt was excused.

Chairman Ritz called the meeting to order at 6:40 P.M. **David Petersen** reviewed the following items:

Agenda Item #3 - Public Hearing: Garbett Homes - Applicant is requesting a recommendation for schematic plan approval for the remaining phases of Farmington Crossing PUD consisting of 361 dwelling units on 30.8 acres south of Shepard Lane adjacent to the Shepard Creek Parkway in a C zone.

David Petersen said Garbett Homes would like approval for their entire project which would not include commercial areas. The Planning Commission would need to consider whether they were willing to allow the residential area to go as far as Shepard Lane.

Agenda Item #4 - Public Hearing: Donald Mayfield - Applicant is requesting a recommendation for schematic plan approval to create a three lot subdivision on 1.46 acres located at 121 West 600 North in an OTR zone.

The applicant was requesting an additional lot but he would need to get approval from UDOT for a curb cut. The applicant would share a driveway with the adjoining property.

Cindy Roybal arrived at 6:45 P.M.

Agenda Item #5 - Dan Cook - Applicant is requesting a recommendation for final plat approval for a subdivision consisting of two lots and one parcel located at approximately 1300 West 475 South.

The applicant was requesting a lot split which would require minor plat approval.

Agenda Item #6 - Jerry Preston - Applicant is requesting a recommendation for schematic plan approval for a proposed PUD consisting of 111 lots on 32.3 acres located at approximately 50 West 700 South in the LR, A, and AE zones.

The Planning Commission tabled the applicant's request for schematic plan approval

until four modifications were made to the plan. UDOT would not allow a street which would connect 200 East and the Frontage Road due to its close proximity with the State's right-of-way.

Agenda Item #7 - Public Hearing: Utah Landquest LLC, Todd Bradford - Applicant is requesting a recommendation to rezone property located on the southwest corner of 200 East and 200 South from A to R-4, and a recommendation for schematic plan approval for a subdivision containing 20 lots related thereto.

The applicant would preserve the old Steed home and would relocate the rock home to a nearby park. He suggested the access to the development be at 200 South. The Historic Commission did not approve of the schematic plan. Mr. Petersen recommended the Planning Commission table the item so the plan could be improved.

Agenda Item #8 - Public Hearing: Farmington City - Applicant is requesting a recommendation to amend Chapter 10 of the General Plan regarding residential development.

The Planning Commission had discussed Chapter 10 at a previous meeting but they needed to determine whether 40 dwelling units per acre was acceptable.

Agenda Item #9 - Symphony Development - Applicant is requesting a recommendation to rezone 30.92 acres located at approximately 275 South 1100 West from A to AE, and a recommendation for schematic plan approval for a subdivision containing 53 lots related thereto.

The Symphony development would need to be addressed in conjunction with the PUD ordinance. The Commission members would receive a proposed draft of the PUD ordinance which would include the changes that had previously been discussed.

Agenda Item #10 - Public Hearing: Garbett Homes - Applicant is requesting conditional use and site plan approval to construct a club house located at approximately 850 North Shepard Creek Parkway in a C zone.

The applicant did not submit a rendering of the club house since it had been submitted with the first phase material. The applicant's sales office would be in the club house so there would not be a temporary use permit needed.

Agenda Item #12 - Joseph Jardine - Applicant is requesting conditional use and site plan approval to establish a ground sign at 57 North Main in a BR zone.

Mr. Jardine asked for a two week delay in order to gather additional UDOT information.

Agenda Item #13 - JMR Land & Development, Rainey Homes - Applicant is requesting a recommendation for a zone designation and schematic plan approval for a proposed development in conjunction with the proposed annexation of 12.9637 acres of property located between 200 East and the Frontage Road, north of Lund Lane.

The City Council discussed the item at a public hearing and tabled the item until the Planning Commission submitted a schematic plan recommendation. Rainey Homes said they would be willing to preserve the old home and the trees.

Agenda Item #14 - Farmington City - Applicant is requesting a recommendation to amend Chapter 27 of the Zoning Ordinance regarding Planned Unit Developments.

Mr. Petersen passed out the proposed PUD chapter changes.

Agenda Item #15 - Hillside Master Plan Discussion.

The item was included for the Planning Commission's review.

Agenda Item #16 - Farmington Greens Master Plan Revision.

The applicant was requesting approval to develop additional town homes in order to accommodate a church site.

The study session adjourned at 7:00 P.M.

PLANNING COMMISSION REGULAR SESSION

Present: Chairman Cory Ritz, Commission Members Annie Hedberg, Kevin Poff, Cindy Roybal, and Jim Talbot, City Planner David Petersen, and Recording Secretary Jill Hedberg. Keith Klundt was excused.

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

APPROVAL OF MINUTES

Kevin Poff moved that the Planning Commission approve the minutes of the June 23, 2005, Planning Commission Meeting. **Annie Hedberg** seconded the motion with changes as noted. The Commission voted unanimously in favor.

CITY COUNCIL REPORT (Agenda Item #2)

David Petersen reported the proceedings of the City Council meeting which was held on July 6, 2005. He covered the following items:

- The City Council tabled the Glover annexation until schematic plan approval was received from the Planning Commission.
- The City Council tabled the Judd's request for a 3 lot subdivision until the City Council was able create a subcommittee to further study the alternatives for the area.
- The City Council denied the Schematic Plan approval and the psi waiver for Phase II of the Hughes Farm development.
- The City Council adopted an Ordinance authorizing the Mayor to vacate a portion of Hidden Meadows Subdivision lots incorporating the combined number of lots into a new lot configuration.
- The City Council did not review the Silverwood Subdivision Reimbursement Agreement or the Amendments to McKittrick/Hunter's Creek Reimbursement because the information was not prepared.
- The City Council adopted a Resolution Adopting a Trails Review Process Check List for Development within Farmington City.

Motion

Cindy Roybal moved that the Planning Commission combine the Garbett Homes agenda items #3, #11 and #12 to be heard concurrently at 8:30 P.M. so the President of the Homeowners Association could be in attendance. **Annie Hedberg** seconded the motion, which passed by unanimous vote.

PUBLIC HEARING: DONALD MAYFIELD - APPLICANT IS REQUESTING A RECOMMENDATION FOR SCHEMATIC PLAN APPROVAL TO CREATE A THREE LOT SUBDIVISION ON 1.46 ACRES LOCATED AT 121 WEST 600 NORTH IN AN OTR ZONE (S-12-05) (Agenda Item #4)

Background Information

Presently, two homes exist on the subject property, and there is easily enough space to create another lot between the two homes for a third single family home. However, it is a State right-of-way, and UDOT has rules and regulations regarding ingress and egress from their right-

of-way. It is suggested that the Planning Commission recommend that the City Council approve the schematic plan with the conditions as outlined.

END OF PACKET MATERIAL.

David Petersen displayed a vicinity map. The applicant had received approval to position two homes on one lot and was now requesting that a third lot be located on the same parcel. The City Staff recommended granting Schematic Plan approval but opposed an additional curb cut on 600 North. They recommended the driveway be shared by the adjoining property owners.

Public Hearing

Chairman Ritz opened the meeting to a public hearing.

Wayne Kartchner (396 North 200 East) read written comments which he had previously submitted to the City. He wished to purchase the property and restore the old house which had belonged to his friend who was deceased.

Karen Davis (180 West 600 North) said she was in favor of Mr. Kartchner restoring the old home. The lot was large and she did not think another driveway would be necessary.

George Dehaan (510 West 200 East) said he had the property listed. A UDOT representative had informed him that an additional driveway would not be allowed since there was a 200' driveway separation requirement. The property could be accessed from the existing 20' driveway. He would like to see the property developed and restored.

Joe Judd (108 West 600 North) said he agreed with the previous residents regarding the driveway issues.

Public Hearing Closed

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

David Petersen said there would have to be a reciprocal access easement in order for the driveway to be widened.

Mr. Kartchner suggested widening the existing driveway to 30 feet.

Kevin Poff recommended limiting access to 600 North.

David Petersen said the traffic engineer would need to review the driveway width issue. The zoning ordinance stated a driveway accommodating a 3-car garage could not be wider than 30 feet, and this has usually been interpreted to mean at the curb cut.

Motion

Jim Talbot moved that the Planning Commission recommend that the City Council grant schematic plan approval as requested subject to all applicable Farmington City development standards and ordinances. **Cindy Roybal** seconded the motion, which passed by unanimous vote.

Findings

- The neighborhood was supportive of the schematic plan.
- A portion of Farmington’s history would be preserved.

DAN COOK - APPLICANT IS REQUESTING A RECOMMENDATION FOR FINAL PLAT APPROVAL FOR A SUBDIVISION CONSISTING OF TWO (2) LOTS AND ONE (1) PARCEL LOCATED AT APPROXIMATELY 1300 WEST 475 SOUTH (S-2-05) (Agenda Item #5)

David Petersen displayed the final plat and said the schematic plan had not been altered. The City Staff recommended the approval of the final plat.

Motion

Cindy Roybal moved that the Planning Commission recommend the City Council approve the final plat for the requested subdivision subject to the conditions of schematic plan approval. **Annie Hedberg** seconded the motion, which passed by unanimous vote.

Findings

- The plan had been previously approved in concept.
- The plan would blend with the existing neighborhood.

JERRY PRESTON - APPLICANT IS REQUESTING A RECOMMENDATION FOR SCHEMATIC PLAN APPROVAL FOR A PROPOSED PUD CONSISTING OF 111 LOTS ON 32.3 ACRES LOCATED AT APPROXIMATELY 50 WEST 700 SOUTH IN THE LR, A, AND AE ZONES (S-7-05) (Agenda Item #6)

Background Information

The Planning Commission last reviewed this agenda item on May 26, 2005, but tabled a recommendation for schematic plan approval until the developer resolved the issues set forth in the letter enclosed in the Planning Commission packet dated June 9, 2005. The developer prepared an acceptable yield plan. However, the outside boundaries of the yield plan do not match the outside boundaries of the schematic plan. This discrepancy must be resolved. The applicant also suggests that 700 South Street should provide an adequate east to west connection to the Frontage Road even though a north-south jog exists (approximately two lots in width) at West Holly Avenue. The developer states that UDOT will discourage another road connection onto 200 East that close to the 700 South Street intersection. Preliminary Development Plan approval as set forth in Chapter 27 of the Zoning Ordinance should be considered concurrently with the rezone of the property to LR-PUD. However, preliminary plat cannot be considered until the property is rezoned. Thus far, no wetland information has been provided by the applicant to the City.

END OF PACKET MATERIAL.

David Petersen displayed the Vicinity Plan and referred to the Yield Plan which was included in the packet. 101 lots could be developed on the acreage under the Yield Plan. The applicant was requesting a 10% bonus. **Mr. Petersen** referred to the letter he had addressed to Mr. Preston which was dated June 9, 2005. He discussed the following conditions of the letter which needed to be addressed:

1. *A Yield Plan acceptable to Farmington City.* The condition had been met.
2. *A Wetland Mitigation Plan that meets U.S. Army Corps requirements.* The applicant was still resolving the wetland mitigation plan but the City was confident that approval would likely be granted since other nearby properties had received approval to mitigate wetlands. The applicant requested that preliminary plat approval be granted in sections as the wetland issues were resolved.
3. *Provide an east to west important local street connection from 200 East directly to the Frontage Road.* It appears that a road connecting 200 East directly to the Frontage Road was not possible. City Staff recommended an alternative road which would provide access. He did not recommend a straight through road because it would not create traffic calming. The open space would be at the base of the P.U.D. and would be off center if the road were relocated.
4. *The property must be rezoned to LR-PUD concurrently with Preliminary Development Plan approval and Preliminary Plat approval subject to standards*

set forth in Chapter 27 of the Zoning Ordinance. The applicant was pursuing a rezone which would coincide with the Preliminary Development Plan approval with applying for the rezone request.

David Petersen discussed the motion alternatives. He suggested receiving approval from Horrocks Engineers regarding the road issue. City Staff recommended approving the Schematic Plan.

Jim Talbot said he was concerned about setting a precedent if the wetland requirements were not upheld. He suggested additional access be included in the development so there would not be excessive traffic in the neighborhood.

David Petersen said if the development were allowed to proceed in segments and if the mitigation were not passed, a “bottle neck” would be created near the dead end portion of the road.

Cindy Roybal recommended that the road include traffic calming techniques. She suggested the road issue be resolved so the burden would not be placed on another property owner if the mitigation were not approved.

David Petersen said the development was well done because the applicant was not requesting the maximum density bonus and was positioning the smaller homes along the Frontage Road near the open space.

Motion

Kevin Poff moved that the Planning Commission recommend the City Council approve the final plat for the requested subdivision subject to the conditions of schematic plan approval

1. The applicant must prepare a wetland mitigation plan that meets U.S. Army Corp requirements and/or receive a permit from the Corp to fill wetlands now located on the property.
2. The developer’s proposed east to west important local street connection from 200 East directly to the Frontage Road must receive a positive recommendation from the City’s traffic engineer regarding its compatibility with the Master Transportation Plan.
3. The property must be rezoned to LR-PUD concurrently with preliminary Development plan approval but prior to preliminary plat approval subject to standards set forth in Chapter 27 of the Zoning Ordinance.

Annie Hedberg seconded the motion, which passed by unanimous vote.

Findings

- The development was consistent with other developments in the area.
- The applicant included generous lot sizes.

PUBLIC HEARING: UTAH LANDQUEST LLC, TODD BRADFORD - APPLICANT IS REQUESTING A RECOMMENDATION TO REZONE PROPERTY LOCATED ON THE SOUTHWEST CORNER OF 200 EAST AND 200 SOUTH FROM A TO R-4, AND A RECOMMENDATION FOR SCHEMATIC PLAN APPROVAL FOR A SUBDIVISION CONTAINING 20 LOTS RELATED THERE (Z-4-05) (Agenda Item #7)

Background Information

The applicant should be commended for his efforts to preserve the old Steed home and the historic rock building on the subject property. The project is located in an RDA, and the applicant proposes that a portion of adjacent City property should be developed in conjunction with the development of the Popp property. City management and Utah Landquest, LLC, should work closely together to ensure the best possible Development of the property.

It is not necessary for the developer to provide a concept or schematic plan in order for the Planning Commission to offer a recommendation to the City Council regarding a rezone request. On the other hand, the Planning Commission may continue to ask for information from the applicant until they feel comfortable making a rezone recommendation, for or against, to City Council.

The proposed rezone request presents a number of competing interests to the Planning Commission, and therefore, it becomes imperative for the City and the developer to work together to ensure the best possible project. For instance, the property is master planned for low-density residential uses but the eastern half of the parcel is zoned R-4. It is recommended that City Staff meet with the developer to prepare a concept plan for consideration by the Planning Commission.

END OF PACKET MATERIAL.

David Petersen displayed the Vicinity Map. The property was 2.38 acres in size. The eastern portion was zoned R-4. They applicant was requesting that the other portion be zoned R-4 as well. The schematic plan included the preservation of the Steed home but did not include the cinder block addition. The applicant proposed that 3 of the 19 lots be placed where the City Administrative Offices were located. The City Council had not taken a position regarding the

item. The development was compared to the Farmington Station which had 14 units on 1.7 acres. Mr. Bradford's development would have 19 units on 2.3875 acres but would not have attached units. The applicant suggested in order to preserve the rock home that it be moved to Woodland Park. It was built in the 1850's and was one of the oldest structures in the State. City Staff felt the schematic plan had been well done but suggested the item be tabled until certain items were addressed and the public comments could be considered.

Public Hearing

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

Ronald Smith (258 East 13275 South, Draper) said he was a representative of Utah Landquest. He said the restoration of the old homes would be very costly. The parking area and the amenities could be included. The development was an RDA project that would bring money to Farmington City. The development would include two story homes with full basements. It would be an empty-nester project that would have a Homeowners Association to maintain the landscaping. Empty-nester communities generate ½ the traffic of a normal subdivision and would not require additional schools, yet money would still be generated in the area.

Kent Nichol (South Jordan) said he was a custom home builder who had developed several empty-nester projects. The homes in the development would start at approximately \$250,000. Ron Mortensen, a restoration specialist, would remove the porch area and the cinder block and would restore the interior. The home would likely remain residential. It was proposed that the rock house be moved to Woodland Park where it could be viewed by the public. Mr. Nichols said they needed to develop as many lots as possible in order to make up for the costly restoration.

John Cox (153 East 200 South, Suite 3) said he was the Vice President of the Homeowner's Association for Farmington Station. He requested that the proposed development be required to have high standards like Farmington Station.

Garff Cannon (235 South 200 East) said he lived east of the proposed development. He was pleased with the proposed schematic plan. He was concerned there would be increased traffic since there were already several multiple-family housing projects in the area. He questioned if the City Staff would require that the structures be maintained. He asked that protective covenants be applied so the area could maintain its high standards.

Gary Litster (112 East 200 South) suggested that the traffic impact be minimal. He questioned how many units would be in the development.

David Petersen said there would be 19 units including the Steed home. He said he had received a letter from Mr. Bishop who strongly opposed the development since the area was primarily single-family homes. He was concerned about the increased traffic and its negative impact on the high number of school children in the area.

Public Hearing Closed

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

David Petersen said he and the City Engineer had met with the developers and made the following recommendations:

- They recommended that additional space be included around the historic home.
- They recommended that the road not access 200 East since excessive fill would be required which would cause additional damage to the site. They recommended that access be on 200 South.
- They requested bridge drawings be submitted.
- They were unsure whether the rock home should be relocated. They would like the home to remain in its original setting if the road were rerouted to the west.

Chairman Ritz questioned if there had been an evaluation to determine whether the rock home could be safely relocated.

Kent Nichol said an engineer could relocate the home if it were secured by chicken wire.

Ronald Smith said he served on the Draper Historic Committee and had been involved with several successful historic home relocations, including Gardner Mill. The relocation of the rock home would be a challenge but it would work.

Cindy Roybal asked if the development would be limited to empty-nester type residents.

Ronald Smith said the development's CC&Rs would require that residents be 55 and older. There would not be children allowed so there would be less traffic.

Cindy Roybal asked if the area was currently Master Planned for low-density housing.

David Petersen said the City parcel was master planned for open space. The stream was diverted many years ago so it had a limited flow. He said in the summer the majority of Steed Creek was syphoned by secondary water.

Cindy Roybal asked **Mr. Petersen** for his recommendation regarding the proposed development.

David Petersen said the low density issue and the historic issues needed to be considered before a recommendation could be made.

Kevin Poff said he supported the restoration of the old homes. He said the 200 South access would be preferable. He questioned whether there could be access to Woodland Park from the south if a second access were required.

David Petersen said the developer did not want the homes bordering a parking lot. A gate could be provided to allow access for emergency vehicles. The well house would remain in it's present location.

Kevin Poff said the existing building was used by the Arts Council so a replacement would be needed if the building were demolished. He questioned whether restrooms could be constructed in Woodland Park near the amphitheater.

David Petersen described the sewer issues that would need to be addressed if restrooms were to be added to the Park.

Ronald Smith said it had been proposed that the City utilize the old home as an Art Center.

Annie Hedberg suggested the item be tabled until the Planning Commission could review the elevations and a more legible schematic plan.

It was agreed that the City Council should submit preliminary feedback since the proposed development was a City/private venture.

Motion

Annie Hedberg moved that the Planning Commission table the rezoning request for the property located on the southwest corner of 200 East and 200 South until the City Council submitted preliminary feedback regarding development of a portion of city property. **Kevin Poff** seconded the motion, which passed by unanimous vote.

Motion

Jim Talbot moved that the Planning Commission address Agenda Items 3, 10 and 11. **Annie Hedberg** seconded the motion, which passed by unanimous vote.

PUBLIC HEARING: GARBETT HOMES - APPLICANT IS REQUESTING A RECOMMENDATION FOR SCHEMATIC PLAN APPROVAL FOR THE REMAINING PHASES OF FARMINGTON CROSSING PUD CONSISTING OF 361 DWELLING UNITS ON 30.8 ACRES SOUTH OF SHEPARD LANE ADJACENT TO THE SHEPARD CREEK PARKWAY IN A C ZONE (S-14-05) (Agenda Item #3)

Background Information

Garbett Homes is now constructing their first phase of Farmington Crossing which consists of 156 lots on 11.74 acres. The area is master planned Commercial Mixed Use. Prior to granting approval for Phase 1, the City had not yet adopted the Commercial Mixed Use text. Therefore, in rezoning the property, the City approved the following text as part of the zone change ordinance.

“The zoning amendment approved in Section 1 above is subject to the property owner of the property described in Exhibit “A” agreeing in writing with the City that in the event the property is hereafter proposed for rezone to CMU that the owner will immediately petition to the City to have the subject property in Exhibit “A” rezoned to the CMU zone and will not object to or oppose rezoning the property to CMU after creation of that zone district by the City.”

Now the applicant is requesting approval for the remaining phases of the Farmington Crossing Planned Unit Development. As part of this approval, the Planning Commission should recommend that the City Council rezone the area to Commercial Mixed Use.

The proposed northerly phase of Farmington Crossing includes property adjacent to Shepard Lane west and south of the Maverik store. The General Plan calls for general commercial uses in this area. Meanwhile, the proposed planned unit development is a commercial mixed use. This issue should be resolved by the Planning Commission.

END OF PACKET MATERIAL.

David Petersen displayed the Vicinity Map. He said the applicant was requesting schematic plan approval for the remaining phases of the development since the pre-sales had been successful. The Planning Commission needed to consider whether residential areas should be allowed adjacent to Shepard Lane since the area was master planned for General Commercial uses. The area zoning would be changed to CMU, at which time the development would be in compliance. The applicant was proposing 156 units on the middle portion of the development which would be 13.2 units per acre. There would be a total of 361 new units on the entire piece. **Mr. Petersen** discussed the motion alternatives.

Public Hearing

Chairman Ritz opened the meeting to a public hearing.

Noel Balstead (Garbett Homes) said they had to address the Planning Commission earlier than planned due to the pre-sales success. The development would be residential on both the north and south phases.

Tyler Kirk (Architect for Garbett Homes) said the southern portion of the development would be 11.3 units per acre. The building type would be similar to the those of the first phase. The northern portion would be 11.6 units per acre. The appearance of the dwellings would be similar to those of the first phase but would include detached town homes, faux mansion homes which would be approximately 1,200-1,600 square feet per unit, and live/work homes which would include additional parking accommodations. He reviewed the amenities proposed for the South, Central, and North Neighborhoods.

Jacob Balstead (Salesman for Garbett Homes) said the development sold over half of the 156 available units. He said the base price for the development was \$135,000-\$195,000.

Merry Dean (958 North Shetland Lane) said she was the President of the Shepard Creek Condo Association. She was pleased with the proposed development, although she still had traffic concerns and suggested that restaurants be included.

David Petersen said that another model should be run for the roundabout proposed for Shepard Lane should be remodeled to include the numbers that would be generated from the Garbett development.

Kevin Needham (1039 West Turnberry Circle) said he was concerned about the traffic and school situation due to the high number of homes being proposed. He felt some of the area near Shepard Lane should be utilized as commercial space.

Robb Hastle (1068 West Turnbury Circle) said he was pleased with the developments design and style. He questioned how the area near the Credit Union would be utilized.

David Petersen said the area was zoned R-4. By development agreement it was intended to be used for non-residential uses such as offices.

Robb Hastle said it would be more natural to have commercial along Shepard Lane since there were already commercial areas.

Noel Balstead said the development included traffic calming measures to eliminate “cut

through” traffic from Highway 89.

Public Hearing Closed

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

Kevin Poff said he was concerned about the parking ratio for visitors. The ratio for guest parking on the proposed phases was vastly lower than the first phase. He suggested parking stalls be added near the park areas.

Noel Balstead said he would review the guest parking ratios.

Cindy Roybal questioned why the sales agent was no longer listing the commercial area on Shepard Lane.

Noel Balstead said Mr. Buie was not able to bring commercial tenants to the area because they were interested in other areas.

Cindy Roybal said commercial use seemed more appropriate for the Shepard Lane area. She said the school issues should be addressed due to the high volume of multi-family uses in the area.

Noel Balstead said most of the buyers were young professionals who would likely have children and outgrow the smaller homes.

The Planning Commission discussed the possibility of Garbett Homes selling a portion of his property to be developed commercially.

Mr. Petersen said the perimeter trail needed to be extended to Shepard Lane.

Noel Balstead said an agreement had been made that a 10' trail would travel around the wetlands and Rose Cove and would tie into the park. He said the County had informed him that a portion of the property would be irrigated but the lower portion would remain in its natural state.

The Planning Commission discussed the possibility of providing a pedestrian bridge to provide pedestrian safety near the development and the roundabout.

Jim Talbot said he was concerned about eliminating the mixed use in the area.

Noel Balstead said the property had been rezoned to allow 14 units per acre.

Cindy Roybal suggested the Planning Commission consider the matter further before making a decision. She said she would also like to explore the commercial aspect further.

Some members of the Planning Commission agreed that commercial development would likely not occur in the area.

Motion

Jim Talbot moved that the Planning Commission recommend that the City Council grant schematic plan approval for the southern phase of the Farmington Crossing P.U.D. but table a recommendation for the northern phase. The southern phase would be subject to all applicable Farmington City Development standards and ordinances and the following:

1. The density for the development shall not exceed 14 units per acre.
2. All units shall be limited to “for sale” or “owner-occupied” dwelling units. No rental dwelling units shall be permitted.
3. All phases of Farmington Crossing, including Phase 1, must be rezoned to CMU.

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

Findings

- The southern phase is similar to the first phase.
- The homes would be owner-occupied.

PUBLIC HEARING: GARBETT HOMES - APPLICANT IS REQUESTING CONDITIONAL USE AND SITE PLAN APPROVAL TO CONSTRUCT A CLUB HOUSE LOCATED AT APPROXIMATELY 850 NORTH SHEPARD CREEK PARKWAY IN A C ZONE (C-11-05) (Agenda Item #10)

Background Information

Thus far all that has been received from the applicant is conceptual drawings of the clubhouse location, but there has been no specific site plan submitted which meets the standards of the ordinance. The applicant may apply for a building permit, but a building permit cannot be issued until the Conditional Use Permit is issued. And the Conditional Use Permit cannot be issued until the Planning Commission approves the final site plan for the project.

The applicant also submitted a temporary use application for a sales office/HOA management office in the community clubhouse. Upon further review of the ordinance, it is determined that this temporary use permit is not necessary. Such a permit is only required when a sales office is part of a model home or is a temporary structure located on the site for a Development project which serves as a temporary business office while a permanent office is under construction on the site.

END OF PACKET MATERIAL.

David Petersen said the applicant had submitted a club house site plan while making applications for the first phase. He recommended the Planning Commission grant approval for the proposed clubhouse.

Public Hearing

Chairman Ritz opened the meeting to a public hearing.

Noel Balstead displayed the clubhouse elevations and said they were anxious to begin construction.

Public Hearing Closed

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

Motion

Kevin Poff moved that the Planning Commission grant conditional use approval for the proposed clubhouse, which may also accommodate a sales office/HOA management office, subject to all applicable Farmington Development standards and ordinances and the following conditions:

The applicant shall meet all requirements of site plan review set forth in Chapter 7 of the Zoning Ordinance. The Planning Commission must review and approve the final site plan for the proposed use, and any such approval (or conditions of such approval) shall be a condition of the Conditional Use Permit. This review and approval process may be done concurrently with the building permit process, but in no such event shall the City issue the building permit prior to the issuance of the Conditional Use Permit. **Annie Hedberg** seconded the motion, which passed by unanimous vote.

Findings

- The clubhouse is a critical element of the project.
- The club house was well designed.
- The clubhouse was an improved open space and would be essential to maintaining the density ratio.

PUBLIC HEARING: GARBETT HOMES - APPLICANT IS REQUESTING CONDITIONAL USE APPROVAL TO ESTABLISH A TEMPORARY SALES OFFICE IN A CLUB HOUSE LOCATED AT APPROXIMATELY 850 NORTH SHEPARD CREEK PARKWAY IN A C ZONE (TU-5-05) (Agenda Item #11)

David Petersen said conditional use approval was not necessary since the sales office would be located in the clubhouse.

Motion

The item died for lack of a motion.

PUBLIC HEARING: FARMINGTON CITY - APPLICANT IS REQUESTING A RECOMMENDATION TO AMEND CHAPTER 10 OF THE GENERAL PLAN REGARDING RESIDENTIAL DEVELOPMENT (MP-4-05) (Agenda Item #8)

Chairman Ritz opened the meeting to a public hearing. No comments were received, so the public hearing was closed.

David Petersen said the Planning Commission had previously reviewed Chapter 10 of the General Plan and had been concerned regarding the units per acre.

Jim Carter said during the previous discussion, the Planning Commission had concerns about the density and whether retail space would exist on the main level. He outlined the definitions of the residential density categories which included the following:

Rural Residential:	<1 du/acre
Very Low Density Residential:	1-4 du/acre
Low Density Residential:	4-8 du/acre
Medium Density Residential:	8-12 du/acre
Medium High Density Residential:	12-25 du/acre
High Density Residential:	25-50 du/acre
Urban Residential:	50-100+ du/acre

Slides were shown illustrating examples of the different types of density and the living environments that had been created.

Cindy Roybal said she was in favor of the density being proposed near the commuter rail and said she would not be opposed to the buildings being made taller with higher density.

Jim Carter said the TOD zone would be appropriate for the site being discussed.

The Planning Commission members discussed whether the text should say 10-40 du/acre or 10+ du/acre and suggested the numbers included in the TOD ordinance be re-evaluated.

Jim Talbot stated that Farmington was not a large metropolitan area like the slides that were shown. He said Farmington had little area left to be developed.

David Petersen said it needed to be determined where the core area was so other areas would not be assumed high density.

Motion

Cindy Roybal moved that the Planning Commission recommend the City Council approve the final draft of Chapter 10 of the General Plan with the density being changed to 10+ dwelling units/acre within the core area of the TOD zone.

Jim Carter said he recommended 10+ dwelling units per acre since a zone text amendment would be required to change the zoning.

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

Findings

- Chapter 10 would support the TOD zone without requiring major alterations.

Motion

Jim Talbot moved that the Planning Commission continue past 10:00 P.M. **Kevin Poff** seconded the motion, which passed by unanimous vote.

Motion

Kevin Poff moved that the Planning Commission address Agenda Item #14. **Cindy Roybal** seconded the motion, which passed by unanimous vote.

FARMINGTON CITY - APPLICANT IS REQUESTING A RECOMMENDATION TO AMEND CHAPTER 27 OF THE ZONING ORDINANCE REGARDING PLANNED

UNIT DEVELOPMENTS (ZT-4-99) (Agenda Item #14)

Background Information

The Planning Commission last reviewed this item at a public hearing on June 23, 2005. It is proposed that the Planning Commission recommend that the City Council approve the enclosed draft along with the following:

Section 11-27-120(c) shall read as follows:

(c) The base density of the Planned Unit Development shall be determined by the development of a yield plan as defined in Section 11-2-020(86) of this Ordinance applying Subdivision Yield Plan Dimension Standards set forth in Chapter 12 and related requirements of the underlying zone.

The table is Section 11-27-120(i) (1) was also redrafted.

David Petersen reviewed the alterations that had been made to the P.U.D. ordinance since the previous meeting. The changes to the draft did not alter the way the ordinance had been written. He recommended the Planning Commission recommend the P.U.D. ordinance with the proposed changes to the City Council for their consideration.

Motion

Kevin Poff moved that the Planning Commission recommend that the City Council approve the enclosed draft ordinance with the amendments that had been discussed. **Jim Talbot** seconded the motion, which passed by unanimous vote.

SYMPHONY DEVELOPMENT - APPLICANT IS REQUESTING A RECOMMENDATION TO REZONE 30.92 ACRES LOCATED AT APPROXIMATELY 275 SOUTH 1100 WEST FROM A TO AE, AND A RECOMMENDATION FOR SCHEMATIC PLAN APPROVAL FOR A SUBDIVISION CONTAINING 53 LOTS RELATED THERETO (Z-3-04) (Agenda Item #9)

Background Information

This agenda item was reviewed on June 23, 2005, and subsequently tabled for reasons outlined in the letter to Tony Coombs dated June 27, 2005. Proposed amendments to Chapter 27 are included in a later item on the Commission's July 14, 2005, agenda.

END OF PACKET MATERIAL.

David Petersen said the Planning Commission had reviewed the application of Symphony Homes at a previous meeting but they felt the P.U.D. ordinance needed to be addressed before a decision could be made.

Kevin Poff asked if the trail would be located in the development.

David Petersen said there would be a trail and the developer would provide a connection.

Motion

Kevin Poff moved that the Planning Commission recommend that the City Council approve the schematic plan but withhold the property zoning until the developer complies with the standards set forth in Chapter 27 (Planned Unit Development) of the Zoning Ordinance with amendments as recommended by the Planning Commission. The applicant must also show a trail connection on the schematic plan as recommended by City staff. **Cindy Roybal** seconded the motion, which passed by unanimous vote.

Findings:

- The Symphony Development will be in compliance with the Planned Unit Development ordinance.

JOSEPH JARDINE - APPLICANT IS REQUESTING CONDITIONAL USE AND SITE PLAN APPROVAL TO ESTABLISH A GROUND SIGN AT 57 NORTH MAIN IN A BR ZONE (C-9-05) (Agenda Item #12)

The applicant requested that the item be addressed at a later date.

Kevin Poff moved that the Planning Commission continue the item at a subsequent meeting. **Annie Hedberg** seconded the motion, which passed by unanimous vote.

JMR LAND & DEVELOPMENT, RAINEY HOMES - APPLICANT IS REQUESTING A RECOMMENDATION FOR A ZONE DESIGNATION AND SCHEMATIC PLAN APPROVAL FOR A PROPOSED DEVELOPMENT IN CONJUNCTION WITH THE PROPOSED ANNEXATION OF 12.9637 ACRES OF PROPERTY LOCATED BETWEEN 200 EAST AND THE FRONTAGE ROAD, NORTH OF LUND LANE (A-2-05) (Agenda Item #13)

Background Information

The City Council reviewed the annexation petition at a public hearing on July 6, 2005.

They tabled action until a recommendation is received from the Planning Commission regarding the zone designation and schematic plan. It appears Rainey Homes desires to preserve the historic Glover home.

END OF PACKET MATERIAL.

David Petersen said at the request of the Planning Commission, Rainey Homes had agreed to maintain and preserve the historic homes and trees. He recommended the Planning Commission approve the schematic plan and the LR zone designation.

Jim Talbot said he did not want to force the preservation of the old home if it did not fit the character of the development.

Chairman Ritz said developers should be responsible for preserving the historic homes.

The Planning Commission discussed the advantages and disadvantages of preserving the old Glover home.

Motion

Kevin Poff moved that the Planning Commission recommend the City Council zone the subject property LR and approve the schematic plan related thereto, subject to all applicable Farmington development standards and ordinances and the following:

1. Provide a trail or stub trail connection to the open space area north of the project on the Rice property.
2. Preserve the old historic Glover home and incorporate it as part of the proposed development.

Jim Talbot seconded the motion, which passed by unanimous vote.

Findings

- The schematic plan accommodated historic homes, trees, and a trail.
- The plan was in keeping with Farmington's development standards.

HILLSIDE MASTER PLAN DISCUSSION (MP-4-05) (Agenda Item #15)

David Petersen said the information was included for the Planning Commission's review. A public hearing would be held in August.

FARMINGTON GREENS MASTER PLAN REVISION (Agenda Item #16)

David Petersen said in order for the developer to include a church parcel, which was included in Farmington Greens Master Plan, lots would need to be consolidated. He recommended amending the final plan in order to accommodate the church parcel.

The Planning Commission members agreed a church site would be a positive addition to the development.

Gerry Tulley (Farmington Greens) displayed a slide presentation of the Farmington Greens Proposed Site Plan Revisions which included the addition of an LDS church site on 1525 West. He requested the density be repositioned by creating smaller lots.

Chairman Ritz said the developer should not need to downsize the lots since he would be receiving fair market value from the sell of the church parcel.

Gerry Tulley said his company would decrease their building profits by selling the parcel to the Church. In order to compensate for the sale, he requested that he be allowed additional building lots with the lower square footage. He said there had been a demand for the cottage type homes in Woods Cross and Farmington Greens.

Annie Hedberg questioned whether there would be house color restrictions in the neighborhood.

Gerry Tulley said the homes would be built the color the buyers requested. His homes ranged from \$165,000-\$180,000. He said the first three years of the project were dedicated to building the City's water system.

Cindy Roybal said she was not in favor of decreasing the larger lot sizes.

Gerry Tulley said the smaller lots were located in the interior of the development near a 3 acre park and 30 acres of wetlands. The lots would be 36' wide. There were 22 smaller lots on the current plan and it would be increased by 13 lots. He said the Church needed a commitment by the following day.

Cindy Roybal said she was in favor of the church site addition but opposed the smaller lots. She felt there would be a high turn over rate and the sense of community would be lost.

Kevin Poff said he felt the smaller lots were acceptable because they were in a community setting.

Chairman Ritz said the smaller lots were initially included in the area without the consent of the surrounding neighbors. He would be willing to allow the smaller lots to accommodate the Church’s need for property.

Gerry Tulley displayed a slide which listed the lot sizes in Farmington Greens.

½ acre +:	22 lots
12,000 square feet - ½ acre	9 lots
10,000-12,000 square feet	47 lots
9,000-10,000 square feet	25 lots
8,000-9,000 square feet	28 lots
4,100-5,700 square feet	45 lots

The Planning Commission took a roll call vote to determine whether the applicant’s request to include additional smaller lots in the Farmington Greens Subdivision would be granted. The request was denied by a 3 to 2 vote.

CHILDREN’S JUSTICE CENTER NEW PARKING LOT LAYOUT (MP-4-05) (Agenda Item #17)

David Petersen said the Children’s Justice Center requested their current parking lot be extended.

The Planning Commission members agreed to visit the site in order to better discuss the proposed parking extension.

MISCELLANEOUS (Agenda Item #18)

Hunters Creek Phase 1 Plat Amendment Request

Woodside Homes requested an amendment be done to the Hunters Creek Phase 1 Plat. They requested that 7 parcels be created and be under the control of the Homeowners Association. They also requested that double lots be created which would front on two sides. A strip would be created which would be part of Parcel B and would continue onto the double frontage lots. The Homeowners Association would be responsible to maintain the property adjacent to the street.

David Petersen recommended that the Homeowners Association control and maintain the back side of the lots.

Motion

Cindy Roybal moved that the Planning Commission recommend that the City Council amend the Hunter's Creek Phase 1 plat amendment to accommodate the proposed changes. **Jim Talbot** seconded the motion, which passed by a unanimous vote. **Annie Hedberg** abstained from voting.

ADJOURNMENT

Cindy Roybal moved that the Planning Commission adjourn at 10:55 P.M..

*Cory Ritz, Chairman
Farmington City Planning Commission*