

FARMINGTON CITY PLANNING COMMISSION

Thursday, August 12, 2004

PLANNING COMMISSION REGULAR SESSION

Present: Chairman Cory Ritz, Commission Members Keith Klundt, Bart Hill, John Montgomery, Kevin Poff, and Jim Talbot, City Planner David Petersen, and Deputy City Recorder Jeane Chipman. Commission Member Talbot was unable to attend until later in the meeting. Commission Member Cindy Roybal was excused.

Chairman Ritz called the meeting to order at 7:05 P.M. **John Montgomery** offered the invocation. The Chairman expressed public appreciation for the service rendered by Jordan White who had recently moved from the City. Chairman Ritz also welcomed Kevin Poff who had been appointed as a Planning Commission member to replace Mr. White.

APPROVAL OF MINUTES

John Montgomery moved that the Planning Commission approve the minutes of the July 13, 2004, Planning Commission Meeting with corrections as noted. **Bart Hill** seconded the motion. Chairman Ritz, Commission Members Bart Hill, Keith Klundt, and John Montgomery voted unanimously in favor.

Bart Hill moved that the Planning Commission approve the minutes of the June 24, 2004, Planning Commission Meeting as corrected. **John Montgomery** seconded the motion. The Commission voted unanimously in favor.

PUBLIC HEARING: FARMINGTON CITY REQUEST FOR RECOMMENDATION REGARDING TEXT FOR THE PROPOSED TRANSPORTATION ORIENTED DEVELOPMENT ZONE (TOD) (Agenda Item #2)

Background Information

The Planning Commission previously established a steering committee to review the enclosed ordinance and offer recommendation. The steering committee consisted of Cory Ritz and John Montgomery from the Planning Commission, Sid Young and Susan Holmes from the City Council, Rich Haws and David Dixon representing the developers. Others serving on the committee included Jim Carter (the City's consultant from Bear West) who prepared the draft ordinance and the City Planner, David Petersen.

The enclosed ordinance may be premature for Planning Commission consideration because at least three issues remain unresolved :

1. Rich Haws proposes to allow a 180,000 square foot store in the secondary district.

2. Rich Haws proposes to allow parking in front of the buildings in the core district.
3. Susan Holmes desires to classify all uses allowed in the commercial zone as permitted uses and not conditional uses.

City staff are trying to organize a steering committee meeting scheduled for 6:00 P.M. prior to the evening's Planning Commission meeting to discuss the issues. Hopefully, a recommendation will be ready for the Planning Commission at 7:00 P.M.

END OF PACKET MATERIAL.

Mr. Petersen introduced the agenda item. The packet included the draft of new Transportation Oriented Development (TOD) zone proposed for the commuter rail site area west of I-15. The primary property owner is Rich Haws. Mr. Petersen presented a site plan which had been provided by Mr. Haws. Mr. Petersen reviewed the three unresolved issues as discussed in the background information.

Jim Carter (City consultant for the TOD) stated the overall concept of the TOD zone designation was to provide the best possible uses surrounding the commuter rail stop. Most such developments had been generated in large cities, where existing uses drove the developments. The needs of the Farmington commuter stop area were unique and not the traditional types of uses for the TOD zone. The steering committee had an in-depth discussion regarding the size of the commercial uses in the zone. Citizen wishes to maintain the rural characteristics of the community were influential. Mr. Carter reviewed several uses that could be conditional uses in the zone, such as a movie theater facility. Parking in the core district were discussed. The steering committee had felt that street parking would be advantageous because it could calm traffic and give the feeling of activity. This was suggested even though the core district was being encouraged as pedestrian-use intensive. In response to a question from the Commission, Mr. Carter stated that a large box commercial use would likely not be conducive to the success of the uses in the core district. He recommended that the Planning Commission think about the limits of density and use that they would feel comfortable in approving and set that as the limit within the zoning ordinance.

Public Hearing

Chairman Ritz opened the meeting to a public hearing

David Dixon (1047 North 100 West) stated his only suggestion was to limit the footprint size of any project within the zone designation. Doing so would allow the City to maintain control while giving developers some flexibility. The proposed office buildings on the current site plan were 20,000 square feet on the foot print but could be three or four stories high.

Paul Hayward (1663 West 1410 North) asked the Planning Commission to try and not decide the issues on what has happened in other communities. The City needs to look at each application on a case by case basis regarding what they can offer the community. Businesses are more successful when they are convenient. Lagoon must be considered in the plans for the area. People need to be able to get to Lagoon from the commuter rail stop. There needs to be consideration of parking and a diversity of businesses in order to make the area viable. The project also needs to include special needs such as wheelchair ramps, etc.

Public Hearing Closed

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

Keith Klundt referred to the Marketplace development in Centerville. Parts of this project were not planned well and did not allow for pedestrian traffic between stores. It seemed the design of the Haws project took into account the advantages of a walkable community.

John Montgomery asked for clarification about the size of the buildings being proposed on the current site plan.

Mr. Dixon was not able to give exact footprint ratios for the project. He gave the Commission Members a report of the intended uses of each of the buildings on the site plan and discussed parking needs for both commercial and residential uses. UTA had requested four bus stop areas near the commuter rail stop facility. There would be connection to Lagoon via bus. It was not planned at this point that any building in the project would be more than four stories high. Mr. Dixon discussed the traffic design. He said it would be crucial that the interchange not exceed capacity and cause problems for the area in the future.

Cory Ritz stated that Mr. Hayward had a valid comment in that the uses of the project must be kept flexible. The City should look at projects on a case by case basis.

[Jim Talbot arrived at 7:45 P.M.]

Motion

Kevin Poff moved that the Planning Commission continue consideration of the Transportation Oriented Development Zone draft to August 26th to allow time for additional public input.

Mr. Petersen requested that Mr. Carter detail his report in writing for the review of the

steering committee and that the steering committee have another meeting prior to the next Planning Commission meeting. The steering committee meeting was set for 6:00 P.M. on August 26th.

Keith Klundt seconded the motion, which passed by a 5 to 0 vote. **Mr. Talbot** abstained.

PUBLIC HEARING: AMERICA WEST DEVELOPMENT REQUEST FOR PRELIMINARY PLAT APPROVAL FOR THE SILVERWOOD ESTATES SUBDIVISION LOCATED AT APPROXIMATELY 1800 WEST 1400 NORTH (Agenda Item #3)

Background Information

The City Council reviewed this agenda item on July 7, 2004, and granted schematic approval subject to the conditions set forth in the Planning Commission letter of July 1, 2004. Rick Wyss, a nearby property owner, asked about the roads stubbed to the east. He was concerned about the placement of the road and suggested that this stubbed street could possibly be moved further north. In discussion, not related in the minutes, the developer was encouraged to meet with Rick Wyss regarding this matter. Apparently, the developer plans to meet with Mr. Wyss during the evening of Friday, August 6, 2004. Results of that meeting will be reported to the Planning staff on Monday, August 9, 2004.

END OF PACKET MATERIAL.

Mr. Petersen introduced the agenda item. He reviewed the minutes of the City Council meeting held July 7, 2004. During that City Council meeting, Mr. Wyss had given several remarks about the development. It had been suggested that the developer meet with Mr. Wyss. Mr. Wyss was concerned about the road stubbing and connecting with his property. Mr. Petersen reviewed the Planning Department's letter of July 1 to Mr. Martinez. Mr. Martinez, the developer, had met most of the requirements given during schematic plan approval. Mr. Petersen stated the developer needed to continue to work with adjacent property owners to attain the best design for the subdivision.

Public Hearing

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

Ron Martinez (resident of South Ogden) stated he had no comments but would be available for questions if needed.

Paul Chase (1163 Alice Lane, member of the Farmington Trails Committee) stated the City would be benefitted by the trail extending from the east frontage road behind lots 12 and 11 consistent with the Master Trails Plan for the area..

Paul Hayward (1663 West 1410 North) stated he had some concerns about the subdivision. Some lots would be very difficult to build on. Some were very small. There were too many lots off the cul-de-sac to allow for adequate on-street parking. The Hess Farms (a nearby subdivision in Kaysville) included lots that were only 6,000 square feet. The poor quality of that subdivision was apparent. Mr. Hayward felt strongly the quality of Farmington subdivisions should be maintained. He also had concerns about the stub street that would enter into the Lyon property.

Public Hearing Closed

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

In response to questions from the Planning Commission, **Mr. Martinez** reported his meeting with Rick Wyss. Both he and Mr. Wyss had measured the location of the stub street and where it would connect to the Wyss property. Their conclusion was that the realignment would effect the entire subdivision in a negative way. Mr. Wyss liked the design of the subdivision more than he was worried about the connection to his property. Mr. Martinez stated the conclusion of the meeting was that the placement of the stub street was acceptable.

Mr. Klundt asked if conditions of the schematic plan approval, specifically items #3 and #4, had been met.

Mr. Martinez stated the plan was to create a home owners' association (HOA) to maintain the open space. That had not been accomplished to date. He stated the maintenance of the detention basin was problematic.

Mr. Petersen said a maintenance plan is not a difficult thing to create. It will need to be done before further approvals. The condition regarding the road cross section is an important issue.

Mr. Poff asked for clarification regarding the trail connection.

Mr. Petersen stated it was hoped that the trail would eventually connect up to Main Street Kaysville. But even if it did not, the connection would be beneficial in providing a good connection to the frontage road. It would make sense to get the trail at this point. Mr. Petersen also felt the developer should show the types of houses that would go on each lot to make sure all

lots were buildable.

Mr. Martinez was reluctant to redesign the lot configuration and felt each lot was buildable.

Motion

Keith Klundt moved that the Planning Commission grant preliminary plat approval for the Silverwood Estates Subdivision located at approximately 1800 West 1400 North subject to all applicable Farmington City development standards and ordinances and the following:

1. The developer must comply with all conditions of schematic plan approval.
2. The developer shall provide a landscape plan for the open space areas adjacent to the frontage road to include, among other things, placement and height of berms.
3. The name of the subdivision must be identified on the preliminary plat.
4. The developer shall identify the width of adjacent streets, including 500 East Street in Kaysville and East Frontage Road in Farmington on the preliminary plat.
5. The preliminary plat must show the location of all isolated trees worthy of preservation with a trunk diameter of 4 inches or greater, within the boundaries of the subdivision, and the outlines of groves or orchards.
6. The applicant must show the boundaries of areas subject to 100 year flooding or storm water overflow.
7. The words “preliminary plat not to be recorded” shall be shown on the plat.
8. The developer shall continue to work with nearby neighbors and property owners regarding street placement. The final plat shall not be considered until an acceptable street plan is approved by the City.
9. The developer shall reconfigure lots 14 through 21 and reconsider how to achieve optimum building envelopes in compliance with City ordinances.
10. The developer shall submit improvement drawings, including a grading and drainage plan containing Best Management Practices as referenced in Farmington City’s Storm Water Management Plan, for review and approval of all reviewing agencies, including the City Engineer, Farmington City Public Works Department,

the Fire Department, Central Davis Sewer District, FAPID, and Davis County Flood Control.

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

Findings

- The developer has complied to an acceptable level with the requirements imposed during the schematic plan approval and has shown intent to comply with the requests of the Planning Commission and City Staff.
- The development complies with the General Plan for the area.

PUBLIC HEARING: MIKE BROWN REQUEST FOR PRELIMINARY PLAT APPROVAL TO DEVELOP A SUBDIVISION LOCATED ON 475 SOUTH, WEST OF 1100 WEST TO BE KNOWN AS EAGLE CREEK SUBDIVISION, PHASE I AND PHASE II. (Agenda Item #4)

Background Information

The entire proposed Eagle Creek Subdivision consists of two detached phases. Phase I is located on the north side of 475 South Street and contains 3.87 acres. Phase II on the south side of 475 South Street contains more than 8.18 acres. This staff report will discuss each Phase separately.

PHASE I

The lots illustrated in the proposed Eagle Creek Subdivision Phase I correspond with the lot presented during the schematic plan review process, however, the 50 foot wide private right-of-way, running the full length of all the parcels on the north side of 475 South Street is now illustrated on the plat. The position of the 50 foot wide right-of-way on Lots 104 and 105 allows for only a 36 ½ foot wide building envelope for each lot. This is probably too narrow.

The temporary turn-around illustrated in Phase I is also an issue. In the past, the Public Works Department has expressed their dissatisfaction with temporary turn-arounds because they are costly to maintain. A similar situation existed in the McComber Subdivision south of Farmington Ranches. This was resolved with the Fire Department and Public Works Department by allowing driveways to be part of the solution for the turn-around area for fire trucks and maintenance vehicles. No such similar solution has been discussed regarding the Eagle Creek Subdivision Phase I.

PHASE II

A Davis County flood control easement and Farmington City trail easement is shown on the preliminary and final plats, as discussed, during schematic plan review. As with previous subdivisions, the developer should be required to improve this portion of the trail. Thereafter, Farmington City should agree to its perpetual maintenance.

BOTH PHASES

Storm drainage is an issue for both phases. It was contemplated that a temporary detention basin should be established on the Matt Johnson property to handle all the run-off from 475 South Street until a more permanent basin is established further west adjacent to 1525 West Street. With the introduction of the Eagle Creek Subdivision, the temporary basin contemplated for the Matt Johnson property is not large enough to handle all the storm water run-off. This basin will have to be increased in size. The engineer has contemplated this and has illustrated it on his improvement drawings.

The Subdivision Ordinance requires that the developer submit a soils report with the preliminary plat. Thus far, no soils report has been received by the City.

END OF PACKET MATERIALS.

Mr. Petersen reviewed the agenda item. He stated it would be difficult to build on some of the lots. Neighbors to the north of the proposed subdivision have expressed concern with the impact of the streets placement on their properties. Properties to the north want to maximize their development potential. Mr. Petersen reviewed the background information and conditions as set forth in the suggested motion in the packet. The developer will need a flood control permit for Phase II. As part of the SID, Matt Johnson agreed to create a temporary detention basin on his property until the larger, permanent basin could be improved on property to the west. The City Engineer suggested that a detention basin be included on the back of the Matt Johnson lot in order to make the drainage from the subdivision work properly. The basin is a temporary situation.

Max Forbush explained some of the ramifications of the application. The City Manager was desirous that the application receive Planning Commission consideration and approval in order to complete the current Special Improvement District (S.I.D.) projects in the City. Several citizens were also waiting to gain building permits along 475 South. Mr. Forbush discussed the need for a detention basin. The owner (Craig Johnson) of the large parcel of property to the west, which would be ideal for the permanent detention basin, was unwilling to allow water to flow into it. Part of the property, perhaps as much as 70%, was wet land and undevelopable

Mr. Petersen stated the biggest problem was regarding the stub road to the north and whether or not the lots would be buildable due to the 50 foot private drive.

Mr. Forbush stated the area under consideration was unique. The City was working hard to eliminate the blight conditions and allow property owners to maximize their development potential while being sensitive to the wishes of local residents concerning the pastoral nature of the land. He encouraged the approval of the application in order to move improvements forward. The projects along 475 South west of 1100 West were the last of the current S.I.D. projects. The street could not be completed until the utility and other improvements were done. There was a sense of urgency regarding this application. Assessments for the S.I.D. could not be imposed until this project is approved.

Public Hearing

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

Mike Brown (2018 North Kingston, developer) stated an agreement was in place with Matt Johnson with regards to the detention basin. In connection with the 50 foot private access easement, Mr. Brown had contacted the majority of adjacent property owners. Most were agreeable to the elimination of the easement. Not all property owners had been contacted to date. The requirement for a flood control permit was new information. Mr. Brown had talked to Kim Wallace of Davis County. Mr. Wallace was currently working on a plan for the creek to widen and improve the corridor to alleviate the current flood plain zone without disturbing any water users.

Mr. Petersen explained that it was his understanding that any development within 100 feet of a creek must have a flood control permit.

Mr. Brown said he had investigated the secondary water rights issue. Since the year would soon be over for water use, it would likely be unnecessary to obtain the secondary water source until next year. He felt he could wait and have the individual property owners obtain their own secondary water once they have purchased the property. The pipe for secondary water source has been installed along 475 South. Mr. Brown outlined the benefits to the City his subdivision would provide. The subdivision would provide a section of continuous corridor between Farmington Canyon and the Great Salt Lake. The dead end street would be eliminated. There would be a looping of the water line provided, increasing public safety. A stub street to the north would help achieve better traffic circulation. The stub had been added to the subdivision design at the request of the City. The subdivision was being created under the conservation ordinance requirements. Mr. Brown stated he was not maximizing the number of lots that could be achieved on the property. He had tried to listen to the concerns of the neighbors and enlarged the

lots. The plat will designate the proximity of the subdivision to horse property and that large animal ownership would be protected in the area.

Ken Williams (344 South 1100 West) said the stub street placed for connection to land to the north was a concern. He had understood the stub would not run on to his property but would run adjacent to his property boundary. He also had concerns about the 50 foot access easement. He had access to that easement and wanted to retain that access. It was part of the reason he lived on the property. He felt the location of the rights-of-way were detrimental to the future development of his property.

Diane Williams (344 South 1100 West) said she felt approval of the schematic plan had provided for the stub to be placed in an optimum position. She had understood that the road would be moved to the west and that Mr. Brown's subdivision would only have 3 lots on the west side of the road. If the location is measured accurately, it will be noted that the stub will be very detrimental to the Williams' property.

Charlene Tachaggeny (nearby resident) stated there would be financial hardships caused if the access easement was eliminated from her property. The people who need the road should be able to have it.

Mr. Forbush stated the access was not a legal right-of-way. It was an access easement for the property owners only. Mr Brown would need to get a legal opinion regarding the access and how to handle it.

Paul Chase (1163 north Alice Lane, member of the Farmington Trails Committee) stated he was in agreement with the developer about the placement of the creek trail. It would link trails from Farmington Canyon to the Great Salt Lake. He stated there was a significant difference between having fee title and having an easement. He felt the City should be clear regarding the differences and decide which one they wanted.

Public Hearing Closed

With no further comments, **Chairman Ritz** closed the public hearing and asked Commission Members for their consideration.

John Montgomery was concerned about the road alignment but felt the problem was not insurmountable.

Mr. Hill expressed his concern that there were still so many unresolved issues with the application.

Mr. Forbush discussed the cost of the S.I.D. and the accruing interest fees. Mr. Brown would take responsibility for the increase in the interest, however, time is of the essence since Mr. Brown was also paying for the infrastructure improvements.

Mr. Petersen stated he was surprised that the current subdivision design did not reflect the decision to have the northern stub road veer to the west.

Mr. Montgomery expressed his understanding that the reason for the application was to solve the placement of the stub road and that it had been his understanding the road would veer to the west. He felt it should be moved to the west.

Mr. Petersen explained the pioneering agreement which provides for the funding of road improvements in many subdivisions. The first developer in the area pays for the road improvements and as others come in they reimburse the original developer for their fair share of the road. However, legally, such agreements have a term limitation and do not exist in perpetuity.

Mr. Forbush stated that if preliminary plat approval is granted the developer will have vested rights which will allow him to move forward with some of the improvements. The access easement issue is something that will need to be looked into. It was his opinion that the road should be moved to the west. It will buffer the Williams property and allows better development to the south.

Mr. Talbot stated he felt the developer was trying to do his best to cooperate with the City and with the neighbors. At some point, the Williams may have to go through the same process.

Motion

John Montgomery moved that the Planning Commission grant preliminary plat approval to develop a subdivision located on 475 South, west of 1100 West, to be known as Eagle Creek Subdivision, Phase I and Phase II subject to resolution of the following issues:

1. The Developer must increase the size of the building envelopes on Lots 104 and 105 on Phase I.
2. The Developer must submit a Soils Report to the City.
3. The design and construction of the temporary turn-around contemplated in Phase I must be reviewed and approved by the City's Public Works Department and Fire Department.

4. The Dennis T. Nelson and Daniel Nelson property adjacent to 1100 West Street must be identified as a lot or parcel within the Eagle Creek Subdivision Phase II.
5. The Developer must enter into a development agreement with Farmington City to include, among other things, resolution of the 50 foot wide private drive easement issue, the establishment of a trail corridor by fee title or easement, purchase of secondary water for Phase II, installation of public utilities along 475 South, the restriction on further subdivision of the Eagle Creek Subdivision property and the deferral of impact fees shall be deferred until the issuance of building permits.
6. The Developer shall resolve lot sizes and private right of way issues.
7. The Developer shall move the northern stub street west to line up with the western property line of the Williams' land.
8. A flood control permit shall be obtained from Davis County Public Works for Phase II.
9. Final improvement drawings, including a grading a drainage plans implementing best management practices as set forth in the Farmington City Storm Water Management Plan, shall be submitted for review and approval of all reviewing agencies, including the City Engineer, Public Works, Fire Department, FAPID, Central Davis Sewer District, and the Planning Department.

Keith Klundt seconded the motion, which passed by unanimous vote.

Findings

- The developer had attempted in good faith to comply with requests from the City Council in providing for improved transportation circulation and looping water lines.
- The subdivision met with City ordinance requirements.
- The application was under duress due to the time constraints of the S.I.D. impacting the area.

Jim Talbot commented that he hoped the developer could maintain a viable subdivision in the light of infrastructure costs. He felt it may be difficult to be cost efficient while being sensitive to the property owners in the area.

MIKE BROWN REQUEST FOR RECOMMENDATION FOR FINAL PLAT APPROVAL TO DEVELOP A SUBDIVISION LOCATED ON 475 SOUTH WEST OF 1100 WEST (Agenda Item #5)

Mr. Petersen explained that there were still a lot of unresolved issues on Phase I. It may be appropriate to approve only Phase II with the conditions that the Nelson property be included, that the trail corridor be identified, and that a flood permit be obtained.

Mr. Forbush encouraged the approval of Phase II. He said that would allow the developer to move forward, and the developer could take more time with Phase I to resolve the issues as raised in the last agenda item. He felt Phase II had no significant issues.

Motion

Jim Talbot moved that the Planning Commission approve final plat approval to develop Phase II of a subdivision located on 475 South west of 1100 West subject to all applicable conditions of preliminary plat approval. **Keith Klundt** seconded the motion, which passed by unanimous vote.

Findings

- The developer had attempted in good faith to comply with requests from the City Council in providing for improved transportation circulation and looping water lines.
- The subdivision met with City ordinance requirements.
- The application was under duress due to the time constraints of the S.I.D. impacting the area.

Motion

Keith Klundt moved that the Planning Commission table consideration of the final plat for a subdivision located on 475 South, west of 1100 West Phase I pending the resolution of conditions of preliminary plat approval. **Kevin Poff** seconded the motion, which passed by unanimous vote.

PUBLIC HEARING: WINFIELD L.L.C. REQUEST FOR PRELIMINARY PLAT APPROVAL FOR A SUBDIVISION LOCATED AT APPROXIMATELY 2000 NORTH

COMPTON ROAD (Agenda Item #6)

Mr. Petersen explained the agenda item. He stated the developer had followed the conditions set forth in the schematic plan approval. He asked that the request be approved subject to conditions outlined in the staff report.

Public Hearing

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

Tom Morgan (1436 North 1676 West) stated that during schematic plan review the trail head issue was the only one of any significance. Since Mahogany Drive, as it comes out of Kaysville, had a pavement width of 36 feet it would be well to match the road connecting to it from the Farmington side. The Farmington standard is 32 feet. The total would be a 60 foot right-of-way, which would give ample room for cars to park and have access to the trails. The resolution was a suggestion by the Farmington Trails Committee and Mr. Morgan had agreed because it felt it was the sensible thing to do..

Paul Chase (1163 north Alice, member of the Farmington Trails Committee) said the trail head was an important part of the trail system in the City. It connected segments of two different trails in the Shepard Creek area. The Master Trail Plan identified the need for putting in a trail head or parking area at that point. Mr. Chase asked if there would be ample room for the parking with the widened road.

Mr. Petersen verified there would be sufficient room for parking and access to the trails.

Paul Hayward (1663 West 1410 North) stated that in the interest of time, he would simply state that he urged the approval of the request.

Public Hearing Closed

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

Motion

After a brief discussion, **Bart Hill** moved that the Planning Commission grant preliminary plat approval for a subdivision located at approximately 2000 North Compton Road subject to all applicable Farmington City Ordinances and Development Standards and the following:

1. The applicant shall comply with all conditions of schematic plan approval,

including, but not limited to conditions related to trail improvements.

2. The developer shall grub and stake the proposed alignment of the trail for inspection by Farmington City Staff and the Farmington Trails Committee prior to consideration of final plat approval by the Planning Commission.
3. A soils report prepared to standards as set forth in the Farmington City Subdivision Ordinance shall be submitted to the City.
4. Public improvement drawings, including a grading and drainage plan meeting Best Management Practices outline in the Farmington City Storm Water Master Plan, shall be approved by the City Engineer, Farmington City Public Works Department, Fire Department, Central Davis Sewer District, FAPID, and Davis County Flood Control.
5. The applicant must receive a flood control permit from the Davis County Public Works Department.
6. The preliminary plat shall show contours at one foot intervals for predominant ground slopes within the subdivision between level and 5 % and two-foot contours for predominant ground slopes within the subdivision over 5%.
7. The preliminary plat shall show the location of all isolated trees worthy of preservation with a trunk diameter of 4 inches or greater.
8. The sixty-foot cross-section shall be identified as North Compton Road/Mahogany Drive.

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

Findings

- The development met all City requirements.
- The development provided for an important road connection with Fruit Heights.
- The development was logical and consistent with the General Plan.

PUBLIC HEARING: MATT JOHNSON REQUEST FOR RECOMMENDATION FOR SCHEMATIC PLAN APPROVAL FOR A SUBDIVISION BY METES AND BOUNDS LOCATED APPROXIMATELY 1400 WETS AND 475 SOUTH (Agenda Item #7)

Background Information

Proposals, such as this, were previously anticipated by the City during the SID process. It was also contemplated that the applicant would provide a temporary detention basin until a permanent detention basin could be established by the City on property in the vicinity of the Central Davis Sewer Lift Station on 1525 West, west of the Matt Johnson property.

END OF PACKET MATERIALS.

Mr. Petersen reviewed the agenda item. He reviewed conditions for approval and the background information. Mr. Petersen stated the detention basin was an important issue that needed to be resolved.

Public Hearing

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

Matt Johnson (property owner) stated he had no comments but would be available to answer any questions if needed.

Public Hearing Closed

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

Motion

After a brief discussion **Kevin Poff** moved that the Planning Commission approve the subdivision subject to all applicable Farmington City Ordinances and development standards and the following:

1. Each building permit issued within the subdivision must be accompanied by a soils report.
2. The applicant shall provide a temporary detention basin on the westerly lot as acceptable to the City as contemplated as part of the original Special Improvement District (SID) prior to application No. S-9-04 (the Mike Brown subdivision).

Bart Hill seconded the motion, which passed by unanimous vote.

Findings

The application met with the Master Plan for the area and complied with the concept of the S.I.D. for the area.

KIM DUNN REQUEST FOR FINAL DEVELOPMENT PLAN APPROVAL AND conditions RECOMMENDATION FOR FINAL PLAT APPROVAL FOR A PLANNED UNIT DEVELOPMENT (DEER HOLLOW PUD) LOCATED AT APPROXIMATELY 275 EAST 100 NORTH (Agenda Item #8)**Background Information**

The Planning Commission granted preliminary plat approval for the proposed subdivision on May 27, 2004, subject to a number of conditions. The developer has not met all of these conditions including, but not limited to, Condition #3 (grubbing the initial location of the trail) and Conditions #4. The final plat must show two zero lot lines prepared for Lot 5 and two zero lot line lots prepared for Lot 6. The applicant asserts that the center line of the trail has been staked and to grub it now would cause unnecessary erosion. However, the trail is just going to be a foot path and to grub it now would be a good idea. That way the City will have a greater knowledge of what they can expect from the trail before final plat approval has been granted.

The zero lot lines proposed for Lots 5 and 6 cannot really be established until the footings and foundation have been poured for the two-family dwellings and it will be difficult for the developer to meet this condition until then. If the developer does not illustrate on the final plat the zero lot line lots on Lots 5 and 6 then the developer may ask for a plat amendment to construct the attached single-family dwellings planned for those lots.

END OF PACKET MATERIAL.

Mr. Petersen explained the agenda item. The developer had discussed the project at length with the City Engineer. The location of the project required careful engineering in order to protect the residents from any potential mud slides. It was necessary to provide an emergency flow path for possible mud slides. The City Engineer recommended that the developer provide permanent retaining walls and a way for any flooding or mud slide flow to go into the cul-de-sac. Mr. Petersen reviewed the background information. The developer would need to show the buildable envelope for each lot. The design would need to receive plat amendment approval in order to gain permission for the owner occupied two-family dwellings. There is also a trail issue that must be resolved. The developer had been asked to grub the trail corridor but felt that premature work on the trail may cause erosion. However, the trail system calls for a small foot path through that area, which may be easily grubbed when other improvements are completed.

Jim Talbot stated he did not remember the requirement for any retaining walls during preliminary plat review.

Mr. Petersen said the potential for mud flows was significant enough that the City Engineer strongly suggested the retaining walls be installed. The detention basin was also recommended by the City Engineer.

Kim Dunn (developer) stated that as the design is refined, the retaining walls could be nicely done. He was in favor of the walls.

Mr. Poff raised his concern about the risk of building residential projects on property where fault lines and mud slides were possible.

David Petersen stated the City had taken every reasonable effort east of the project after last year's fire to mitigate the risk involved. In recent storms, this particular property did not receive any damage. Mr. Petersen felt the efforts made by the Forest Service and Farmington City would prove fruitful.

Mr. Poff felt there were some places in the City that should not be built upon and the area near 275 East and 100 North was one of those.

Motion

Keith Klundt moved that the Planning Commission grant final development plan approval and recommend the City Council approve the final plat for the Deer Hollow Planned Unit Development subject to all applicable Farmington City development standards and ordinances and the following:

1. The Developer shall comply with all conditions of preliminary plat approval.
2. The Developer shall provide a trail easement acceptable to Farmington City as shown on the final plat connecting the proposed Deer Hollow circle to Farmington City property north of the subdivision.
3. The Developer shall construct the trail acceptable to the City. Thereafter, the City shall be responsible for its perpetual maintenance.
4. The Developer shall comply with latest engineer comments dated August 3, 2004.
5. The Utah Power and Light signature block shall be removed from the final plat.

6. A note shall be placed on the final plat indicating the Soils Report has been prepared and submitted to the City for the proposed subdivision in accordance with the provisions of the Subdivision Ordinance.
7. Addresses shall be placed on each lot shown on the final plat.
8. Lots 5 and 6 may be divided into two zero lot lines each. The applicant shall submit to the City a proposed plat amendment for review and approval, whereupon the City shall not issue final occupancy for the zero lot line dwelling units until the amended plat is recorded at the office of the Davis County Recorder. The zero lot line dwellings shall be owner occupied "for sale" units only.

Jim Montgomery seconded the motion. A vote was taken. The motion passed 5 to 1. Mr. Poff opposed the motion. He felt the site of the development was not safe nor appropriate for residential development.

Findings

- The development was consistent with the General Plan for the area.
- The developer had followed the directions given by the City Engineer in designing the subdivision.
- The developer had worked diligently to cooperate with neighbors and had been sensitive to their concerns.

PUBLIC HEARING: T-MOBILE REQUEST FOR RECOMMENDATION TO REZONE PROPERTY LOCATED AT 286 SOUTH 200 EAST FROM LR TO A FOR PURPOSES OF ERECTING A CELL TOWER (Agenda Item #9)

Background Information

The City Council recently reviewed this agenda item and decided not to take action until a notice was sent to a larger mailing area. The initial mailing only included a few property owners within 300 feet of the actual location of the proposed cellular tower. The mailing area for this meeting included all property owners within 300 feet of the outer boundary of the entire City parcel.

END OF PACKET MATERIAL.

Mr. Petersen explained the agenda item. The City Council wanted the notification for

public hearing widened to include more than the traditional 300 foot radius. The City Planner stated that the notice had gone out to a greatly extended area.

Public Hearing

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

Mr. Petersen stated the City had received a phone call from Gunter Popp who was strongly opposed to the location of the cell tower. Mr. Popp wants to develop his property to the south of the proposed tower site and felt it would be detrimental to his project.

Public Hearing Closed

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

Mr. Montgomery stated the City had exhausted many different areas trying to find one that was suitable to the company and acceptable to the public. The current site seemed to be the best.

Motion

John Montgomery moved that the Planning Commission recommend that the City Council approve rezone of property located at 286 South 200 East from LR to A for purposes of erecting a cell tower. **Bart Hill** seconded the motion, which passed by unanimous vote.

Findings

The Commissioner was hopeful that tower will not unreasonably impact the visual aesthetics of the area and the existing trees will provide some camouflage. If possible, any additional antennas should be clustered to the tower as closely as possible. The application meets the City's conditions for cellular tower and federal law requirements.

KIM DUNN REQUEST FOR FINAL DEVELOPMENT PLAN AND A RECOMMENDATION FOR FINAL PLAT APPROVAL FOR A PLANNED UNIT DEVELOPMENT CONTAINING 6 LOTS ON 3.945 ACRES LOCATED AT APPROXIMATELY 276 EAST 100 NORTH IN AN LR-F ZONE (C-15-03) (Agenda Item #8)

Mr. Petersen said he had had concerns about whether or not rezoning property for the Woodside project would sabotage the SAMP project for the area. However, after talking with the City's consultant it looked as if having the General Plan designation of Rural Residential (RR) would be satisfactory. In the AE zone, a property owner would have to set aside 30% of his property as open space in order to maximize the total number of dwelling units. In the LR zone a property owners would only have to set aside 15 % in order to maximize the total number of . There are other concerns, however. Mr. Petersen discussed the traffic pattern for the area and the impact Kaysville traffic has on Farmington roads, especially as they work their way to the freeway interchange. Woodside is better able to help pay for a connection road to alleviate some of the traffic problems if they were able to achieve a certain density. Mr. Petersen discussed Horrocks Engineers recommendation to construct an interchange at Shepard Lane to be the southern terminus of the Legacy North Highway. Horrocks stated that if, in the future, the Legacy North stops at a traffic light on Park Lane, west of the Park Lane interchange, the Park Lane interchange will reach capacity. There will be significant problems if the interchange fails in years to come. The developer's project will be significantly impacted fi Legacy North cuts through Woodside's property enroute to Shepard Lane. He suggested that the agenda item be tabled until September 1st when a study session will be conducted regarding the transportation needs of the area.

Aaron Christensen (representative of Woodside) stated that if the Legacy Highway connects in the area designated it will wipe out the Woodside project , Oakridge Golf Club, and many existing homes. He also stated that the density being requested is between 2 and 3 units per acre. He reminded the Planning Commission that the company needed the requested density in order to pay for the existing road connection improvements.

Public Hearing

Paul Hayward (1663 West 1410 North) said the traffic on Shepard Lane was a real problem. Three-fourths of the traffic in the area comes from Kaysville. He wondered why they weren't solving the problem. He felt that the Woodside project should be approved because of their quality and because it would help fend off the Legacy connection at that point.

JR Warner sated he owned 15 acres next to the property under consideration. He wanted to keep his options open regarding development of his property.

Public Hearing Closed

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

Motion

Jim Talbot moved that the Planning Commission table consideration of Woodside Homes request for a recommendation to amend the General Plan on property located west of I-15, south of Shepard Lane, east of the old DRG&WRR tracks at approximately 950 North from Rural Residential Density (RR) to Low Density Residential and to rezone the same property from A to LR until the September 1st meeting. **Kevin Poff** seconded the motion, which passed by unanimous vote.

AGENDA AMENDMENT

Motion

Bart Hill moved that the Planning Commission continue business past the hour of 10:00 P.M. **Keith Klundt** seconded the motion, which passed by unanimous vote.

PUBLIC HEARING: OAKRIDGE COUNTRY CLUB REQUEST FOR CONDITIONAL USE AND SITE PLAN APPROVAL TO REPLACE AN EXISTING CLUB HOUSE LOCATED AT 1492 WEST SHEPARD LANE WITH A NEW CLUB HOUSE FACILITY AT THE SAME LOCATION (Agenda Item #11)

Background existing

The applicant seeks to replace a decades old club house with a newer and efficient facility. Long term impacts to the community will be very negligible since one club house is being replaced by another. However, the applicant should work to reduce impact to surrounding neighborhoods during the construction period.

The existing club house contains a significant element of Farmington rock on the facade. The Oakridge Country Club is proposing to have an element of Farmington rock as part of the entry sign for the project. Have we they done enough to fulfill the requirements of the zoning ordinances?

END OF PACKET MATERIAL.

Mr. Petersen reviewed the agenda item. The current building has a significant element of Farmington rock on it. There are currently 192 parking space. The new design calls for 201 parking stalls. Mr. Petersen discussed the plans for the new facility and the use of Farmington stone. Farmington rock is very expensive. The plans call for a monument sign at the entrance to be constructed with the rock. The City Staff wanted to make sure there were no problems with the neighborhood at the time of the construction due to parking in the streets. The City Planner stated that the mailing for the agenda item was extensive—beyond the typical 300 feet. The new building is smaller than the original.

Public Hearing

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

Kent Forsgren (1409 North Alice Lane, president of Oakridge Country Club) introduced Rick Christensen and Gary Callin, both architects for the project and said these men had done over 100 club houses. Members of the Club felt the new building would be an improvement for the entire area. Mr. Forsgren listed the improvements Oakridge Country Club had already achieved in cooperation with Farmington City. The old building was in disrepair and it would be more efficient to rebuild than to try to retrofit and remodel the existing building. Mr. Forsgren said they would like to have the old building demolished by October and have the new building finished by next June. There will be no use of the building area during construction so there will be no off-site parking problems.

Mr. Talbot asked if any of the existing rock could be salvaged.

Mr. Forsgren stated doing so would be more expensive than it would be worth. The sign is what the public will see. The building will be set back into the landscaped area.

Mr. Christensen stated that the club members had given a strict budget. Incorporating the stone would add a great deal to the cost.

Mr. Talbot felt that the building was an important structure in Farmington. If the Farmington stone was to be a signature look for Farmington, this building should include an element of the rock whether or not it could be seen from the road.

Paul Hayward (1663 West 1410 North) reiterated the fact that salvaging the stone would be more expensive than new construction. He was in favor of the new structure and felt it would add quality to the neighborhood. He commended the design stating that safety issues were handled better than with the old building. He did have a concern for people living to the north of the driving range in that they may have golf balls through their yards. He asked if the Club could do something to mitigate that danger.

Mr. Forsgren said the driving range was being changed, therefore those residents on the north side would likely not get balls through their property.

Public Hearing Closed

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

Mr. Poff asked if access to the Club could be on 1500 West to alleviate traffic congestion on Shepard Lane.

Mr. Forsgren stated access would not be feasible because of the elevation difference. There was a significant drop all the way along 1500 West on the Club property.

Motion

John Montgomery moved that the Planning Commission approve the application for conditional use and site plan approval to replace an existing club house located at 1492 West Shepard Lane in an LR zone with a new club house facility at the same location as requested subject to all applicable Farmington City Development standards and ordinances and the following:

1. The applicant shall prepare a landscape plan acceptable to Farmington City Staff, to include an element of “Farmington rock” in the landscape.
2. Where outdoor lighting is proposed, a plan shall be prepared which illustrated the type and location of lighting for the structure, walkways, and parking lots. Lighting shall be designed, located, and directed so to eliminate glare and minimize reflection of light into neighboring properties.
3. The grading and drainage plan for the project, including a storm water management plan implementing best management practices contained in the Farmington City Master Storm Water Management Plan, shall be reviewed and approved by the City Engineer.
4. The applicant shall have a plan that will prevent off-site parking while the applicant demolishes one building and constructs another.
5. Water, sewer, and a transportation circulation plan shall be reviewed and approved by Farmington City Engineer, the Farmington City Public Works Department, Fire Department, and Central Davis Sewer District.

Bart Hill seconded the motion, which passed by unanimous vote.

Findings

- The project meets zone demands and conditions of conditional use requirements.
- The previous use worked well. The same use will continue.

- A deteriorating building will be replaced. Safety standards will be improved.
- The request is consistent with the General Plan for the area.

SAM BRADY ARCHITECTS REQUEST FOR SITE PLAN APPROVAL TO CONSTRUCT A BUILDING FOR THE DIVISION OF MOTOR VEHICLES (DMV) LOCATED AT APPROXIMATELY A BLOCK WEST OF 315 SOUTH 200 WEST (Agenda Item #12)

Mr. Petersen reviewed the agenda item. On July 3rd the Planning Commission asked that the applicant obtain a traffic and circulation study and submit it to the Commission for review. Before site plan approval can be considered, there is a check list of items that must be resolved. One item involves run off detention for a 25-year storm. The current City standards is more than a 25-year storm level. The developer can, however, reconfigure their parking lot to handle detention needs. The developer has not submitted a lighting plan, landscaping plans, nor details for the dumpster area. Mr. Petersen reviewed the requirements as indicated in the packet. He said that the City had lost an opportunity for an access road to the frontage road. Elevations for the building were in the packet.

Chairman Ritz invited the applicant to address the Planning Commission

Sam Brady (architect) stated they had gone to the Utah Department of Transportation (UDOT) and requested permission for access along the frontage road. A letter was included in the packet for the evening with the UDOT response. There was a “no-access” line along the frontage road at that point that UDOT would not consider changing.

Mr. Petersen stated the design of the building included a flat roof, which may not be too bad. The visual impact from the freeway may be negligible with the surrounding commercial uses. Ordinance requirements state the building cannot detract from the neighborhood. There needs to be discussion regarding an element of Farmington stone on the building.

Mr. Brady stated the building met the requirements of the user and was designed to be sensitive to the historic influence of Farmington. There would be an element of Farmington fieldstone on the premises. The Stevens building was more of a negative impact on the neighborhood than proposed building for this project. The building will be less than 6000 square feet. The area is zoned for the use. The front of the building would be designed to reflect Farmington’s history. The other sides of the building are not seen.

Jim Talbot commented there were several unresolved issues and that the application was not really ready for review by the Planning Commission.

Mr. Brady stated that the request to find out if access to the frontage road had been met. He said his notes from the last meeting did not include any information regarding the need for a traffic study, therefore none was needed.

Chairman Ritz stated the Planning Commission needed to review a traffic study in order to evaluate the impact of the use on 200 West. Mr. Ritz referred to the Planning Commission meeting minutes and to the Staff letter sent to the applicant.

Mr. Petersen said that in defense of the applicant, the letter had been sent to the wrong address and was delayed in arriving. However, the applicant had received the staff report and the check list of required items at the pre-application conference. They were told there would likely be a requirement for a traffic study.

Mr. Brady said that the zoning ordinance stated a traffic study may be required. There was no specific language requiring the study.

Chairman Ritz read the Planning Commission minutes of July 13th which used the word “shall” as part of the motion.

John Montgomery stated that the Planning Commission wanted to know if access from the frontage road was a possibility. In the event it was not (and it was not) then the Planning Commission wanted to know about traffic circulation and input on 200 West. The building is not on a convenient site and the use may be a hazard to the area.

Mr. Brady said 55 % of the users for the building will be coming from the south. They will exit the freeway and come to the building. Then they will exit the property and go back on the freeway. Only 45% of the users will come through the City from the north. That traffic will not be increased over the use that existed at the Courthouse. In fact, the impact on the City will be less.

Mr. Ritz pointed out that the fact that the building would be so much closer to the school building it could well be more of an impact on citizens. School children are impacted by any project on 200 West.

Mr. Brady argued that the site was being used for commercial endeavors currently. The zone for the area was to provide for just such uses. Traffic using the DMV will not go through the heart of the City. The location will lessen the impact on the heart of the City. The building has been designed and zoned to do that. The debate between the commercial use and the school use so near has already taken place. Mr. Brady felt that there was no other option. If the traffic study came

back indicating a high traffic volume, what difference would that make to the application? The DMV still needed to go on that site.

Mr. Petersen said the DMV is under a time restraint.

Mr. Poff felt the flat roof was not an important issue. He asked how much the traffic would be changed if the DMV was to come to the area.

Mr. Hill said that was one of the reasons the Planning Commission wanted the traffic study. He said he was concerned with the appearance of the building and wanted to make sure the building fit with the surrounding uses. He was also concerned that previous conditions had not been met and the applicant had returned to the Planning Commission without having done what had already been asked.

Mr. Montgomery said the Planning Commission did ask for the traffic study. The applicant may be right, that the impact will be minimal. Since the study could be obtained for the next meeting, there was no real reason not to have it for the review of the Commission. The project needs to be done correctly.

Mr. Klundt was in agreement and expressed his concern over the combative nature of the applicant.

Mr. Petersen said that the DMV has looked at other sites in Farmington and in his discussion with property owners and developers of those other sites, he was informed that the DMV officials state that this type of facility generates as much traffic as a high volume retail use. There was a great deal of concern around the school because of the increased volume of cars. Mr. Petersen reported that the Russon Brothers got their traffic study in a few days.

Chairman Ritz summed up the concerns of the Planning Commission and stated that if the City Planner expressed concern over traffic increase, then it would be worthwhile requiring the study for review by the Commission. If the study came back showing a potential for a huge traffic impact, the Commission would have to look at other uses for the area. Other location options would have to be found for the DMV use. The Planning Commission needed to be satisfied that what Mr. Brady was saying was correct.

Mr. Montgomery stated the Planning Commission had an obligation to the City to maintain good planning strategies. The Commission wanted to cooperate with developers but must represent the best interests of the community at large.

Motion

John Montgomery moved that the Planning Commission table consideration of site plan approval to construct a building for the Division of Motor Vehicles (DMV) located at approximately one block west of 314 South 200 West until September 1, 2004, anticipating receipt of a traffic study as asked for in the previous meeting and also the resolution of many of the outstanding conditions set forth in that previous meeting, including but not limited to the following:

1. The applicant must provide east, west, and south elevations of the proposed building. If the building is approved, it will be the only building constructed in recent times and solely used for office purposes with a flat roof. Is the two -story building harmonious with other office buildings in the area?
2. The developer must submit a landscaping plan for review by the City.
3. The applicant must submit a lighting plan for the development.
4. Adequate detail regarding the screen for the dumpster shall be prepared and provided by the developer.
5. A grading and drainage plan must be approved by the City Engineer.
6. The developer shall prepare for review by the City, a Traffic Impact Study.
7. Improvement drawings for the development shall be reviewed and approved by the City Engineer, Farmington City Public Works Department, Fire Department, Central Davis Sewer District, and FAPID. The developer shall provide a table indicating the total area of the site and the percentage of the total area which is occupied by structures, by parking, by service areas, and by landscaping.

. **Keith Klundt** seconded the motion. The Planning Commission voted unanimously in favor.

DAVE PLUMMER REQUEST FOR A RECOMMENDATION TO WAIVE THE PARK STRIP REQUIREMENTS ON THE WEST SIDE OF CLARK LANE ADJACENT TO THE BUFFALO RANCH SUBDIVISION (Agenda Item #13)

Background Information

Farmington City has received a request to modify street sidewalk standards on the west end of Clark Lane. Meanwhile, the City Planner's recommendation is illustrated in drawing #1

included in the packet. This is the approved sidewalk scheme (with the possible exception of Lot 201 of the Farmington Ranches Subdivision Phase 2).

It is likely because of the miscalculation of the location of a UP&L high voltage electric tower in the design of Clark Lane, that the sidewalk on the south side of Lot 201 will be constructed against the back of curb. Notwithstanding this, the developer has designed his driveway approach into his facility to accommodate a normal park strip. For this reasons, and because homes will eventually be built on Lots 1 through 4 of the Buffalo Ranch Subdivision (even though paddocks now exist on these lots), the street cross section regarding sidewalks for Clark Lane should not be modified.

END OF PACKET MATERIAL.

Mr. Petersen explained the request and discussed the site plan. If installed the sidewalk would have to hug the curb. Mr. Plummer requested that the sidewalk be pushed against the curb with no parkstrip. Some members of the commission indicated that there is a problem with snow removal when there is no park strip and that the Planning Commission should also consider that there is a high use of this area by school children.

John Montgomery moved that the Planning commission deny the request by David Plummer for a recommendation to waive the park strip requirements on the west side of Clark Lane adjacent to the Buffalo Ranch Subdivision. **Kevin Poff** seconded the motion, which passed 5 to 0. Jim Talbot abstained.

CITY COUNCIL REPORT AND MISCELLANEOUS

Mr. Petersen reminded the Planning Commission that there would be a joint City Council/Planning Commission meeting held on the September 1st meeting.

Symphony Homes is trying to set up a neighborhood meeting with residents along 1100 West. They would like two members of the Planning Commission to meet with them and a couple of City Council members on August 25th at 5:30 P.M. Mr. Talbot and possibly Mr. Montgomery will attend the meeting.

The Chairman asked that reminder memos be sent to Planning Commission members regarding the special meeting.

MINUTE APPROVAL FOR JUNE 24, 2004

Keith Klundt moved that the Planning Commission approve the minutes of the June 24, 2004, Planning Commission Meeting as amended. **Jim Talbot** seconded the motion. Those who had attended the meeting voted unanimously in favor.

ADJOURNMENT

Bart Hill moved that the Planning Commission adjourn at 11:55 P.M.

Cory Ritz, Chairman
Farmington City Planning Commission