

# FARMINGTON CITY PLANNING COMMISSION

Thursday, August 22, 2002

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## FIELD TRIP/TOUR OF WEST AND SOUTH FARMINGTON

**Present:** Chairman Linda Hoffman, Bart Hill, Cindy Roybal, Cory Ritz, Sid Young, City Planner David Petersen, and Deputy City Recorder Jeane Chipman. Kent Forsgren and Larry Jensen were excused.

The Planning Commission met at 6:00 P.M. and spent time with Rich Haws of Stonebridge Group to discuss plans for the North Pointe development, after which the Commission drove to the site. The Commission also viewed other locations in west Farmington and along the east bench of southern Farmington.

## PLANNING COMMISSION REGULAR SESSION

**Present:** Chairman Linda Hoffman, Bart Hill, Cindy Roybal, Cory Ritz, Sid Young, City Planner David Petersen, and Deputy City Recorder Jeane Chipman. Commissioners Kent Forsgren and Larry Jensen were excused.

**Chairman Hoffman** called the meeting to order at 8:00 P.M. **Cindy Roybal** offered the invocation.

## APPROVAL OF MINUTES

**Cory Ritz** *MOVED* that the minutes of the August 7, 2002, Planning Commission Meeting be approved with corrections as noted. **Sid** seconded the motion. The Commission voted unanimously in favor. Bart Hill abstained due to his absence during the August 7<sup>th</sup> meeting.

## PUBLIC HEARING: FARMINGTON CITY REQUEST FOR CONDITIONAL USE AND SITE PLAN APPROVAL TO EXPAND THE FIRE STATION LOCATED AT 82 NORTH 100 EAST IN A BR ZONE (C-9-02) (Agenda Item #3)

### Background Information:

For some time now the City has been collecting "Fire and EMS Facilities" impact fees with every new residential and commercial/institutional building permit issued in our community. The new fire station expansion will not be funded with property taxes.

Several months ago the Planning Commission gave conditional use and subdivision approval to Jerry Preston for the Farmington Cove project southeast of the fire station. The proposed fire station plan was illustrated with every review and public hearing for the

Farmington Cove project. Little has changed from those earlier schematic site plans.

Chief Larry Gregory will be on hand to discuss the need for the expansion and the benefits to the public.

Enclosed is Section 11-8-105 of the Zoning Ordinance titled "Conditional Use Standards." Please review these standards carefully before making a decision.

**Building and Site Information:**

The existing 5,796 square foot fire station is situated on a .28 acre site. The proposed addition is 3,761 feet (9,557 square feet total) and will be located on a site approximately .73 acres in size. The minimum lot size for office/commercial uses in the BR zone is .5 acres.

The proposed building height of 26 feet matches the building height of the existing building. No building in a BR zone shall exceed 40 feet in height.

The proposed expansion area located in the BR zone abuts residential property to the east zoned R-2. Where office/commercial development in a BR zone share a common property line with a residential zone, the minimum setback for the yard(s) abutting the residential zone shall be the same as that required for such residential zone. The minimum side yard setback in the R-2 zone is 10 feet and the side yard setback for the proposed expansion meets this standard.

**Additional Issues to be Addressed by the Planning Commission:**

Sections 11-7-107(4)(a) and 11-15-070(3) of the Zoning Ordinance require 15 percent of the gross area of the site to be landscaped. Does this plan meet that standard?

In landscape buffers adjacent to residential zones or uses, a mix of evergreen and deciduous trees shall be planted at a ration of not less than one (1) tree for each three hundred (300) square feet of landscape area. For listed conditional uses, this requirement may be increased if, in the opinion of the Planning Commission, additional screening or buffering is necessary on a specific site. Should more landscaping be required adjacent to the residential uses to the East?

The proposed rear parking lot area of the site abuts the Farmington Cove Planned Unit Development project now under construction. Section 11-7-107(7)(b) of the Zoning Ordinance states: "A six (6) foot high masonry fence and/or a thirty (30) foot buffer zone with sufficient plantings of trees and shrubs to provide adequate suppression of sound and light, shall be constructed between a residential property line or zone boundary and any parking area, road, or driveway of a proposed use determined to be of a commercial or industrial nature. All fences shall be engineered to withstand wind loads up to 100 mph and shall be approved by the City Engineer. The Planning Commission may consider an alternative fence on it's own initiative or upon petition by affected property owners."

1. Is the fire station use commercial or industrial in nature? If so:
2. Is the 6 foot white vinyl fence to be constructed by Jerry Preston for the Farmington Cove PUD sufficient to fulfill the requirements of the Zoning Ordinance?

The existing parking for the Fire Station building consists of 22 parking spaces. The proposed expansion will increase by 77% to 39 total spaces (if approved the station building foot print will increase by 65%). Fire Stations are not included on the parking table in Chapter 32 of the Zoning Ordinance. However, in such cases Section 11-32-104 states, "In special cases where it is determined that there is not a similar use, the Planning Commission, in consultation with the developer, shall establish the minimum parking space requirement."

END OF PACKET MATERIAL.

**Mr. Petersen** reviewed the background information. The packet included an "Impact Fees" schedule used by the City which showed a single family resident on an average size lot pays \$141 for fire protection facilities. Mr. Petersen went over unresolved issues such as:

- ▭ Is the landscape buffer between the fire station and the abutting residents sufficient.?
- ▭ Is the station use commercial or industrial in nature. If so, is the 6 foot fence sufficient to fulfill the City's requirement?
- ▭ Will 39 parking spaces be sufficient for the station?

**Chairman Hoffman** opened the meeting to a *PUBLIC HEARING* and invited Chief Gregory to address the Commission.

**Chief Gregory** stated the fire department has outgrown the facility, and with current growth in the City, the condition will worsen. He expressed concern that his department maintain their ability to respond to emergencies when needed. Financing is a problem, as is limited personnel. For now, expanding the current station is a partial fix. At some point, a satellite station will likely be needed.

**Mr. Young** asked if 39 stalls would be sufficient for the expansion.

**Chief Gregory** stated a volunteer force now man's the department and is serving well. However, he plans to propose an upgrade to more full-time personnel to the Mayor and City Council. If such is approved, 39 stalls may not be enough.

With no further comments, the Chairman *CLOSED* the public hearing and asked the Commission for their consideration. The Planning Commission discussed the issues, including the following points:

- ↯ The applicant will be required to come back with a landscape plan. It may be well to ask that 5 trees be planted on the east side along with some shrubbery to help protect the residents to the east.
- ↯ Parking lot lights had not been planned as yet. The architect said a photometric study will be done to see what will be needed for the facility.
- ↯ The dumpster will need to be protected by a masonry wall.
- ↯ It was unclear exactly how many parking stalls there are on the site plan, because the on-street parking spaces on 100 North dedicated to the station are not shown on the site plan. Mr. Petersen said he would make an exact count on the current design. When the new Post Office is constructed, there will be a few more stalls that can be used by the fire department.

**Sid Young** *MOVED* that the Planning Commission grant conditional use and site plan approval as requested subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The public improvement drawings, including a grading and drainage plan, shall be approved by the City Engineer, Public Works, Fire, FAPID, and CDCSD.
2. The applicant shall submit a landscape plan for review and approval by the City which shall include among other things:
  - A. Street trees shall be planted along the expanded 100 East frontage of the development site and shall be spaced at no more than 30 feet on center. The minimum caliper size for street trees shall be 2 inches.
  - B. The landscape buffer adjacent to the residential zone or uses, shall include shrubberies and a mix of at least five (5) evergreen and deciduous trees and shall be planted at a ratio of not less than one (1) tree for each three hundred (300) square feet of landscape area.
3. Trash storage and dumpsters shall be located in an area convenient for pick-up and shall be screened from view by a 6 foot masonry wall.
4. The applicant shall prepare a lighting plan which shall illustrate the type and location of lighting proposed for structures, walkways, and parking lots. Lighting shall be designed, located, and directed so as to eliminate glare and minimize reflection of light into neighboring properties.

It was deemed that the 6 foot high fence as planned would be sufficient.

**Cory Ritz** seconded the motion, which passed by unanimous vote.

Reasons for the motion included:

1. The Farmington City Fire Department is in great need for an expansion in order to adequately serve the needs of the City.
2. Vehicles now being parked outside the building can be stored inside. Among other things, this will help free parking spaces.
3. The City's emergency services (fire and police) are in need of more storage room which will be provided by the expansion.
4. The public has been notified of the expansion.

#### **NORTH POINTE DEVELOPMENT PROPOSAL (Agenda Item #4)**

##### **Background Information:**

Rich Haws submitted a rezone request to include a large part of his development proposal in west Farmington. Chairman Hoffman suggested that the Planning Commission include the development area as the first stop of their field trip already planned for August 22, 2002. Later that evening substantial time could be spent reviewing Rich Haws' request. Planning Commission input is often very important before a major development proposal is subjected to the public hearing process.

END OF PACKET MATERIAL.

**Mr. Petersen** explained an overlay zone augments or adds to the underlying zone. The applicant is proposing a new zone to be used for the North Pointe development. Mr. Petersen said he would like to review what other communities have done in similar situations. The applicant hoped to accomplish 5 points during the meeting.

1. Gain conceptual approval for the new "Transit Overlay Development Ordinance."
2. Gain conceptual approval of the overall development plan. The Planning Commission could recommend approval as part of a development agreement. However, Mr. Petersen suggested that the Planning Commission consider a checklist of items to present to the City Council when making the recommendation.
3. Gain a recommendation to the City Council regarding the landscaping plan as presented during the on-site tour.
4. Gain a recommendation for a possible EDA (Economic Development Agency)

which Mr. Petersen said would be a good tool for the City.

5. Gain a recommendation to have the new parkway and project area called “North Pointe” for future UDOT and other related signage.

The Planning Commission discussed changing the name of Burke Lane would only affect a few residents. State requirements would have to be met in order to change a street name. However, some change would need to take place because of the realignment of the reconstructed road.

**Cory Ritz** *MOVED* that the Planning Commission recommend to the City Council that during a public hearing in accordance with State Law they consider renaming Burke Lane as North Pointe Parkway from Main Street to 1100 West (along the new alignment going west and then southwest). The existing portion of Burke Lane in the west part of Farmington where residents reside should remain *Burke Lane*.

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

Reasons for the motion included:

1. The realignment of the road necessitates a change in the west because the existing Burke Lane does not connect with the new construction. If left unchanged, the new road would cause confusion.
2. The name “North Pointe” would help clarify the north end of the Legacy Highway.
3. If not changed, the new construction would create 2 Burke Lanes.
4. The new name would help clarify addresses for emergency response personnel.

The Planning Commission continued their discussion. The landscape plan was discussed. It seemed that the timing was urgent because plans are being made for highway improvements, including what decorative elements may be added. The landscape plan for North Pointe will be impacted by UDOT decisions. The landscaping needs to be coordinated with a focus on beauty and drought resistant plants. It needs to last for many years with a minimum amount of maintenance. The area does need an overall “common area maintenance agreement.” Such an agreement will keep Farmington standards high. UDOT needs to know the City is behind the plan submitted. The developer will prepare the plan for future presentation to the Planning Commission. The current standards used by UDOT along their highways is not acceptable.

**Cory Ritz** *MOVED* that the Planning Commission recommend to the City Council that they authorize Stonebridge Group and Dixon Associates in cooperation with City Staff to work with UDOT on landscaping plans for the north end of Legacy Highway and the North Pointe ramp and associated roads in such a way that the area is consistent with UDOT landscaping plans

and City requirements with a strong recommendation for beautification, conservation, long term/low maintenance and drought resistant plants. **Sid Young** seconded the motion which passed by unanimous vote.

Reasons for the motion included:

1. There needs to be a continuity of landscaping design from the highway off ramp through the North Pointe development.
2. New landscaping designs need to be implemented that focus on conservation and drought resistance.
3. Timing is urgent to gain UDOT support before construction is too far to allow input from the City and the developers.
4. The area is critical to drawing economic development to Farmington. Landscaping will be a vital part of the draw.
5. Farmington is the Davis County seat and should help set the standards for the County.
6. Careful planning will help make the County Jail look better.

**Cory Ritz** *MOVED* that in conjunction with the landscape plan the developer in cooperation with the City Staff formulate a “Common Area Maintenance Agreement” for review by the Planning Commission and for review and approval of the City Council. **Bart Hill** seconded the motion, which passed by unanimous vote.

Reasons for the motion included:

7. There needs to be a continuity of landscaping design from the highway off ramp through the North Pointe development.
8. New landscaping designs need to be implemented that focus on conservation and drought resistance.
9. Timing is urgent to gain UDOT support before construction is too far to allow input from the City and the developers.
10. The area is critical to drawing economic development to Farmington. Landscaping will be a vital part of the draw.
11. Farmington is the Davis County seat and should help set the standards for the county.

12. Careful planning will help make the County Jail look better.

The Planning Commission discussed the draft Transit Overlay Development Ordinance. It was decided that a small committee could work with the draft and come back to the Planning Commission with recommendations. The Commission spent time detailing specific concerns to give direction to the working committee. It was mentioned that holding a public meeting on the ramp to open a public hearing would be a good idea. Citizens could see for themselves what was being discussed.

**Mr. Haws** (the developer) stated that each phase of the development would be brought before the Planning Commission for approval. It would be a challenge to reach the open space requirement in some of the phases, where other phases would have more than enough open space.

Mr. Haws asked that the Planning Commission address a master plan for the entire area that would protect the integrity of the commercial plan by not allowing “piece users” to disturb traffic flow. If planning is not carefully considered, the area could become a very congested traffic problem similar to some nearby communities.

**Mr. Ritz** suggested putting a round-a-bout at Glover Lane and 1100 West which may solve the problem.

**Sid Young** *MOVED* that the Planning Commission organize a small working committee consisting of Cory Ritz and Cindy Roybal for the purpose of reviewing and critiquing the “Transit Overlay Development (TOD) Ordinance and any proposed Mixed Use Zone Ordinance.

It is also moved that the City Council be invited to have a member of that body participate in the working committee. **Bart Hill** seconded the motion which passed by unanimous vote.

Reasons for the motion included:

1. The Transit Overlay Development Ordinance will allow the City to more successfully apply for federal funds to help deal with traffic concerns.
2. A master plan for the commercial area will entail unique requirements that justify a working committee.
3. The action will allow the commercial development to move more quickly and efficiently and allow more City input.

**Mr. Haws and Mr. Dixon** explained tenants of an Economic Development Agency (EDA). They stated timing was urgent because such an agency should already be in the initial stages in order to have a beneficial impact on the proposed development. Mr. Haws suggested that the City hear a presentation by Randy Sant, a specialist in getting grants and methods available to the City to fund costs of major roads and rail stations.

**Cory Ritz** *MOVED* that the Planning Commission recommend to the City Council that they consider reviewing information regarding EDA grants and other available economic development funding mechanisms and that the City Council be informed that the Planning Commission feels that exploring the possibility of an EDA is a good idea. **Cindy Roybal** seconded the motion, which passed by unanimous vote.

Reasons for the motion included the fact that the Planning Commission would like to see the City Council consider information regarding EDAs and Mr. Sant's expertise.

#### **PATRICE SWAIN WAIVER REQUEST (Agenda Item #5)**

**Mr. Petersen** explained a request by the Swain family to have the Planning Commission discuss their general feeling toward having the City Council grant a waiver of open space requirement associated with a 3.75 acre parcel, situated at the corner of 1400 North and North Compton Road. The Swains are presenting their request before the City Council on September 4, 2002. Conservation requirements have changed since the Swains originally contemplated development.

After consideration by the Commission, **Sid Young** *MOVED* that Patrice Swain be informed that the Planning Commission could not make decisions regarding developments prior to official application. **Cory Ritz** seconded the motion, which passed unanimously.

#### **CITY COUNCIL REPORT AND MISCELLANEOUS**

**Mr. Petersen** reported the City Council meeting held August 21, 2002. He said the Council approved a round-a-bout at 650 West and State Street. The Planning Commission discussed how it might be possible to encourage the construction of a similar road at the corner of Clark Lane and 1100 West.

**Cindy Roybal** *MOVED* that the Planning Commission recommend to the City Council that they incorporate a round-a-bout road structure at the intersection of 1100 West and Clark Lane. **Cory Ritz** seconded the motion, which passed by unanimous vote.

Reasons for the motion included:

1. A round-a-bout at 1100 West and Clark Lane would provide a traffic calming device in the area.
2. The device would help set a tone for the change from one zone use to another.

**Mr. Petersen** reported that David Griffin had appealed the Planning Commission's recent decision regarding road improvements for the Griffin subdivision to the City Council. The issues will be reviewed with the City attorney.

**ADJOURNMENT**

**Cindy Roybal** *MOVED* to adjourn at 10:20 P.M. **Cory Ritz** seconded the motion which passed by unanimous vote.

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*Linda Hoffman, Chairman*  
*Farmington City Planning Commission*