

FARMINGTON CITY PLANNING COMMISSION

Thursday, August 24, 2006

PLANNING COMMISSION STUDY SESSION

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

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

Agenda Item #1: Minutes

The Planning Commission reviewed the minutes from their meeting that was held on August 10, 2006.

Agenda Item #2: City Council Report

David Petersen reported the proceedings of the City Council meeting which was held on August 15, 2006.

Agenda Item #3: Public Hearing: Brady Hall/North Park Development - Applicant is requesting a recommendation to rezone approximately 9.8 acres located at 48 West 600 North from OTR-F, LR-F, and A-F to R-2-F for purposes of developing a planned unit development consisting of 60 attached owner occupied dwellings (or 30 twin-homes) (Z-11-06).

David Petersen displayed a Zoning Map and explained how the property is zoned. He also displayed an aerial photo of the area and pointed out where the property is located. He explained that a land swap will likely occur between North Park Development and **Tom Owens**.

The Planning Commission reviewed the "Suggested Possible Motions" that were included in the packet.

Jim Talbot said the proposed density seems high for a single family area.

David Petersen said there have been calls from citizens both for and against the development.

Agenda Item #4: Nixon & Nixon, Inc., - Applicant is requesting conditional use and site plan approval for a Class A Self Storage facility located at 549 West Bourne Circle adjacent to the north side of Park Lane on 3.01 acres in a CMU zone (C-5-06).

David Petersen informed the Commissioners that the request will not be considered since City staff is not prepared.

[Kevin Poff arrived at 6:53 P.M.]

Agenda Item #5: Public Hearing: Nate Shipp/DAI - Applicant is requesting a recommendation to amend the Original Townsite Residential (OTR) and Buffer (B) Zones (Chapters 17 and 20) of the Zoning Ordinance to allow for single family planned unit developments (PUDs), and consideration of a schematic plan for a PUD related thereto, consisting of 17 lots on 9.66 acres, located at approximately 100 West 600 North (ZT-10-06 and S-17-06).

David Petersen reviewed the applicant's request. He said there are two historical homes located on the property. The development may be consistent with the (B) and (OTR) Zone, but neither zone allows for PUDs.

The Planning Commission discussed the proposal and felt it would be an appropriate use since the homes will not be attached and the PUD will provide landscaping and other amenities.

David Petersen said the reviewing agencies have not submitted their comments regarding the proposal so the City is not ready to make a recommendation regarding the schematic plan. He recommended that the Planning Commission recommend the text amendment but table consideration of schematic plan approval.

Agenda Item #6: Public Hearing: Farmington City - Applicant is requesting a recommendation to repeal Chapter 22 of the Zoning Ordinance titled "Special Use (S)" and recodify and enact the "B" portion of Chapter 20 as the new Chapter 22 of the Ordinance (ZT-10-06).

David Petersen explained that the NMU Zone text was erroneously adopted as Chapter 20. Since there are now two zones titled Chapter 20, the NMU text will now be considered Chapter 22 since the Special Use (S) Zone is no longer in used.

The meeting adjourned at 6:55 P.M.

PLANNING COMMISSION REGULAR SESSION

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

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

APPROVAL OF MINUTES

Kevin Poff moved that the Planning Commission approve the minutes of the August 10, 2006, Planning Commission Meeting. **John Bilton** seconded the motion. The Commission voted unanimously in favor.

CITY COUNCIL REPORT

David Petersen reported the proceedings of the City Council meeting which was held on August 15, 2006. He covered the following items:

- The City Council approved an Ordinance amending the Farmington City Zoning Ordinance regarding accessory building setbacks in the BP Zone.
- The City Council approved an Ordinance rezoning approximately 3.16 acres of property located at 220 South 1525 West from “A” to “AE” and granted schematic plan approval for a three-lot subdivision related thereto.
- The City Council approved an Ordinance to amend the Zoning Ordinance regarding Class A Storage Rental Units.
- The City Council approved a street dedication plat for 325 West Street south of Glovers Lane.
- The City Council adopted a Resolution extending a non-conforming dead-end street (1175 North) in Moon Farms Subdivision. The Council tabled consideration of the schematic plan to allow drainage issues to be resolved.
- The City Council granted minor plat approval for Shepard Crossing Commercial Subdivision (Bukoos).
- The City Council granted final plat approval for Farmington Greens Subdivision, Plat 1D.

David Petersen informed the Commissioners that a joint Planning Commission/City Council meeting will be held on September 26, 2006, to receive public comment regarding the proposed Legacy Highway connection. The Commissioners agreed not to hold an additional

Planning Commission meeting on September 28, 2006.

PUBLIC HEARING: BRADY HALL/NORTH PARK DEVELOPMENT - APPLICANT IS REQUESTING A RECOMMENDATION TO REZONE APPROXIMATELY 9.8 ACRES LOCATED AT 48 WEST 600 NORTH FROM OTR-R, LR-F, AND A-F AND R-2-F FOR PURPOSES OF DEVELOPING A PLANNED UNIT DEVELOPMENT CONSISTING OF 60 ATTACHED OWNER OCCUPIED DWELLINGS (OR 30 TWIN-HOMES) (Z-11-06).

Background Information

It appears that most of the subject property is designated “Low Density Residential” on the General Land Use Plan map of Farmington City. Prior to 2001 the term “Low Density Residential” is meant up to 4 dwelling units per acre. Now “Low Density Residential” means developments with lot sizes (for subdivision yield plan purposes only) between 15,000 and 20,000 square feet. On July 14, 2005, the Planning Commission recommended that the City modify the term to mean lot sizes between 10,000 and 20,000 square feet. The City Council tabled consideration of this recommendation on August 17, 2005 until “consideration o the Highway 89 corridor occurred”.

The applicant is requesting that the City rezone the property to R-2. The minimum lot size in the R-2 zone is 10,000 square feet. Furthermore, it appears that the applicant is trying to orchestrate a land trade with Tom Owens, the property owner of the adjacent old mill site. This will allow the old mill property to abut land occupied by Farmington Pond whereas now it does not. The trade may result in an overall increase of the project area from 10.41 to 12.31 acres, but only if open space areas created as a result of the trade are preserved in a manner acceptable to the City concurrently with the development of he project.

If the Planning Commission determines that the subject property is solely master planned for “Low Density Residential” development, the only option which meets the criteria is the last scenario, but only if the Owens parcel is included as per the condition referenced above.

Does the applicant’s proposal of 60 dwelling units on the subject property meet the densities prescribed by the General Plan for “Low Density Residential” areas?						
General Plan Scenarios	10.41 acres					
	Units	units/acre	Yes/No?	Units	units/acre	Yes/No?

2*	15,000 lot	25	2.40	No	30	2.44	No
3*	10,000 lot	33	3.17	No	42	3.41	No
Proposed Development		60	5.76	–	60	4.87	–
4	Up to 5 du/acre under an NMU	52	5.0	No	61	5.0	Yes
* Units shown = the yield plan density plus bonus of 20% Note: Scenario 2 is the current policy in the General Plan							

END OF PACKET MATERIAL.

David Petersen displayed a Vicinity Map and pointed out where the property is located. He also displayed an aerial photo of the area and an overhead of the General Plan to illustrate how the properties in the area are zoned. He explained that developers who have been interested in the property in the past proposed high density residential. The current developer is interested in developing 5 to 6 dwelling units per acre on the property. He recommended that the developer consider the R-2 zone for the property since it limits the density, and therefore, would be more likely to be approved by the Planning Commission. He informed the developer that the General Land Use Map indicates the property is meant to be low density residential but text in the plan may support the proposed development is up to the Planning Commission to interpret the General Plan.

Mr. Petersen reviewed the “Suggested Possible Motions”. He explained that there will likely be property traded between **Mr. Owens** and the developer, which may contribute to the preservation of the Old Mill, and may provide frontage for the property adjacent to the pond. The trade may benefit **Mr. Haugen** since the shape of his property will become broader. If the auto body shop is relocated, a buffer from commercial uses will not be necessary. He reviewed the “Findings” that were included in the Staff Report.

Mr. Petersen said in the last 3 to 4 years, land value has increased substantially so the demand for medium density PUDs has increased. If this trend continues, the Planning Commission may wish to reconsider amendments to the General Plan. He offered to show the Commissioners pictures of similar type developments that have been done in other areas of Davis County.

Public Hearing

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

Brady Hall/ North Park Development (182 East 650 South, Kaysville) said the development will be a landscaped community with a HOA. The exterior of the homes will include rock and brick which is prevalent in Farmington. He showed a video that illustrates how the area currently looks and how the area will look if the development is approved. The homes will be at least 3,500 square feet per side and will cost between \$300,000 and \$400,000.

Rick Caldwell/ Sage General Contracting (881 West State Street, Pleasant Grove) said his company has a history of constructing quality developments, such as Thanksgiving Point in Lehi. They would like the City's input regarding the community. They want to enhance the City of Farmington by offering a quality product, streets, landscaping, and homes.

Terry Drew (99 Cove Lane, Layton) said the proposal will resolve the property issues that have faced the Haugen family for over 30 years. The development will look and feel as if the homes are single family residences. The density is only slightly higher than that of low density residential. The agreement between the six property owners is a unique opportunity to permanently improve the "gateway to the City".

Gary Rose (48 West 600 North) said he has been impressed with the current developers. If the development is approved, he plans to live in the community.

Jim Taylor (83 East 600 North) expressed the following concerns on behalf of the 25 individuals who signed a petition opposing the development:

- The residents lifestyles will be forced to change so the developer can make large profits.
- High density housing should not be allowed near a single family dwelling area. The project could potentially triple the population of their neighborhood by putting 3 townhouses per acre with less than 10 feet between them.
- The traffic in the area will increase. He was also concerned about emergency vehicles being able to access the area and asked that the issue be studied.
- He questioned whether there is a market for this type of development since Rose Cove was unable to find enough senior citizens to fill their units, so they began offering the units to younger tenants.
- If the HOA falters, the City and the neighborhood will be left to resolve their issues.
- The project sits on a potential flood bank. It could be problematic in the event of a mud slide since there is only one route out of the area.

Mr. Taylor said he is not opposed to a single family development but is strongly opposed to creating a high density area. He submitted a copy of the petition to **Chairman Talbot**.

Don Hadden (554 North Main property owner) said he is in favor of the project. He did his Master Thesis on the property which included a PUD with twin homes. He has waited 28 years for the area to be “cleaned up”.

Joe Judd (108 West 600 North) submitted a letter to the Planning Commission. He said he is opposed to the property being rezoned in order to correct zoning mistakes that were made in the past. He suggested that multiple density developments be located near the freeways or near the train station and that the City preserve the heritage of Old Farmington. He said he was also concerned that the added traffic on Main Street would exasperate an already aggravated traffic situation.

Don Bradshaw (650 North 90 West) said during peak traffic hours, it can be impossible to cross Main Street. Legacy Highway will also add traffic to the area. The proposed project will add a minimum of 120 additional cars. There will be 48 of the residences on a dead-end road. He said if the development is approved, there will be a precedent set. The individuals who own the ten acres west of the development will also request to maximize the potential of their undeveloped properties. He asked that the Planning Commission only approve zoning that allows single family homes on 10,000 square foot lots.

Claudette Evans (18 East 600 North) said the entrance to the development would be across the street from their home. She said she is in favor of the development. She pointed out that **Mr. Taylor’s** land was used to develop homes and apartment complexes. She questioned if there could be a second point of access on the trail for emergency access only. She said there is heavy traffic in the area but hopes the situation will improve when Legacy Highway and Trax are complete. The development is a win/win situation for the neighbors since their property values will increase.

Wayne Hansen (23 East 600 North property owner) said he is in favor of the development since it will improve the area. Although it is higher density, there may not be other solutions for the area. The development will benefit the developers, as well as the home values in the area. He is in favor of preserving the “old town charm” but does not think the existing area is charming.

Larry Haugen (94 East 500 North) said the proposal is an opportunity for the City and the Haugens to resolve past issues. There has been a court case pending for the last 12 years and there have also been many development proposals that have “fallen through”. There is already multi-family housing existing in the area and there are also single family home owners who rent their basements. The proposed development can be a success if all of the parties involved can reach an agreement.

Chris Judd (82 West 600 North) said he is in favor of the project. He said the property

should be developed for a high density use. There are many advantages to the proposal including the fact that existing residents who prefer to live in the PUD type environment have the option to remain in the area. Since there is a proposal to stub a road through his property, he asked that his property also be rezoned.

Jim Talbot said a separate application would have to be made.

Joel Anderson (57 West 600 North) said the proposal will offer an option for older families to “simplify”. He referred to his developments in Centerville and said that the twin home areas are more peaceful than that of the single family developments. He said the proposal is also a great opportunity for the Haugen family.

John Bradshaw (259 East 100 North) said he is not opposed to the development but is concerned about the proposed density and the traffic that will be generated. If the Brady Hall proposal and Nate Shipp proposal are both approved, there will be an additional 77 housing units. He said he is opposed to the trail being used as a road. He would like the development to have the character that is similar to the rest of the neighborhood with less density.

Larry Allsop (139 East 400 North) said the national average for ownership of twin homes is four years. There are nine acres so there should be nine homes with 18 cars.

Christian Anderson (479 North Main) said he is opposed to the high density development. He is concerned about the future of the homes since twin homes tend to downgrade quickly. He is not opposed to larger single family homes and hopes the City will proceed cautiously.

Terry Drew invited the residents and the City officials to visit a project in Salt Lake City that is nearly identical to the current proposal. The Salt Lake development has only had one home sell in the past four years. The property was only on the market for one week. He said he has met with a UDOT official who is in favor of the project from a traffic standpoint. He referred to the map and pointed out how the traffic will be directed. The proposal will not violate the setback requirement and the density is barely above the low density requirements.

Public Hearing Closed

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

Kevin Poff said 600 North and Main is congested so the traffic issues should be addressed.

Cory Ritz questioned whether there are geological / hydrological issues that need to be

addressed.

David Petersen said the property is not located in the FEMA flood plain area. It is his understanding that there have been EPA studies done on the Haugen property within the past year which indicate that the property is clean. He said the reports could be made available to the Planning Commission.

Cory Ritz said he was concerned about deviating from the Master Plan. However, he prefers the R-2 zone rather than the R-4 zone. It is not a huge deviation but will maintain the residential area. Even if the area were developed with a single family use, there is not a guarantee that the units will remain owner occupied. He said efforts should be made to preserve the Old Mill. The proposal would benefit the Haugen family by allowing them to move their body shop to a more appropriate location.

John Bilton asked if the property ownership issues were resolved between the **Mr. Rose** and **Mr. Hansen**.

David Petersen said apparently both parties have signed an agreement and have joined the application for the development.

Kevin Poff asked if the road back to the pond qualifies as a public street.

David Petersen said he is unsure whether the road is currently a City street.

As requested by **Chairman Talbot**, **Dave Petersen** pointed out which properties in the area have the OTR zoning.

Motion

Cory Ritz moved that the Planning Commission table action to receive a recommendation from the Historic Preservation Commission and to conduct a field trip to the site to inspect the historic buildings, to consider the nature of the land trade and how the property will be preserved, and other issues related to the application, and also to allow time for the developer to prepare a more detailed schematic plan for consideration by staff and the Commission. **Kevin Poff** seconded the motion, which passed by unanimous vote.

The Planning Commission members suggested that the developer host a community meeting to address the concerns the residents may have.

Motion

John Bilton moved that the Planning Commission take a five minute recess. **Cory Ritz** seconded the motion, which passed by unanimous vote.

The meeting reconvened at 8:54 P.M.

NIXON & NIXON, INC., DAN NIXON - APPLICANT IS REQUESTING CONDITIONAL USE AND SITE PLAN APPROVAL FOR A CLASS A SELF STORAGE FACILITY LOCATED AT 549 WEST BOURNE CIRCLE ADJACENT TO THE NORTH SIDE OF PARK LANE ON 3.011 ACRES IN A CMU ZONE (C-5-06).

David Petersen informed the Commissioners that the request should not be considered since the application is not ready.

Kevin Poff requested that City Staff determine whether the application can be considered separate from a planned center development.

PUBLIC HEARING: NATE SHIPP/DAI - APPLICANT IS REQUESTING A RECOMMENDATION TO AMEND THE ORIGINAL TOWNSITE TO RESIDENTIAL (OTR) AND BUFFER (B) ZONES (CHAPTERS 17 AND 20) OF THE ZONING ORDINANCE TO ALLOW FOR SINGLE FAMILY PLANNED UNIT DEVELOPMENT (PUDs), AND CONSIDERATION OF A SCHEMATIC PLAN FOR A PUD RELATED THERETO, CONSISTING OF 17 LOTS ON 9.66 ACRES, LOCATED AT APPROXIMATELY 100 WEST 600 NORTH (ZT-10-06 & S-17-06)

Background Information

The City received an application for a residential subdivision to be developed as a single-family detached Planned Unit Development surrounding the Palmer home at approximately 100 West 600 North. The developer would like to create 17 residential lots around the Palmer home. In order to create a PUD in the current B and OTR zones, a text amendment to allow PUDs in the B and OTR zones as a conditional use is required.

Single-family residences are allowed on 10,000 square foot lots in the OTR zone and on ½ acre lots in the B zone. A yield plan was created using an average lot size of 27,364 square feet in the B zone and 17,899 square feet in the OTR zone yielding 20 lots. The schematic plan calls for 17 lots plus a large open space containing the original Palmer residence and a common park area.

The schematic plan has been sent out to reviewing agencies, but so far the comments and corrections to the plan have not been received, so staff is not prepared to present the plan to the Planning Commission yet.

END OF PACKET MATERIAL.

David Petersen displayed an overhead of the Vicinity Map. He explained the applicant's request and gave a brief history of the property. He explained how the properties in the area are zoned. He displayed the schematic plan which does not qualify for the B or OTR zones. He explained the different options to direct traffic in the area. City staff recommends that the Planning Commission add the single family PUD use to the OTR and B zone but withhold schematic plan approval to allow the reviewing agencies to submit their feedback.

Public Hearing

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

Nate Shipp (406 West South Jordan Parkway) reviewed the history of his company and submitted a resume for the Planning Commission's review. He said the Palmer property is a "jewel" and they intend to keep it in that state. If they were to do the subdivision under the current zone, they would be forced to massacre the site. They have met with the Sewer District and the City Engineer, and are confident that they will receive positive reviews. He explained their proposal to construct 20 foot wide, unobstructed roadways which meets the satisfaction of UDOT and the Fire Marshall. The roadway will require the removal of the trees on 600 North. The Palmer driveway will be used in emergency situations only. There will be two acres of open space with community amenities and a private HOA. They will hire a property management company to be responsible for up keep of the site and other management issues. Rather than selling individual lots, they plan to sell home sites.

Cory Ritz asked if the developer plans to preserve the Evans property, which is one of the oldest homes in Farmington.

Nate Shipp said the property is infested with mold but they will do what they can to maintain it.

Joe Judd (108 West 600 North) said he likes the fact that the landscaping will be preserved. He would also like the Olsen rock structure to be preserved. He asked how the rear of the homes will be buffered from the existing trail.

Joel Anderson (57 West 600 North) said he is pleased that the developer plans to preserve the landscaping, which will be possible if the PUD is approved.

Brent Stephens (515 North Main) said he has several questions. He plans to meet with the developer to discuss the issues.

Dena Scoville (450 North Main) questioned if there will be an access to the rear of her property.

Public Hearing Closed

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

Kevin Poff said it would be appropriate to include the PUD option in the zoning text since they generally add to the City's standards.

Motion

Kevin Poff moved that the Planning Commission recommend a text amendment to the Farmington City Zoning Ordinance Chapter 20, B Zone, 11-20-103 Conditional Uses as follows: add a new item (3) SINGLE Family Detached Planned Unit Development (PUD) and renumber items 3-14 to 4-15; and recommend a text amendment to the Farmington City Zoning Ordinance Chapter 17, OTR Zone, 11-17-030 Conditional Uses as follows: add item (13) Single-family Detached Planned Unit Development (PUD); and modify Chapter 27, Planned Unit Development (PUD), 11-27-030 Combination with Residential Zones to read as follows: A Planned Unit Development shall be permitted as a conditional use only in the AA, A, AE, LS, S, LR R, R-2, R-4, and R-8, OTR BP, BR, B and C zones. **Cory Ritz** seconded the motion, which passed by unanimous vote.

Nate Shipp gave the following responses to the resident's questions:

- The existing trail will be buffered. The particulars will be included in the landscaping plan.
- The existing chain link fence will be replaced. There will also be a perimeter fence but the particulars are not yet known.
- The existing access to the trail will be maintained.
- The sewer will be pumped to 600 North for 4-5 units. There will be an individual pump station for each unit.

Jim Talbot suggested that the developer consider the preservation of the historic homes. He recommended that the developer hold a neighborhood meeting to answer any questions the residents may have.

Findings

- Property currently zoned "B" and "OTR" are located in a low density residential district and a small portion is in "Public/Private Recreation Open Space and/or Parks Very Low Density" in the land use plan.

- Allowing Planned Unit Developments which require amenities to enhance the property will not detract from the uses already allowed in the B and OTR Zones.
- The text amendment is consistent with the goals, policies, and governing principles of the Comprehensive Plan for Farmington City.

Kevin Poff informed the applicant that in the past, the Planning commission has been hesitant to approve private roads that do not meet the City road standards.

Motion

Cory Ritz moved that the Planning Commission table discussion of the schematic plan for a proposed 17-lot single-family planned unit development located at approximately 100 West 600 North until comments have been received from reviewing agencies concerning same. **John Bilton** seconded the motion, which passed by unanimous vote.

PUBLIC HEARING: FARMINGTON CITY - APPLICANT IS REQUESTING A RECOMMENDATION TO REPEAL CHAPTER 22 OF THE ZONING ORDINANCE TITLED “SPECIAL USE (S)” AND RECODIFY AND ENACT THE “B” PORTION OF CHAPTER 20 AS THE NEW CHAPTER 22 OF THE ORDINANCE (ZT-10-06).

David Petersen explained that when the NMU text was adopted, it inadvertently became the second Chapter 20. City staff recommends Chapter 22 be repealed to rectify the problem.

Public Hearing

Chairman Talbot opened the meeting to a public hearing.

Public Hearing Closed

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

Motion

Kevin Poff moved that the Planning Commission recommend to repeal Chapter 22 of the Zoning Ordinance titled “Special Use(S)” and recodify and enact the “B” portion of Chapter 20 as the new Chapter 22 of the Ordinance. **John Bilton** seconded the motion, which passed by unanimous vote.

Findings

- The recommendation will rectify the error relating to the zone text titles.

MISCELLANEOUS

Dead-End Street Discussion

David Petersen reviewed the Dead End Street and Cul-de-sacs of Davis County table. It was appropriate for the Planning Commission to interpret the text to mean “dwelling units.” Farmington City has the most liberal dead end street lengths allowed in the County. The City chose to allow 1,000 foot dead end streets to limit the number of non-conforming streets in the City. The limit could be lowered to 600 feet if the Planning Commission so desires.

In response to a question from **Chairman Talbot**, **Mr. Petersen** said he was not opposed to lowering the dead end street limit to 600 feet since two of the non-conforming dead end streets have since become through streets. He said he would determine how many non-conforming streets would be created if the length allowed were reduced to 600 feet.

Planning Commission Schedule

September 14, 2006: The Planning Commission will take a field trip prior to their regular meeting.

September 26, 2006: A joint City Council/Planning Commission meeting will be held (which will replace the regular Planning Commission meeting for that week). The Planning Commissioners requested that the meeting be conducted by UDOT.

November 8, 2006: The Planning Commission will meet on November 8, 2006, rather than November 9th.

Draft Tree Ordinance and Related Documents (1st Reading)

ADJOURNMENT

Cory Ritz moved that the Planning Commission adjourn at 9:47 P.M.

Jim Talbot, Chairman

Farmington City Planning Commission