

# FARMINGTON CITY PLANNING COMMISSION

Thursday, October 10, 2002

---

## DAVIS COUNTY HILLSIDE WORKSHOP/KENDALL BUILDING

The Planning Commission met with other interested citizens of Farmington and Centerville to discuss issues relative to hillside development. The meeting began at 6:15 P.M. in the Davis School District Kendall Building at 70 East 100 North, Second Floor Conference Room. The workshop included:

- ▭ Officials discussed issues which had proven important to citizens in a survey conducted by Dan Jones and Associates. Overall, the survey indicated open space and conservation were high priorities among a majority of participants.
- ▭ Those in attendance participated in a mapping exercise after which group representatives reported what had been discussed. Issues included, among other things, density, trails, open space, funding, the Shoreline Trail, development areas, conservation areas, and off-road vehicle use in the hillsides.
- ▭ Participants were asked to indicate which issues were of most importance to them. They were asked which issues they felt should be addressed in more detail in the future.

## PLANNING COMMISSION REGULAR SESSION

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

**Chairman Hoffman** called the meeting to order at 8:20 P.M. **David Petersen** offered the invocation.

## APPROVAL OF MINUTES

**Sid Young** *MOVED* that the minutes of the September 26, 2002, Planning Commission Meeting be approved as corrected. **Bart Hill** seconded the motion. The Commission voted unanimously in favor.

## PUBLIC HEARING: BRETT PRESLAR/KILEY CROCKETT REQUEST FOR MODIFICATION TO CONDITIONAL USE PERMIT C-9-00 (Agenda Item 3)

**Mr. Petersen** introduced the agenda item. The Planning Commission had denied the previous application by Mr. Preslar and Mr. Crockett primarily because the site plan did not include enough on-site parking. They had brought back another submission with a new parking configuration. The Planning Commission had also indicated a desire to have the front of the buildings in stucco and brick rather than siding in order to have the structures consistent with

surrounding buildings.

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

**Mr. Preslar** distributed pictures of similar buildings so Commissioners could get an idea of how the units would look. He said the site plan had been redesigned to include more parking in the front of the buildings. Mr. Preslar also indicated there would be privacy fencing on the south side which would be lowered to 4 feet at the appropriate place according to ordinance specifications.

**Fletcher Roberts** (674 Stoney Brook) expressed a concern over the amount of parking and said that in similar situations his car had been towed because he had no where else to park except the road. Some renters will use the one-car garage as storage and will need to park elsewhere.

**Mr. Preslar** indicated that there would be two parking places for each unit, including stacking behind the garage.

With no further comments, **Chairman Hoffman** *CLOSED* the public hearing and asked the Commissioners for their consideration.

**Mr. Forsgren** suggested there was a need to maintain some green space in the front of the buildings rather than so much concrete. He felt that one stall could be eliminated, and that with stacking there would still be sufficient parking off the road. Doing so would allow the builder to include landscaping in the front.

**Mr. Young** indicated the retaining wall, which had not been included on the original design, was a very good addition. The wall will be constructed of large field stones and will be about 4 to 5 feet high.

**Ms. Roybal** stated she was still not completely comfortable with the amount of parking available to renters. However, she did feel that the landscaping in front of the building was important. If siding was not an issue to the builder, Ms. Roybal stated she felt it would be beneficial to have the front of the units faced with stucco rather than siding.

**Mr. Preslar** indicated the face of the units would be stucco and brick and that the sides and back would be siding.

**Kent Forsgren** *MOVED* that the Planning Commission approve the modification of Conditional Use Permit C-9-00 by reducing the garage widths on a future four-family dwelling (located at 696 North Stoney Brook Circle) from two-door to single-door, that the front of the units will be constructed of stucco and brick, that the parking plan include three additional stalls in front of the entire dwelling separated by landscaping, and that landscaping also be included on the outer sides of the parking areas. **Sid Young** seconded the motion. The vote was unanimous in the affirmative.

Reasons for the motion included:

- ↯ The motion accommodated the request by the applicants while meeting City ordinances.
- ↯ The project would include green space.
- ↯ The units were being constructed on a cul-de-sac, which limits off-street parking. The proposed site plan offers increased parking options while maintaining green space opportunities.
- ↯ Neighborhood interest had been demonstrated. Neighbors had shown a willingness to help police parking infringements.

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

**Mr. Petersen** briefly reviewed the following:

- ↯ The Wasatch Front Regional Council will hold a workshop relative to regional open space planning at the Davis County Courthouse, 28 East State Street in Farmington, from 6 to 9 P.M. on October 29<sup>th</sup>. All Commissioners are invited to attend.
- ↯ The Cowboy Partners application regarding amendment of Chapter 14 [Business Park Zone BP] to increase the allowable residential density of PUD's from 8 dwelling units per acre to 14 dwelling units per acre was tabled by the City Council during their meeting on October 2<sup>nd</sup>.
- ↯ The City Council approved the Oakwood Estates Phase II Subdivision.
- ↯ The City Council discussed at length the proposal by Bonneville Research to conduct an economic development study for the City. The Council asked that the proposal be reworked to include suggestions they had made. Bonneville Research will be returning to the Council with a reworked plan and contract.
- ↯ Mr. Petersen explained the City Council's ratification of a settlement reached in regards to road failure on west Clark Lane.
- ↯ The City Council had voted to sell the historic cannon.
- ↯ The Council discussed issues relative to Lagoon-owned homes in downtown Farmington which had been vacant from some time. The problem had been a great concern to some citizens.

- ▯ Ms. Hoffman indicated that the swimming pool in Somerset had been remodeled and had included synthetic rock facade. She had suggested having the same thing done to the new elementary in west Farmington. Mr. Petersen said he would follow up with Mr. Payne of the Davis School District to see if the School District would be amenable to using the synthetic rock.

## **ADJOURNMENT**

**Kent Forsgren** *MOVED* to adjourn at 9:10 P.M. **Cindy Roybal** seconded the motion, which passed by unanimous vote.

---

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