

FARMINGTON CITY PLANNING COMMISSION

Thursday, October 25, 2007

PLANNING COMMISSION STUDY SESSION

Present: Chairman Jim Talbot, Commission Members John Bilton, Kevin Poff, Paul Barker, Rick Wyss, Assistant City Planner Jared Hall, Recording Secretary Jill Hedberg, Alternate Planning Commission Members Randy Hillier and David Safeer. Cory Ritz and Andrew Hiller were excused.

Chairman Talbot called the meeting to order at 6:15 P.M. The following items were reviewed:

Agenda Item #1: Minutes

The Planning Commission reviewed the minutes of the October 11, 2007, Planning Commission meetings.

Agenda Item #2: City Council Report

Jared Hall reported the proceedings of the City Council meeting which was held on October 16, 2007. He covered the following items:

- The City Council granted Schematic Plan approval for the half of the Nicholl's Nook PUD Subdivision that is located on the east side of 100 West south of State Street. They tabled consideration for the portion of the property that is on the west side of 100 West south of State Street to allow the applicant and City staff to further discuss the possibility of having the road end as a stub street.
- The City Council granted Schematic Plan approval for the McBride Subdivision which consists of 2 lots on 1.14 acres in an AE zone located at approximately 320 South 650 West.
- The City Council formally approved the Capital Facilities Plan for Storm Drainage, Parks & Recreation, Fire and Police, and formally approved the impact fee analysis for the same, and set forth amended impact fees for each.
- The City Council rezoned certain properties located south, west and east of Farmington Pond as follows: from A-F, LR-F, R-4 and R-8 to OTR and LR-F on portions of properties located at approximately 100 West 600 North, 82 West 600 North, 16 West 600 North, 802 North 25 East. The Bradshaw property was not rezoned. The City Council also granted Schematic Plan approval for the Canyon Park Subdivision.

- The City Council granted the applicant's request for the E and H parcel, as well as the northerly portion of the Amenti property. The City Council did not grant approval for the southerly portion of the Amenti property.
- The City Council granted approval of the Modified Final Plat for the Willow Creek Subdivision.
- The City Council granted UTA's request for Waiver of Transportation Impact Fee and monthly Storm Water Utility fees.

Agenda Item #3: Public Hearing: T-Mobile- Applicant is requesting a change in zoning on a small portion of the Knowlton Elementary School site at 801 West Shepard Lane from LS (large suburban) to C (commercial) to allow the location of a cellular tower (Z-13-07).

Jared Hall explained that at the request of the Davis County School District, T-Mobile agreed to relocate the cellular tower, which was previously approved by the City at a location which is further away from the school.

Chairman Talbot suggested that the Planning Commission approve the applicant's request with a condition that the tower must be constructed within a one year period or the zoning will revert back to LS. The applicant received approval from the City in 2003 to construct the cellular tower but did not follow through with their proposal.

David Safeer expressed concern that the cellular tower will pose a health risk to the school children by emitting radiation.

Chairman Talbot said at previous meetings, the cellular phone company representatives have assured the City that the cellular towers are not a health risk to the children.

David Safeer questioned why the School District would want to move the cellular tower closer to the playground.

Jared Hall said the children will not have access to the tower since it will be surrounded by an 8 foot high fence. He explained that there is vacant land south of the elementary school that will be developed in the future. This proposal will locate the tower further away from that area.

Agenda Item #4: Public Hearing: Farmington City - Applicant is requesting Conditional Use Approval for a new public facility (police station) on property located at approximately 300 South 200 East (adjacent to Woodland Park) in the LR zone (C-15-07)

Jared Hall reviewed the Site Plan with the Planning Commission.

Kevin Poff asked why it is being proposed that the building be constructed on the front portion of the property since it will eliminate a significant number of parking spaces which will limit the types of productions that can be done at Woodland Park.

Jared Hall pointed out where the public and police parking spaces will be located. The City would prefer that the police station be built at this site since they already own the property.

[**Rick Wyss** arrived at 6:45 p.m.]

Chairman Talbot said so long as the City agrees on an acceptable site plan, it would be in the best interest of the City to construct the police station on the City-owned property since it will save the tax payers money.

Randy Hillier agreed that it would benefit the City if the police station could be built near Woodland Park. There are only a few times during the year that the park is used for large events. Most of the time, the park is more like a nature preserve than a park.

Chairman Talbot said there are safety concerns associated with this park due to its secluded nature. Those issues could be minimized if the police station were built next to the park.

Kevin Poff said he understands that the City would like to build the station on property they own but there is an option for the City to swap properties. He asked that City staff determine the exact number of parking spaces that will be available after the station is constructed.

David Safeer said if the number of parking spaces are reduced, the citizens will be forced to park further away from the park which may reduce the number of people who attend the events.

Randy Hillier suggested that the residents park their cars at the main city park where the City could provide a shuttle service up to Woodland Park.

Kevin Poff pointed out that the police department may be opposed to the large crowds congregating near their building.

Rick Wyss suggested that the event patrons park at Monte Vista and then walk to the park.

Kevin Poff said that would create safety issues since the patrons would have to cross two

busy streets to get to the park.

Chairman Talbot said the events at the park only occur 10 days out of the year which is not a strong enough reason to justify the City having to purchase property for the police station. It is the Planning Commission's responsibility to determine the best use for the City property. The residents and participants may have to make somewhat of a sacrifice by parking offsite during those 10 days of the year.

The meeting adjourned at 6:58 P.M.

PLANNING COMMISSION REGULAR SESSION

Present: Chairman Jim Talbot, Commission Members John Bilton, Kevin Poff, Paul Barker, Cory Ritz, Rick Wyss, Assistant City Planner Jared Hall, Recording Secretary Jill Hedberg, Alternate Planning Commission Members Randy Hillier and David Safeer. Andrew Hiller was excused.

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

APPROVAL OF MINUTES (Agenda Item #1)

Kevin Poff moved that the Planning Commission approve the minutes of the October 11, 2007, Planning Commission Meeting, as amended during the study session. **John Bilton** seconded the motion. The Commission voted unanimously in favor. **Chairman Talbot** and **David Safeer** abstained since they were not present at the October 11, 2007, meeting.

CITY COUNCIL REPORT (Agenda Item #2)

The City Council report was given during the Planning Commission study session.

PUBLIC HEARING: T-MOBILE: APPLICANT IS REQUESTING A CHANGE IN ZONING ON A SMALL PORTION OF THE KNOWLTON ELEMENTARY SCHOOL SITE AT 801 WEST SHEPARD LANE FROM LS (LARGE SUBURBAN) TO C (COMMERCIAL) TO ALLOW THE LOCATION OF A CELLULAR TOWER (Z-13-07) (Agenda Item #3)

Background Information

In 2003, the City rezoned a small portion of the Knowlton Elementary School's property from LS to C to allow a cellular tower to be placed. Shortly thereafter the Planning Commission

granted a Conditional Use and site plan approval for the tower itself. Recently, at the request of the School District, T-Mobile approached the City about moving the location of the tower northward along the west property line. The original proposed location was almost to the south end of the property. The new location would be along the same fence line, but in an area just west of the two play structures visible on the aerial photo which is attached as a supplemental.

T-Mobile anticipates an area less than 40' x 40', fenced and without structures other than the monopole itself.

The general plan designation is "General Commercial" on a small portion of the Knowlton Elementary site, and being contained within that area or immediately adjacent to it, the requested change is in harmony with the plan.

END OF PACKET MATERIAL.

Jared Hall reviewed the "Background Information" which was included in the Planning Commission packet. He pointed out where the School District would like the cellular tower constructed on the property. He reviewed the "Suggested Motion" which includes conditions that are consistent with the conditions that were given for the previous approval. City staff is not opposed to the recommendation given during the study session that a reverter clause be made a condition of the rezone approval.

Public Hearing

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

Terry Cox (T-Mobile representative) said T-Mobile was granted conditional use approval to construct the tower one year ago. Since that time, the School District has requested that the cellular tower be built at this newly proposed location. After discussing the issue with City staff, it was determined that City staff also prefers that the tower be built at this location. If this application is approved, T-Mobile plans to begin construction within 90 days of that approval so the tower will be constructed by the end of 2007.

Public Hearing Closed

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

Rick Wyss asked if the City has provisions which would restrict the applicant from placing signage or verbage on the tower.

Jared Hall explained that the City's Wireless Ordinance restricts the applicant from placing signage anywhere on the structure.

In response to a question from **David Safeer**, **Terry Cox** stated that T-Mobile was accepting of the first location for the cellular tower. This new location will actually be more convenient since it is located closer to the asphalt so construction crews will not have to walk across the grass to get to the site.

As requested by **Kevin Poff**, **Terry Cox** reviewed the safety precautions that have been implemented for the cellular tower. The tower will be surrounded by a chain link fence. The climbing pegs will begin 20' from the ground which will keep the children from climbing the tower. The FCC has declared that there is not a health risk associated with the tower being located on school properties. T-Mobile prefers building the towers on school properties so the schools can receive the revenue.

Motion

Kevin Poff moved that the Planning Commission recommend approval of the change of zoning from LS to C with the following conditions:

1. The area to be rezoned shall not significantly exceed the area needed to accommodate the cell tower site;
2. The site previously rezoned to C must be rezoned back to LS.
3. The site shall be fully fenced for security;
4. The conditions of the existing use permit (which must be modified to allow the change in location) shall be continued. Specifically:
 - a. Materials for the new pole shall be of a neutral color;
 - b. Review and approval of a landscaping plan prepared by the applicant for the new site;
 - c. Review and approval of a coverage plan;
 - d. The cellular tower shall be designed as a co-location facility with the ability to add a second carrier and with the ability to extend the tower another 20 feet higher to add a third carrier.
5. The zoning shall revert back to LS if the cellular tower is not under construction within one year from the date of approval.

John Bilton seconded the motion. The motion passed by a 5 to 1 vote.

David Safeer said he opposed the motion since he would have preferred that the tower be constructed further away from the school. The School District's primary concern was the aesthetics of the location and the preservation of the grassy areas. He has children who attend this school who will now be playing under the shadow of a tower.

Findings

- The request is in keeping with the general plan designation as mapped;
- The school district is amenable to the proposed change

[**David Safeer** excused himself to allow **Cory Ritz** to sit on the stand.]

PUBLIC HEARING: FARMINGTON CITY - APPLICANT IS REQUESTING CONDITIONAL USE APPROVAL FOR A NEW PUBLIC FACILITY (POLICE STATION) ON PROPERTY LOCATED AT APPROXIMATELY 300 SOUTH 200 EAST (ADJACENT TO WOODLAND PARK) IN THE LR ZONE (C-15-07) (Agenda Item #4)

Background Information

Farmington City has proposed the construction of a new police station on the Woodland Park site at 200 East and 300 South. The new project would use up 1.29 acres of the 6.78 acre site.

Coverage: 52% of the proposed site is in landscaping (due in some part to a large grass "overflow parking" area for the park. Landscaping accounts for just under 29,000 square feet of the site.

Parking: There are two distinct parking areas; one for public parking (on the north end of the site, with a wider access from 200 East) and a secure parking area on the south side of the site for police vehicles, etc. The secure parking area is fenced and gated and access would be only for police personnel. The public parking area will merge with access to Woodland Park itself, including the access to grass parking overflow area, pathways into the park and to the existing pump house, which is to remain. The overflow parking area is currently graveled.

Technical Reviews: All development review participants have reviewed and approved of the site planning to this point.

Other Issues: The Planning Commission will need to make a determination as to the amount of Farmington rock used in the building elevations. Currently, the entry feature to the building is a round turret covered in Farmington rock, and pillars for the short fences in the drive areas use the rock as well, heightening its presence visually. The pillar and rail fences lend a tie to the structure's parking setting as well. Some good elevations/views are attached to illustrate this.

The location at the City's existing park presents opportunities and challenges. It allows us the chance to look at the current site and possibly make improvements to its function, to bring activity to the area while at the same time being a low-impact public use. The challenge is that it does have the potential to interfere with the current function and look of the park. The Commission needs to weight the obvious advantages and needs of the City with the location and its challenges.

END OF PACKET MATERIAL.

Jared Hall displayed the site plan for the police station and pointed out where the parking areas will be located. City staff is supportive of the plan and feels that accommodations can be made to keep the park viable, yet allow the police station to be built on property that is owned by the City. He reviewed the "Suggested Motion" which was included in the Planning Commission packet.

Public Hearing

Chairman Talbot opened the meeting to a public hearing.

John Shuttleworth (EDA Architects - 111 East Broadway, Suite 200, Salt Lake City, Utah) pointed out where the parking areas are located. A portion of the existing public parking spaces will be eliminated to provide the police with a gated parking area which includes 20 parking stalls. The police station employees will likely park in that gated area. The site plan provides 10 public parking stalls near the police station and 46 overflow parking stalls. The parking area available at Woodland Park would be reduced by 35 parking spaces.

Parrish Snyder (Farmington City Police Patrol Sargent) said the three civilian employees will park in the secured parking area. The area will also be used to store police vehicles and equipment.

In response to a question from **Chairman Talbot**, **Mayor Harbertson** said the police department does not need more than 20 parking stalls since the police vehicles are generally out on the roads.

Parrish Snyder said the police station business office operates Monday through Friday from 8:00 a.m. until 5:00 p.m. On an average day, 1 to 3 people visit the police/fire department.

In response to a question from **Kevin Poff**, **Parrish Snyder** said the large crowds attending the events at Woodland Park will not impact the police station since the police have a separate, gated parking area with a separate entrance.

Paul Barker asked how long the proposed facility will be able to accommodate the police department.

John Shuttleworth said they anticipate that this facility will last for 20 to 25 years. The facility was designed to be larger than currently needed to allow for growth in the future. He pointed out where the building could be expanded further in the future.

Paul Barker asked if the road south of the park would be used as a public or private road in the future if the property was not longer used as a park.

John Shuttleworth said he has discussed the future of the road with City staff, as well as the Fire Department. They have tried to articulate this as a true entry to this area. He explained how the area could be opened up if it were the City's desire.

Randy Hiller asked if the police station was designed on a larger scale since the City did not have to purchase the property.

Mayor Harbertson said if the City would have purchased the property near Lagoon, it would have cost \$250,000 for the property and an additional \$150,000 to improve the property.

John Shuttleworth said the property near Lagoon would have needed improvements to address liquefaction issues. The police station needs to be built to a higher standard since it will be used as a temporary emergency/satellite facility during a natural disaster.

Randy Hillier asked if it would be possible to provide additional parking spaces on the south side of the property in the future.

John Shuttleworth said it would not likely be possible due to the grade of the property. He would have to visit the site to further study the possibility.

David Safeer (790 West South Hampton Court) said there is currently a storage shed located at Woodland Park that is used to store theatrical items. He asked if there have been discussions as to where those items will be stored when the police station is built. He suggested that part of the police station budget be used to construct a new storage area for those items.

Paige Ryther (235 Oak Lane) said she lives near Woodland Park. There are already parking issues in the area when events are held at the park. If Woodland Park continues to be used for large events, the City needs to address those issues.

Mayor Scott Harbertson (28 East Mountain Oak Cove) said it is not his position to sell this project. The City has considered constructing a substation for the fire department, as well as storage for the arts at the City shop site, using capital facilities funds. The City realizes that

parking is an issue in this area which is why they plan to hire an outside consultant to master plan the Woodland Park area. Since the play has already been scheduled for 2008, the City will have to work around the construction and find ways to get the residents to the park. The City plans to relocate the City's Easter egg hunt to the open space areas in the Farmington Ranches.

Public Hearing Closed

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

Paul Barker said it appears that the City plans to preserve Woodland Park since they are planning to create a master plan of the area.

Mayor Harbertson said Woodland Park is a jewel in many ways but there are also many negative things about the park. The layout seems to be backwards and the sound is currently directed to the neighbors to the south. The City has considered constructing an amphitheater at the future West Farmington Park but will continue discussing those ideas with the Arts Council and the County.

In response to a question from **John Bilton**, **Mayor Harbertson** said he anticipates that the master planning will take place the first part of 2008. He does not know when police station construction will begin.

Chairman Talbot said he thinks it is wise to build the police station near Woodland Park since the City owns the property. If approval is given for this application, the City should commit to addressing the health and safety issues associated with the park and the parking areas.

David Safeer said as the producer of next summer's show, he will have to deal with the parking issues. He suggested that the police department be involved during the summer show to help the flow of traffic and to help the residents get to the park.

Cory Ritz stated that the parking at the old shop site is very disorganized. It may be wise for the police department to put up cones and lower the speed limits through that area of town while events are held at Woodland Park. He said his child was chased by an individual at Woodland Park so he recognizes that there are dangers associated with it due to its remote location. The police station will help to eliminate some of those issues and may increase the number of residents who utilize the park. He feels this is a good proposal and that the issues associated with it can be resolved.

Kevin Poff said he has never thought this is the best location for the police station but he understands that it makes sense to build it there since the City owns the ground. The police station will have an impact on the City's arts program. It is not clear whether the arts program

will recover from that impact. He asked if there are other locations in the City where the events could be held.

Mayor Harbertson said the City Council cannot think of another location within the City to hold the event. The main park is not a viable option since the play takes place at the same time as Festival Days. There are many parks, such as the Shepard Lane park, that would not be able to host the show since the props have to be left up for weeks at a time. The City Council feels the production is important and is willing to find a way to make it work. They are willing to consider providing a shuttle service but have not yet determined whether it would be feasible.

Rick Wyss asked why the event could not be held at the Community Center.

Kevin Poff said the Community Center does not have enough seats and the stage is not large enough for the set and the cast.

Rick Wyss asked if the number of shows could be increased to accommodate the larger audiences.

Kevin Poff said the size of the audience impacts the feeling of the show. If the City eliminates the ability to do larger shows, it reduces the types of productions that can be done. Farmington City is one of the few cities with an arts programs that allows large numbers of children and families to participate in their shows.

David Safeer said the performance needs to be held at a location that has a raised stage. If the performance is moved in-doors, it would be a completely different venue and they would be forced to cut a significant number of cast members.

Chairman Talbot asked if a portable stage could be used for the 2008 performance.

David Safeer said that could be an option if the City is willing to cover the cost of providing additional stages.

Paul Barker said he is concerned about the parking problems at Woodland Park. If the Planning Commission approves of the proposal, it should be subject to the parking on the south side of the building being reserved for the general public rather than being used by the police department or their employees.

Parrish Snyder said the police department is accepting of that condition since they have adequate parking on the north side of the facility.

Cory Ritz said both the police and fire departments need additional space. There are solutions to the issues that have been discussed but it should not be up to the Arts Council to

resolve those issues. It would not be wise for the City to purchase additional land so they should find a way to make the proposal work.

Randy Hillier said if residents want to attend the shows, the parking issues will not likely stop them from doing so.

Motion

Paul Barker moved that the Planning Commission grant Conditional Use and Site Plan approval with the following conditions:

1. A site plan in compliance with all standards set forth in Chapter 7 of the Zoning Ordinance and improvement drawings, including a drainage and grading plan, shall be reviewed and approved by the City Engineer, Planning Department, Public Works Department, CDS, Benchland Water and the Farmington City Fire Department.
2. Any conditions required by the reviewing agencies shall become conditions of the Conditional Use Permit.
3. The applicant shall work with staff to ensure that parking for Woodland Park is not adversely impacted by the placement of the Police Station.
4. The applicant shall pursue and receive all necessary approvals from UDOT for the accesses on 200 East.
5. The applicant shall provide a full landscaping plan, to include preservation of existing features, to City staff for review and approval prior to pursuance of building permits.
6. The applicant shall work with City staff to assure that access and visibility for Woodland Park are not adversely impacted by the imposition of this new site planning.
7. The south parking area shall be designated for public use and shall not be used by the police department or their employees.

Randy Hillier seconded the motion which passed by unanimous vote.

Findings

- The use is in keeping with the goals and purposes of the zoning and General Plan.

- The proposed site plan blends with the current Woodland Park site to minimize impact to the use of the park.
- The proposed elevations attempt to enhance the “park” atmosphere.
- This site plan appears to be the best solution to provide for the Police and Fire Department who are in need of new facilities.

PUBLIC HEARING: LDS CHURCH - APPLICANT IS REQUESTING CONDITIONAL USE APPROVAL FOR A NEW CHAPEL TO BE PLACED ON PROPERTY LOCATED AT 905 NORTH 2215 WEST (LOT 237 IN THE HUNTERS CREEK SUBDIVISION) IN THE AE ZONE (C-14-07) (Agenda Item #5)

Background Information

Public and quasi-public buildings (like chapels) require conditional use approval in the AE zone. This proposed chapel sits on a 3.83 acre parcel at the western edge of the Hunters Creek subdivision. Access is from Foxhunter Drive, a public road, by way of two drive approaches.

Setbacks and landscaping are appropriate (front setback is just over 40' with landscaping). Total landscaping on the site is 62,239 square feet (roughly 38%). This is a good coverage ratio for non-impervious surfaces (surfaces that will allow the percolation of water). As more of Farmington's area is developed, the impervious surfaces generated will continue to add to the load of storm-water run-off and the issue of coverage becomes more and more important.

The site has a large lawn area on the north with a 40 foot wide portion set aside for the future road widening of 950 North Street or the Legacy North Highway.

The Planning Commission must determine if the amount of “Farmington Rock” on the building is consistent with Section 11-7-107 (3)(a) of the Zoning Ordinance. The amount and placement of Farmington Rock proposed by the applicant is similar to the last LDS chapel approved in Farmington.

Property containing the Haight Creek Trail abuts the west boundary of the site. The applicant should provide a pedestrian connection to this trail.

END OF PACKET MATERIAL.

Jared Hall displayed the Site Plan for the Hunters Creek subdivision chapel. City staff considered requesting that the applicant reduce the number of parking spaces but chose not to do so. City staff would like the applicant to modify the site plan to allow pedestrian access to the Haight Creek trail which is located on the western edge of the LDS Church property. City staff was not able to discuss their request with the applicant prior to the meeting. The site plan has

been reviewed and approved by the City's reviewing agencies. City staff recommends conditional use approval for the new chapel subject to the conditions which were included in the staff report. He pointed out where the property is located that City staff would like left undeveloped for future road expansion.

Public Hearing

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

Leif Harris (Dennis W. Butler and Associates) said the trail connection was not discussed prior to this meeting. There does not appear to be a reason to provide pedestrian access to the trail from the parking lot. The LDS Church does not generally provide access to their property unless there is a valid reason. If the Planning Commission places a condition regarding the trail connection, he would request that it be broad enough to allow the applicant to work with City staff to find an acceptable solution.

Jared Hall displayed an aerial photo of the area and pointed out where the trail is located. It is the City Planner's opinion that the building users will be coming from the southwest corner of the property.

Leif Harris said they want to comply with City staff and are willing to engage in negotiations with the City.

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 it does not seem wise to eliminate parking from the plan since most LDS Churches have parking that spills out onto neighborhood streets.

Jared Hall said it is City staff's hope that more residents will walk to church. He said the street width in the Hunter's Creek subdivision is adequate to provide for on-street parking.

The Planning Commission requested that the Assistant City Planner determine whether Fox Hunter will be a connector road in the future. While **Mr. Hall** looked up the specifications for Fox Hunter, the Planning Commission reviewed the building renderings.

Chairman Talbot suggested that the Farmington rock element be added to elevation #3 to enhance both of the main entrances.

Leif Harris said the proposed elevation is the same elevation that was recently approved by the City for the 1525 West chapel. He said he would present the suggestion to the LDS Church. This site plan includes 200 parking stalls which is what has been done in other areas with the same type of density. There should be enough parking for two wards to park in the parking lot at the same time. This building was not designed as a stake center.

Jared Hall displayed an aerial photo and explained that Fox hunter will be a residential collector that will travel to Burke Lane. This should not prevent people from parking the streets, even if it does access an office park in the future.

Cory Ritz said if there is a way to utilize the trail for the residents to walk to church, the City and LDS Church should provide a way to do so.

Chairman Talbot said it does not seem appropriate for the Church to have to provide access to the trail through their parking lot since it is private property. If access is provided, it would encourage people to park in the Church parking area to access the trail.

Motion

Rick Wyss moved that the Planning Commission grant Conditional Use and Site Plan approval with the following conditions:

1. A site plan in compliance with all standards set forth in Chapter 7 of the Zoning Ordinance and improvement drawings, including a drainage and grading plan, shall be reviewed and approved by the City Engineer, Planning Department, Public Works Department, CDS, Benchland Water, and the Farmington City Fire Department.
2. The applicant will continue working with City staff to correct any flaws for problems with the site plan and improvement drawings.
3. The applicant shall maintain clear of buildings and structures the area for the future widening of a road on the north end of the property.

Kevin Poff seconded the motion.

Rick Wyss said he is aware of two churches that have provided pedestrian access to trails. Those access points have become safety hazards and have been areas where individuals dump their garbage.

The motion passed by unanimous vote.

Findings

- The use is in keeping with the goals and purposes of the zoning and General Plan;
- The Plan provides adequate landscaping and good non-impervious surface ratios in a sensitive area of the City;
- The site has been designed with an attempt to orient to the larger community.

**PUBLIC HEARING: MARC PETERSON - APPLICANT IS REQUESTING
CONDITIONAL USE APPROVAL TO ALLOW THE LOCATION OF AN ACCESSORY
BUILDING (POOL HOUSE) IN THE SIDE YARD OF HIS RESIDENCE ON
PROPERTY LOCATED AT 1318 NORTH HIDDEN QUAIL COVE IN THE R-8-F ZONE
(C-18-07) (Agenda Item #6)**

The applicant withdrew his application.

MISCELLANEOUS

**Planning Commission representative report from Farmington Ranches HOA/Landscaping
meeting held October 18, 2007**

Kevin Poff reported on the Farmington Ranches HOA/Landscaping meeting that was held on October 18, 2007. The Ranches HOA would like the conservation space areas to be better groomed, particularly those areas that are near the sidewalks and near the entry to the development. It does not seem conducive to have curb, gutter and sidewalk adjacent to the areas that have native vegetation. The City put in those improvements so they should be willing to make provisions for those areas. There are contractual stipulations which may limit the HOA's ability to improve the areas as they would like. The HOA plans to stake certain areas of concern and have City representatives view the property.

ADJOURNMENT

Rick Wyss moved that the Planning Commission adjourn at 8:37 p.m.

*Jim Talbot, Chairman
Farmington City Planning Commission*