

FARMINGTON CITY PLANNING COMMISSION

Thursday, August 14th, 2008

PLANNING COMMISSION STUDY SESSION

Present: Chairman Kevin Poff, Fire Chief Larry Gregory,

Chief Larry Gregory spoke about the fire in 2003 and the draw of spectators that inhibited the movement of equipment and vehicles. Explained briefly the state fire code and addressed road width concerns, access, and turning radius issues.

PLANNING COMMISSION REGULAR SESSION

Present: Chairman Kevin Poff, John Bilton, Paul Barker, Rick Wyss, Randy Hillier, Steven Andersen, Craig Kartchner, Jim Young, City Planner David Petersen, Assistant City Planner Glenn Symes, City Engineer Tammy North and Recording Secretary Jenny Slabaugh.

Chairman Poff called the meeting to order at 7:00 p.m. and **Craig Kartchner** offered the invocation.

APPROVAL OF MINUTES (Agenda #1)

Motion

Rick Wyss moved to approve the minutes as amended from the July 10, 2008 Planning Commission meeting. **Steven Andersen** seconded the motion which passed unanimously. **Craig Kartchner** abstained due to absence of the meeting.

Motion

John Bilton moved to approve the minutes from the July 31, 2008 Planning Commission meeting. **Craig Kartchner** seconded the motion which passed unanimously. **Steven Andersen** abstained due to absence of the meeting.

CITY COUNCIL REPORT (Agenda #2)

Glenn Symes reported on the proceedings of the City Council meeting held August 5, 2008. He covered the following items:

- America West Development requested approval for a Project Master Plan for a 12.86 acre development known as "Park Place" located between Clark Lane, 1100 West and the former D&RGW rail line. The development calls for high

density residential and commercial mixed use. The City Council denied the request.

- First Reading of the amended Chapter 11 of the General Plan regarding the “Farmington Commercial Center” and other related general plan text and map changes, and to amend Chapter 18 of the Zoning Ordinance regarding the TOD zone including, but not limited to residential density, non-residential building size, permitted and conditional uses, and Project Master Plan (PMP) criteria including, among other things, street type hierarchy and street network design, building form and site envelope standards, off-street parking, landscaping standards and other various changes. The City Council did not hear the First Reading since the Planning Commission has not yet made a recommendation.
- Dwight Poulson requesting approval of a Minor Subdivision Plat for a flag lot at 1266 North Main. The City Council did give approval.
- Consideration of exemption for Zion’s Bank Temporary Use Permit for a temporary modular bank building. Zion’s Bank chose not to ask for that exemption and are moving it back to 100 ft. as the code requires. The item was removed from the agenda.
- Changes made to Chapter 39 - Historic Buildings and Sites was officially adopted.

SUBDIVISION APPLICATION

AGENDA ITEM #3 - GLENN MCKAY (PUBLIC HEARING) – APPLICANT IS REQUESTING A RECOMMENDATION OF APPROVAL FOR A SCHEMATIC PLAN FOR THE CREATION OF A ONE LOT SUBDIVISION FOR THE PLACEMENT OF AN LDS CHURCH. THE PROPERTY IS LOCATED AT APPROXIMATELY 1000 NORTH MAIN STREET (S-7-08).

Chairman Poff introduced this agenda item and then turned the time over to Staff.

Background information

The applicant is requesting a schematic plan approval for the creation of a 1-lot subdivision with road dedication for the development of an LDS church site. The subdivision is to be the first phase of a larger subdivision development. The roadway proposed is to be dedicated as a public road and is to be the first road into the future development. The initial roadway alignment would dictate future roadway and development patterns in the area. The attachment with the staff report shows a possible subdivision layout and future roadway alignment. Some utility lines may have to be relocated both with this roadway pattern and specifically as the remaining subdivision develops. The applicant has been in contact with Central Davis Sewer to address those issues with this proposal and with future possibilities. Staff has had preliminary discussions with potential developers of the subdivision in the area but no formal plans have been submitted to that effect. It is not yet clear whether a future developer would want or need to rezone from the A zone to a more conventional residential zone.

However, this use and this proposal would meet minimum standards for either the A zone or the (most likely) LR zone in the future.

END OF PACKET MATERIAL

Glenn Symes reviewed the background information and clarified an earlier question from **Chairman Poff** regarding major and minor subdivision requirements. **Mr. Symes** stated that it is the road dedication in this case that qualifies it as a major subdivision.

Glenn Symes informed the Commission that a section of Main Street is a UDOT road, the applicant has contacted UDOT regarding access and they are in the process of getting a design finalized.

Chairman Poff asked if UDOT would be one of the reviewing agencies. **Mr. Symes** stated that they would be.

Mike Davey, Butler Harris Davey Architects – 2061 E. Murray Holladay Rd., Salt Lake City, Utah. Mr. Davey is representing the LDS Church.

Craig Kartchner pointed out that according to the schematic the pavement ends just beyond the church lot, and asked **Mr. Davey** if they would pave the parking lot prior to construction for fire access. **Mike Davey** said they would maintain the fire access to construction and/or meet requirements from the Fire Marshall.

Public Hearing Opened

Chairman Poff opened the meeting to a public hearing and invited public comments.

Mark Adams – 27 W. Glover Lane, representing the Larsen property brings up a storm drain issue and feels water needs to be re-routed. His mother-in-law's property flooded twice because the ditch is not being cleaned out. The City came and cleaned out the ditch in the spring so water would drain to the back pasture. He was told that if the land ever gets developed the storm drain needs to be moved. **Mr. Adams** feels it should be a stipulation for approval.

Tammy North, City Engineer states that this is part of the long term plans.

Public Hearing Closed

Chairman Poff closed the public hearing and asked the Commission for their comments.

Chairman Poff questioned whether it would be fair to ask this developer to take on this proposal when the storm drain is actually on the other side of the street.

Rick Wyss states that we can not make it a requirement for the developer to take action on the storm drain issue since it is on the other side of the street from their development; however we can direct and ask for their cooperation.

Chairman Poff asked **Mr. Davey** to work with City Staff on this issue especially since additional water may end up on the property in question.

Motion

Steven Andersen moved that the Planning Commission recommend approval of the schematic plan for the North Main Street LDS Church subdivision with the following conditions:

1. The applicant will continue to work with staff to create a major subdivision preliminary plat;
2. The proposal meets all applicable requirements of the subdivision ordinance;
3. The applicant will continue to work with the reviewing agencies to properly address all comments and requirements.
4. The applicant provides evidence that no wetlands exist within the boundaries of the proposed subdivision or ensures all wetlands are mitigated as approved by the US Army Corps of Engineers

Rick Wyss seconded the motion which passed unanimously.

Findings:

- a) Appropriate with the General Plan for the area.
- b) Provide an opportunity to address some utility issues.

CONDITIONAL USE APPLICATIONS

**AGENDA ITEMS#4 - BUTLER DAVEY HARRIS (PUBLIC HEARING) -
APPLICANT IS REQUESTING A CONDITIONAL USE SITE PLAN APPROVAL
FOR THE EXPANSION OF AN EXISTING PARKING LOT SERVING AN LDS
CHURCH AT 347 SOUTH 200 WEST (C-5-08).**

Chairman Poff introduced this agenda item and then turned the time over to Staff.

Background information

The applicant is requesting a conditional use site plan approval for the expansion of a parking lot for the LDS church building on 347 South 200 West. The building and its parking area currently exist as a conditional use and this application would be a major modification of that conditional use permit. Under the conditional use standards in the ordinance, §11-8-106, no major changes may be allowed to a conditional use once granted unless a new application is submitted and approved by the Planning Commission.

The existing building faces 200 West and the associated parking lot is located to the east of the building. The expansion of the parking area is proposed to extend to the north of the existing parking and include an additional 67 parking stalls. The parking area is proposed to be screened with landscaping and trees with the eastern side of the proposed parking area to be buffered by a grassed and landscaped area of approximately 90 feet.

The applicant is also proposing a pavilion in this space. West of the proposed parking area is an existing building with its parking to the north. The property to the north of the proposed parking lot expansion is not yet developed but is zoned BP as well.

The BP ordinance requires a masonry or architectural concrete wall or “*alternative visual barrier as approved by the Planning Commission, at least 6 feet high*” (§11-14-070.7) for any boundary abutting a residential zone. The applicants are proposing a chain-link fence with vinyl privacy slats along the eastern boundary of the subject property.

END OF PACKET MATERIAL

Glenn Symes made a point of verification stating that the reason this item is going through the Conditional Use process is due to the substantial changes being made which require a Conditional Use. **Mr. Symes** reviewed the background information.

Steven Andersen noted that the site is surrounded by commercial buildings.

Chairman Poff added the exception of the east side that has residential.

Public Hearing Opened

Chairman Poff opened the meeting to a public hearing and invited public comments.

Public Hearing Closed

Chairman Poff closed the public hearing with no public comments.

John Bilton asked why the gates to additional parking are never open or if they only open it on Sundays.

Mr. Davey explained the gates were not open during the week to prevent people from cutting through the parking lot to get to 200 West, but they are open on Sundays. He adds that it is still a concern so they will be relocating the gate by the portion of the property abutting residential.

John Bilton noted that the Fire Chief may have issue with a locked gate.

Mr. Davey stated that the Fire Chief usually wants a chain and lock that can be cut easily as opposed to a lock box but does not have a problem with the gate.

Motion

Rick Wyss made the motion to approve the conditional use and site plan for the expansion for an existing parking lot serving an LDS church with the following conditions:

1. The applicant completes all requirements for site plan approvals as well as all on-site and off-site improvements requirements to comply with City Engineer, Public Works, Fire Department, Planning Department, Storm Water Official, Central

Davis Sewer District, and Benchland Water District. Any condition of site plan approval shall also become a condition of the conditional use approval.

2. All landscaping shall be installed as shown on the approved site plan.
3. All lights shall be full cut-off lights and shall not shine onto adjacent residential properties.
4. That all other conditions imposed on any previous conditional use permit be observed.

Findings:

- a. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community;
- b. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use;
- c. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan;
- d. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development;
- e. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation;
- f. The proposed use is not detrimental to the health, safety and general welfare of persons residing or working in the vicinity and does not cause:
 1. Unreasonable risks to the safety of persons or property because of vehicular traffic or parking;
 2. Unreasonable interference with the lawful use of surrounding property; and
 3. A need for essential municipal services which cannot be reasonably met.

Steven Andersen seconded the motion which passed by unanimous vote.

MISCELLANEOUS ITEMS

Glenn Symes discussed the architecture for the Zion's Bank at Village at Old Farm. Elevations were passed out to the Commission.

Chairman Poff pointed out that these elevations are much more in line with earlier discussions.

Randy Hillier appreciated the colored elevations and feels it fits the scale and look of the whole development.

Chairman Poff stated that what is done between the building and the road will make a difference as well. He also said that the new rendition helps to meet the local expectations.

Steven Andersen complimented the developer on working so well with the City Council, Planning Commission and residents.

Glenn Symes informed the Commission that Zion's Bank pulled their application for exemption from the 100 ft. setback as the code requires. The developer has chosen to move the bank back 7 ½ ft. to meet the requirement.

Mr. Symes reviewed the sidewalk solutions for Village at Old Farm;

- 1) leave as is
- 2) create a slight step-down
- 3) take it out

Randy Hiller remembers the options being different than Mr. Symes stated.

Chairman Poff said when this was discussed at a prior meeting he does not remember any of the Commissioners being in favor of leaving the sidewalk out completely.

John Bilton believes it to be appropriate to have a fence, park strip, and sidewalk provided by the developer. A step-down would be acceptable but there were concerns over the collection of snow and materials.

Chairman Poff suggested to staff to possibly have the developer work with the neighboring home owner in bringing in dirt to raise her property and then re-sod versus the expense of a rock fence/wall.

ADJOURMENT

Motion

John Bilton moved to adjourn and **Rick Wyss** seconded the motion which was approved unanimously.

*Kevin Poff, Chairman
Farmington City Planning Commission*