

## FARMINGTON CITY PLANNING COMMISSION MEETING

Wednesday, October 27, 2010

---

### **PLANNING COMMISSION STUDY/WORK SESSION**

*Present:* Chairman Jim Young, Vice Chairman Randy Hillier, Commission Members Steven Andersen, Rick Draper, Nelsen Michaelson, and Michael Wagstaff, Alternate Commission Member Michael Nilson, City Planner David Petersen, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Alternate Commission Member Brett Anderson was excused.

Chairman Jim Young opened the meeting at 6:35 p.m.

#### **(Agenda Item #1) – Approval of Minutes**

There was one minor amendment to the minutes.

#### **(Agenda Item #3) – Brad Pack – (Public Hearing) – Applicant is requesting a recommendation of approval for a schematic subdivision consisting of 8 lots in two phases on property located at approximately 453 West Glovers Lane. (S-9-10)**

Glenn Symes distributed a corrected version of this item and said there are 7 one-acre lots in two phases rather than the 8 lots previously shown in the staff report. The Commission discussed concerns which may be raised by residents in the area, including the width and length of the road, drainage issues, and the covenants and/or restrictions which will be required. The developer will pave the street and install curb and gutter on the east side of the street, and the individual owners of the lots on the west side of the street will be responsible for installing curb and gutter.

#### **(Agenda Item #4) – Davis County – (Public Hearing) – Applicant is requesting approval of a site plan and conditional use permit for the construction of an administrative/library building as well as the relocation and recon-struction of the Children’s Justice Center on property located at 99 South Main Street. (C-10-10)**

Glenn Symes reported that he has not had any calls/comments from residents regarding this proposal, and he gave a brief overview of the changes the County has made.

### **PLANNING COMMISSION REGULAR SESSION**

*Present:* Chairman Jim Young, Vice Chairman Randy Hillier, Commission Members Steven Andersen, Rick Draper, Nelsen Michaelson, and Michael Wagstaff, Alternate Commission Member Michael Nilson, City Planner David Petersen, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Alternate Commission Member Brett Anderson was excused.

**Chairman Young** welcomed guests from Davis County, including Commission Member **Bret Millburn** and Project Manager **Barry Burton**, and members of the community, including two Boy Scouts and their leader from Troop 278.

**Approval of Minutes – (Agenda Item #1)**

**Motion**

**Steven Andersen** made a motion to approve the minutes of the October 13, 2010 Planning Commission Meeting with one amendment. The motion was seconded by **Michael Nilson**, and it was approved by Commissioners **Hillier, Andersen, Draper, and Nilson**. Commissioners **Jim Young, Michael Wagstaff, and Nelsen Michaelson** abstained because they did not attend the meeting.

**City Council Report – (Agenda Item #2)**

**Glenn Symes** said the City Council approved a minor lot line adjustment in the Silverwood Subdivision and a plat amendment to the Farmington Bay Business Park Subdivision at their October 19<sup>th</sup> meeting.

**Brad Pack – (Public Hearing) – Applicant is requesting a recommendation of approval for a schematic subdivision consisting of 8 lots in two phases on property located at approximately 453 West Glovers Lane. (S-9-10) (Agenda Item #3)**

**Background Information**

**Glenn Symes** reported that **Brad Pack** is requesting approval of a minor 7-lot schematic subdivision which will be separated into two phases, and the first phase will include the northern three one-acre lots. The underlying zone is AE with a minimum lot size requirement of one acre if the subdivision is not a conservation subdivision. One concern is that the City's standard for the length of a dead-end street is 1000 feet, and the entire length of this proposed street is still to be determined. Additional concerns may need to be resolved when Phase 2 is reviewed.

**Brad Pack**, 580 East 400 North, Bountiful, Utah, said the development of this property will also service residents who currently use the road in west Farmington. He intends to run the sewer line south to Glovers Lane and continue it to the light industrial park.

**Public Hearing**

**Chairman Young** opened the public hearing at 7:20 p.m.

**Richard Hodson** owns property at 433 West Glovers Lane and said he does not have an objection to this subdivision. He has a horse pasture adjacent to the property, and he expressed concern about children in the area who may crawl through the barbed wire fence. He also said the Weber irrigation water in the area is not properly maintained.

**Eva Gisseman**, 465 West 1025 South, said she does not have a problem with progress and change in this area. She presented a packet of pictures of a development in West Bountiful and urged the Commission and Farmington City to require a quality development such as MillCreek Meadows. She expressed concern regarding drainage issues in the area and said she believes that their farming lifestyle may be threatened by the complaints of future land owners who may not approve of the sounds and smells of farm animals.

**Brad Pack** confirmed that he will include restrictive covenants, and he would not have a problem including information regarding the farming/rural lifestyle.

**Dee Larsen** said he owns four acres on Doberman Lane. He also urged the Commission to ensure that future owners are aware of the country lifestyle and said he is concerned about the status of his Weber irrigation shut-off valve.

**David Petersen** said one of the conditions for approval of this project is that the applicant will work with the City and other agencies to address any outstanding issues with regard to fencing and drainage issues.

**Chairman Young** closed the public hearing at 7:45 p.m. He pointed out that this development will bring tremendous value to the adjacent property owners. Following a brief discussion, the following motion was made:

### **Motion**

**Nelsen Michaelson** made a motion to recommend to the City Council approval of a schematic subdivision consisting of seven (7) lots in two (2) phases on approximately 9.5 acres of property located at 453 West Glovers Lane with the following conditions:

1. The applicant continues to work with the City and other agencies to address any outstanding issues remaining with regard to a schematic approval, fencing, and drainage issues.
2. The applicant must have approval of an extension to a dead-end road as set forth in Title 12, Chapter 7 of the Farmington City Subdivision ordinance if it is determined that such an extension is required for the proposed roadway layout.
3. Any issues related to the approval of a potential flag lot must be addressed with the approval of the minor subdivision plat associated with Phase 2 of this project.

The motion was seconded by **Michael Wagstaff** and was unanimously approved.

### **Findings for Approval**

1. The proposed schematic subdivision is in substantial compliance with all subdivision and zoning requirements for a schematic subdivision approval including:
  - a. A completed application;
  - b. Minimum lot sizes as set forth in the AE zone;
  - c. Description and preliminary layout of utilities and other services required;

- d. Standard roadway widths and side treatments.
2. The proposed subdivision is desirable in that the platting of the property in this area will provide a cleaner description and record of the properties and residences in the subject area.

**Davis County – (Public Hearing) – Applicant is requesting approval of a site plan and conditional use permit for the construction of an administrative/library building as well as the relocation and recon-struction of the Children’s Justice Center on property located at 99 South Main Street. (C-10-10) (Agenda Item #4)**  
**Background Information**

**Chairman Young** made an opening statement and said Farmington City is grateful to have Davis County in their downtown area, however felt that the City should have been included in the planning process and had the opportunity to express personal preferences and reservations. The proposed buildings are a major improvement to the current County campus, and the County made several modifications to their initial plans which include a natural stone exterior, the addition of a colonnade, more aesthetically pleasing colors, better landscaping, and lighting which will compliment the current downtown lighting. He encouraged the public to share their ideas but asked them to be brief and to refrain from redundancy and recognize we are prohibited by the ordinances from requiring any plan modifications other than voluntary in this instance..

**Bret Millburn** expressed appreciation to the Planning Commission and asked **Kevin Blaylock**, of Blaylock & Partners to provide an overview of the County’s proposal. **Mr. Blaylock’s** presentation included information regarding the exterior lighting, signage and materials which will be used for the Administration/Library building and the Children’s Justice Center. The layout of the parking areas and the landscaping of the entire campus were also shown.

**Public Hearing**

**Chairman Young** opened the public hearing at 8:15 p.m.

**Craig Chambers**, 132 West 3500 South, Bountiful, said he and his wife own the four-plex apartment building located south and slightly west of the Children’s Justice Center. When it rains, there are water problems in the cul de sac because there is only one drain. The water runs into the current Davis County parking lot and then drains into the empty field. He said the single storm drain cannot handle the amount of water, and he is concerned that the concrete fence will cause his basement apartments to fill with water.

**Annette Tidwell**, 67 West 100 North, member of Farmington City’s Historic Preservation Commission, said they feel that not enough attention has been given to Farmington residents who own property adjacent to the County property. The Commission also feels that the proposed building of glass and chrome does not enhance the existing Courthouse building.

**Rebecca Mann** asked what the County plans to do with the old courthouse. **Bret Millburn** responded that the County will maintain and keep the front third of the building, and they plan to renovation it at some time in the future. It will require a seismic upgrade which will be an expensive

endeavor. They currently have no plans for either the 1957 addition or the 1978 addition, but both may be demolished at some point. When the new Administration/Library Building is complete, the USU Extension offices and facilities departments will remain in the Courthouse building.

**Tyler Seamons**, 106 South 100 East, said his home is located adjacent to the southern portion of the County's property. He said the proposed 6-foot fence on the south property line will block his daughter's bedroom window, and he asked if the County would consider a 4-foot fence along his property line. He is concerned about traffic in the area and asked for the County's assistance.

**Bret Millburn** responded that he believes traffic will decrease. It will be the heaviest during construction, but all of the traffic from the health department is gone. There will be approximately 215 County employees on the campus when construction is finished, but the number of patrons per day varies greatly, and there is no way to predict that number.

**Brandon Arrington**, owner of a Physical Therapy business on 100 East south of Chevron, asked if the parking spaces currently located on the west side of 100 East would be moved or if they would remain. He said delivery trucks for the Chevron continually block his handicapped parking space and some of his other parking spaces. **Kevin Blaylock** said the diagonal parking would remain, but he predicted that the spots may be vacant more often because of the library being moved from the current location. There was a brief discussion of the parking deficit which will occur during construction, and the County may consider shuttling employees from the fairgrounds to downtown Farmington.

**Chairman Young** closed the public hearing at 8:45 p.m.

### **Motion**

**Michael Nilson** made a motion to approve the conditional use and site plan for the construction of a Davis County Administration/Library Building on property located at approximately 99 South Main Street as well as the Children's Justice Center located on property located at approximately 100 South and 100 East with the following conditions:

1. The applicant completes all requirements for site plan approval as well as all on-site and off-site improvements to comply with City Engineer, Public Works, Fire Department, Planning Department, Storm Water Official, Central Davis Sewer District, and Benchland Water District.
2. All landscaping shall be installed as shown on the approved site plan. The applicant must provide a detailed landscape plan as per City ordinance for review and approval by City staff.
3. A lighting plan be completed, submitted and approved by staff.
4. A development agreement must be approved by the City Council—including, but not limited to, utilities, road reconstruction and mitigation, temporary parking, fees, inspections and on-site detention.
5. All SWPPP requirements must be met and addressed as required by the City's Storm Water Official.
6. Appropriate demolition permits must be approved prior to the demolition of any structure on the site. Once the demolition permit has been approved, 10 days will be given to the Farmington City Historic Preservation Commission for inspection and documentation of the buildings.

7. The applicant must apply for a truck haul route permit from the City, if necessary. No truck or construction traffic shall use any local street (including south Main Street) in going to or coming from the site in nearby residential neighborhoods.
8. On-site detention may be necessary if the City Engineer deems that additional impervious surface is added to the site.
9. The applicant shall submit a tentative construction phasing plan to the City.

The motion was seconded by **Nelsen Michaelson**, and it was unanimously approved.

### **Findings for Approval**

1. 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;
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use;
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan;
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development;
5. 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;
6. 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:
  - a. Unreasonable risks to the safety of persons or property because of vehicular traffic or parking;
  - b. Unreasonable interference with the lawful use of surrounding property; and
  - c. A need for essential municipal services which cannot be reasonably met.

### **Miscellaneous, correspondence, etc. (Agenda Item #5)**

- **Correspondence from residents of Shepard Creek, Rose Cove and Farmington Crossing neighborhoods**

**David Petersen** referred to several letters included in the staff report and said Farmington residents who live in the Shepard Creek, Rose Cove and Farmington Crossing neighborhoods are concerned about the lack of access roads in these housing areas. They feel that additional roads are necessary in the event of an accident, including fire and gas leaks. He used a map to pinpoint the areas of concern and to show possible locations where access points could be added. There was a brief discussion regarding possible remedies, and **Mr. Petersen** said staff would like to obtain input from the City Council prior to making a decision on how this issue might be resolved.

### **ADJOURNMENT**

**Motion**

**Steven Andersen** made a motion to adjourn the meeting which was seconded by **Nelsen Michaelson** and unanimously approved. The meeting was adjourned at 9:00 p.m.

---

**Jim Young, Chairman**  
**Farmington City Planning Commission**