

## FARMINGTON CITY PLANNING COMMISSION MEETING

Thursday, November 12, 2009

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

***Present:** Chairman John Bilton, Commission members Rick Draper, Randy Hillier, Craig Kartchner, Michael Wagstaff and Jim Young, City Planner David Petersen, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Commissioner Steve Andersen was excused.*

**Chairman Bilton** mentioned that the December 10th meeting will be the last one for the Planning Commission in 2009. He said there will be changes on the Commission because of his election to the City Council and to fill the vacancy left when **Geoff Butler** moved out of the state. The City's December newsletter will include information about the process of serving on the Planning Commission for residents who may be interested.

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

There was one amendment to the minutes of the October 15, 2009 Planning Commission meeting.

#### **(Agenda Item #3) – JMR Holdings, LLC – (Public Hearing) – Applicant is requesting approval of a metes and bounds minor subdivision on property located at approximately 1650 South 200 East (S-12-09).**

**Glenn Symes** gave a brief explanation of the issues concerning this request. He said several lot splits and lot line adjustments were recorded with the County but were never approved with the City. This request will correct the previously recorded boundary line adjustments and create two conforming lots. There was a brief discussion of various issues related to this item.

#### **(Agenda Item #4) – Farmington Square, LLC – (Public Hearing) – Applicant is requesting a recommendation for a proposed street vacation of a portion of Burke Lane. The proposed vacation affects a portion of Burke Lane approximately 1300 feet in length running between I-15 and approximately 1300 West (STR-4-09).**

**Mr. Symes** referred to the exhibit in the staff report and said the blue lines indicate the proposed vacation. He indicated that this change is part of the City's Regulating Plan, and staff recommends approval of the vacation.

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

1. **Glenn Symes** said the City received its first application for **Todd Jones'** property located west of Center Cal in Station Park. He pointed out the residential area which is involved and requested that one member of the Planning Commission serve on the SPARC. He explained that

each time a SPARC is necessary, a different member of the Planning Commission is asked to serve.

They agreed that the Commission member serving on the SPARC should be someone who would study the issues and be prepared to make a difference. The decision on this proposal will set a precedent for future projects.

The work session ended at 7:00 p.m.

## **PLANNING COMMISSION REGULAR SESSION**

***Present:** Chairman John Bilton, Commission members Rick Draper, Randy Hillier, Craig Kartchner, Michael Wagstaff and Jim Young, City Planner David Petersen, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Commissioner Steve Andersen was excused.*

**Chairman Bilton** opened the meeting at 7:04 p.m. **Michael Wagstaff** offered the invocation.

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

#### **Motion**

**Jim Young** made a motion to approve the minutes of the October 15, 2009 Planning Commission meeting with the one amendment discussed in the work session. **Rick Draper** seconded the motion, and it was approved by Commission member **Randy Hillier**. Commissioners **Craig Kartchner** and **Michael Wagstaff** abstained because they were not in attendance.

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

**Glenn Symes** gave a brief review of the past two City Council meetings:

October 20, 2009 meeting:

- **#5** – Approval of an amendment to the City’s Subdivision Ordinance which requires a developer to post a bond prior to construction
- **#6** – YESCO billboard item was continued.
- **#7** – Approval of the final plat of The Grove Subdivision
- **#8** – Approval to change the shape of the lots in the Village at Old Farm Subdivision
- **#9** – Approval of a boundary line adjustment in the Nicholl’s Nook PUD

November 4, 2009 meeting:

- #3 – The City Council authorized **Neil Miller**--Parks and Recreation Director--to apply for Tree City USA.
- #5 – Approval of the rezoning for the relocation of the YESCO Billboard
- #6 – Approval of the Clark Lane Historic District which includes the area on State Street from 200 West to 400 West. **Chairman Bilton** commented on the process involved with earning this distinction and said the Planning Commission and City staff worked diligently on this issue for approximately two years. He said it is a model ordinance which other cities may adopt. The City would like to see the Historic District enlarged to include the Rock Hotel, the Rock Church, and the County Courthouse sometime in the future.
- #7 – Approval of the change to Phase 2 of the Hunter's Creek Subdivision

**JMR Holdings, LLC – (Public Hearing) – Applicant is requesting approval of a metes and bounds minor subdivision on property located at approximately 1632 South 200 East (S-12-09). (Agenda Item #3)**

**Background Information**

**Glenn Symes** gave a brief overview of this request and said this proposal would correct the previously recorded boundary line adjustments and create two conforming lots.

**Public Hearing Opened**

**Chairman Bilton** opened the public hearing at 7:13 p.m.

**Alice Dunford**, 1632 South Tuscany Cove, Farmington, said this property is located west of her property, and she expressed concern regarding homes which may be built there. She referred to a letter from Rainey Homes dated April 20, 2005 which states that rambler style homes will be built on the two lots west of Lot 13. She wanted to make sure that future homes will not block her view.

**David Petersen** confirmed that the underlying zone would not change and that when the plat is updated, the public will be notified of all changes.

**Brock Johnston**, 520 North 900 West, Kaysville, a representative from Rainey Homes said this request was to clean up several details in this subdivision. He said Rainey Homes does not have plans to do anything on this property in the near future.

**Public Hearing Closed**

**Chairman Bilton** closed the public hearing at 7:20 p.m.

**Motion**

**Randy Hillier** made a motion that the Planning Commission approve of the metes and bounds subdivision on property located at approximately 1632 South 200 East with the following conditions:

1. The applicant continues to work with City staff to finalize the boundary descriptions, including but not limited to Planning, Engineering, Sewer, Public Works and Irrigation Company.
2. The applicant remove the portion of the metes and bounds subdivision that includes the portion of Tuscany Cove Subdivision plat.
3. Incorporate the 10' strip in the proposed Lot 2 into Lot 1.
4. The applicant reviews the layout with Central Davis Sewer to gather input regarding future sewer lines and easements on the proposed Lot 2.
5. The applicant enters into an extension agreement with the City for required improvements on the frontage of all lots included in the metes and bounds subdivision.

**Michael Wagstaff** seconded the motion, and it was unanimously approved.

### **Findings for Approval**

1. With proper changes, the proposed metes and bounds subdivision meets the requirements for the underlying zone.
2. The metes and bounds subdivision corrects several problems that have been created through the recordation of boundary line adjustments not approved by the City.
3. The City may enter into an extension agreement for required improvements along Lots 1 and 2.

**Farmington Square, LLC – (Public Hearing) – Applicant is requesting a recommendation for a proposed street vacation of a portion of Burke Lane. The proposed vacation affects a portion of Burke Lane approximately 1300 feet in length running between I-15 and approximately 1300 West (STR-4-09). (Agenda Item #4)**

### **Background Information**

**Mr. Symes** said this application is a request to vacate a portion of Burke Lane (next to I-15) and confirmed that it is consistent with the City's Regulating Plan.

### **Public Hearing Opened**

**Chairman Bilton** opened the public hearing at 7:22 p.m.

**Jerry Cook**, 631 North Pheasant Way, Centerville, submitted a letter signed by **Dean Cook** to the Planning Commission and asked that it be included in the public record. The letter stated that there are several items regarding the proposed northwest extension of the road from Clark Lane to Burke Lane which need to be resolved prior to this request being granted. He also said that the abandonment of Burke Lane from I-15 to approximately 1300 West would impede any potential development or access to the existing platted road at 1100 West. They would also consider vacating a portion of Burke Lane after the resolution of the proposed northwest extension. They approve of the development and the road and believe it will be a nice addition to Farmington City, but they asked the Planning Commission to deny the proposal tonight and allow additional time to reach an agreement.

**Scott Harwood**, 33 South Shadow Breeze Road, Kaysville, Haws Company, said he appreciated the comments given by **Jerry Cook**. They have met several times in the past and are willing to work with them on this issue. He referred to the agreement which was executed on September 2008 (Road to the North Agreement) and said Section 16 states that when Station Parkway is completely finalized in this location, the City will vacate the portion of Burke Lane as shown on the regulating plan. It is a dead-end, gravel road, and they would like to improve the road as soon as possible. He said they would like it recorded as soon as possible to limit access in the area.

**David Petersen** said the agreement between the City and **Rich Haws** specifies that when the Road to the North is established and the owner applies to have this portion of Burke Lane vacated, the City is obligated to comply. He admitted that the City does not have a similar agreement with the **Cooks**. He said he was under the impression that **Rich Haws** was the only property owner in the area, but upon hearing **Jerry Cook's** comments, he realized they still own property in the area. He said there is no pending development in this area at this time. There was more discussion regarding this item, and **Mr. Petersen** advised the Commission to table this item to allow time for additional research and communication.

### **Public Hearing Closed**

The public hearing was closed at 7:45 p.m.

### **Motion**

**Michael Wagstaff** made a motion that the Planning Commission table Item #4 to allow staff to meet with the concerned parties and draft a new proposal which will satisfy their needs. The following issues should also be reviewed: the platted street (1100 West) which has no name, the potential plat through the Cook property, a full vacation of the land which **Rich Haws** currently controls, and a vacation of Burke Lane. **Craig Kartchner** seconded the motion, and it was unanimously approved.

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

**Mr. Symes** asked for a volunteer to serve on the SPARC concerning the apartments at Station Park. **Michael Wagstaff** volunteered to serve on the SPARC, and **Craig Kartchner** agreed to serve as the alternate.

**Mr. Symes** said the Village at Old Farm sold some of their lots to two different builders. He reminded the Commission that they reviewed elevations from Richmond American Homes a few weeks ago. He said DR Horton is the other builder, and they recently submitted several elevations. **Mr. Symes** said he and **Mr. Petersen** met with an architect to get his perspective regarding the designs which were submitted and the most appropriate terminology to use in working on this issue with DR Horton. The following items were recommended by the Commission and staff:

- Use of a variation of materials to break up the solid stucco look

- Update of the landscape plan
- Increased window size and no oddly shaped windows--particularly on the front
- Use of varied design elements on the outside of the home
- Garage no more than 40% of the front face of the home
- Front porches large enough to be useful

It was also noted that the DR Horton homes will be priced in the mid \$200,000 range while the Richmond American homes are at least \$100,000 higher in price.

## **ADJOURNMENT**

### **Motion**

**Craig Kartchner** made a motion to adjourn the meeting. **Michael Wagstaff** seconded the motion, and it was unanimously approved. The meeting adjourned at 8:15 p.m.

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**John Bilton, Chairman**  
**Farmington City Planning Commission**