

FARMINGTON CITY PLANNING COMMISSION MEETING
Thursday, March 12, 2009

PLANNING COMMISSION STUDY/WORK SESSION

Present: Chairman John Bilton, Commission members Steve Andersen, Geoff Butler, Randy Hillier, Craig Kartchner, Jim Young, City Planner David Petersen, and Recording Secretary Cynthia DeCoursey. Michael Wagstaff and Rick Draper were no in attendance.

Chairman John Bilton opened the work session at 6:40 p.m. and welcomed the Commission members and City Planner **David Petersen**. He asked **Mr. Petersen** to review the main issues regarding Agenda Item #3.

(Agenda Item #3) - Farmington City - Rodney Griffin – Applicant is requesting a recommendation for Final PUD Master Plan and Final Plat approval for the Nicholl’s Nook PUD subdivision consisting of 6 units on 0.94 acres of property located at 48 South 100 West in the R-4 zone (S-2-07)

David Petersen said this Final PUD Master Plan is almost identical to the Preliminary PUD Master Plan. He explained that because the applicant was required to obtain easements off site, the final approval request has taken a long time. He said the applicant originally negotiated to put the storm water drain between adjacent properties (White and Mecham properties), but because of trees and the location of curb, gutter and sidewalk, he had to change those plans. Also, the fire department required **Mr. Griffin** to add a turn around. **Mr. Petersen** said the applicant has a landscape plan; however, it is a concept plan, so the Commission could state that the landscaping plan must be in alignment with the ordinance, and they could also delegate to Staff the final landscaping plan. **Steve Andersen** asked if there were concerns with any of the adjacent neighbors. **Mr. Petersen** replied that **Mr. Griffin** has been in close contact with the neighbors during the entire process, and it is his understanding that they are all aware of the issues concerning this subdivision. **Geoff Butler** asked if there were any concerns about the soil because of the greenhouses that were located there in the past. **Mr. Petersen** replied that **Mr. Griffin** had the soil tested, and the results showed no significant problems.

Chairman Bilton stated that the Commission would be reviewing two parts of the Scenic Byway Zoning Ordinance—a map and an ordinance.

(Agenda Item #4) - Farmington City – Applicant is requesting the Planning Commission review changes to a Scenic Byways Overlay ordinance proposed to be Chapter 41 of the Zoning Ordinance. The proposed overlay zone addresses design standards for property adjacent to and visible from Legacy Parkway in Farmington. The item was continued from the February 12, 2009 meeting (ZT-7-08). R-4 zone (S-2-07)

David Petersen asked the Commission to refer to the map prepared by Staff. He said **Glenn Symes** met with both the **Pack** family and **Clark Skeen**, of Quantronix, Inc. to obtain their input. **Mr. Petersen** reviewed the red-line changes regarding the text as shown in the staff report.

Chairman Bilton adjourned the meeting at 7:05 p.m.

PLANNING COMMISSION REGULAR SESSION

Present: Chairman John Bilton, Commission members Steve Andersen, Geoff Butler, Randy Hillier, Craig Kartchner, Jim Young, City Planner David Petersen, and Recording Secretary Cynthia DeCoursey. Planning Commissioner Michael Wagstaff and Alternate Planning Commissioner Rick Draper were not in attendance.

Chairman Bilton welcomed those in attendance, and **Craig Kartchner** offered the invocation.

Approval of Minutes (Agenda Item #1)

Chairman Bilton asked if the Commission members had any questions and/or comments regarding the minutes of the February 26, 2009 meeting. There were no comments, and **Jim Young** made a motion that the minutes be approved. **Geoff Butler** seconded the motion, and it was unanimously approved.

City Council Report (Agenda Item #2)

David Petersen said that the request from **Dwight Poulsen** was denied. There were many adjacent property owners in attendance, and they submitted a petition against the request. **Mr. Poulsen** said he would probably use the flag lot proposal that was approved earlier. **Mr. Petersen** also stated that the stop sign at 1300 North Hidden Meadow Way was removed. There were several residents who wanted it put back in, but the removal was upheld by the City Council.

Farmington City - Rodney Griffin – Applicant is requesting a recommendation for Final PUD Master Plan and Final Plat approval for the Nicholl’s Nook PUD subdivision consisting of 6 units on 0.94 acres of property located at 48 South 100 West in the R-4 zone (S-2-07) (Agenda Item #3)

Background Information

David Petersen said the easements were discussed in the study session. He showed some of the elevations on the overhead. **Chairman Bilton** asked for comments and/or questions from the Commission.

Rodney Griffin, 24 North 1050 West, Kaysville, said he has been working on this project for about four years. The turn around would be located on **Madge Meacham’s** property. He said she has strong opinions regarding her property, and he has worked diligently with her to come to a mutual agreement. He plans to purchase a 40-foot piece from the back of her property to be used for a turn around. He worked with **Larry Gregory**, Farmington City Fire Chief, regarding a suitable road surface. The easement portion will be gravel, and the other portion of the road will be asphalt. He said there would be signs indicating that the easement portions were for emergency purposes only and that the maintenance of the turn around would be the HOA’s responsibility. **Mr. Griffin** said the development on the east side (Phase 2) would be similar to Phase 1 on the west side, and the reason they did the west phase first was because of the storm

drain and sewer. **Mr. Griffin** expressed concern regarding the current housing market, but he would like to develop this PUD as soon as possible. He discussed some of his other plans—hardy board on the outside of the buildings, 2-car garages, main floor living, basements, etc. **Chairman Bilton** asked how the other neighbors feel regarding the development, and **Mr. Griffin** replied that **Mr. Prince** has been the only neighbor in opposition to the project.

Motion

Steve Andersen made a motion that the Planning Commission recommend to the City Council final (PUD) Master Plan approval for the Nicholl’s Nook Planned Unit Development located at 48 South 100 West with the following conditions:

1. The applicant shall comply with all requirements of the Planning Department, Engineering and all utilities regarding the Final PUD Master Plan requirements.
2. Approval of final improvement drawings for the on-site and off-site improvements including grading and drainage plan, SWPPP, and approval by the City Engineer, Public Works, Fire Department, Planning Department, Storm Water Official, Central Davis Sewer District, and Benchland Water District.
3. The applicant must obtain and record off-site easements in a manner acceptable to the City as shown on the plans prior to or in conjunction with the recordation of the Final Plat.
4. The applicant must enter into a Development Agreement for the project to be approved and recorded concurrent with the Final Plat.
5. The applicant shall not demolish the existing house on the site until such time as the proposed development begins construction.
6. The applicant must post a bond in the amount agreed upon by the City and the applicant for all off-site improvements and any on-site improvements deemed necessary by the City prior to construction.
7. The final landscaping plan for the P.U.D. shall comply with standards, set forth in Chapter 7 of the Zoning Ordinance. Final consideration and approval of said plan shall be performed by City Staff.

Craig Kartchner seconded the motion, and it was unanimously approved.

Findings for Approval

1. The Final PUD Master Plan does not vary substantially from the Preliminary PUD Master Plan and is in substantial compliance with the Preliminary PUD Master Plan.
2. The Final PUD Master Plan has met all of the requirements of the PUD chapter (Chapter 27).
3. The Final PUD Master Plan meets the objectives and purposes of the PUD chapter (Chapter 27).

Farmington City – Applicant is requesting the Planning Commission review changes to a Scenic Byways Overlay ordinance proposed to be Chapter 41 of the Zoning Ordinance. The proposed overlay zone addresses design standards for property adjacent to and visible

from Legacy Parkway in Farmington. The item was continued from the February 12, 2009 meeting (ZT-7-08). R-4 zone (S-2-07) (Agenda Item #4)

Background Information

David Petersen said the Commission reviewed the details of this Item in the study session. He asked for additional comments/questions from the Commission.

DeVan Pack, 677 West 810 North, West Bountiful, said he feels that the LM&B zone and this overlay are in direct conflict with one another. He said the overlay has been written for an office park and that a 15-foot height for signs is not adequate. He agrees with the effort to have the area near the Parkway open and spacious; however, the 200-foot setback requirement would take 5.8 acres out of our property. He stressed the need for balance.

Chairman Bilton commented that the five communities along the corridor are working towards a consistent design and compatible look and feel. **Mr. Petersen** agreed and replied that he has met with the four other cities and feels that Farmington is making good progress. He suggested that Staff look for examples, take pictures regarding the sign height and discuss these issues further in the next meeting.

The Commission discussed various issues concerning this Item, including: building height, signage height, shore land, fencing requirements, and minor text changes.

Motion

Randy Hillier made a motion to table this item until the March 26, 2009 meeting to allow staff to make changes to the proposed ordinance and to allow any appropriate public comment to be incorporated into the proposed ordinance. **Geoff Butler** seconded the motion, and it was unanimously approved.

Farmington City – Applicant is requesting that the Planning Commission review changes to the Official Zoning Map creating a Scenic Byways Overlay Zone. The general vicinity for the proposed overlay zone is Legacy Highway/I-15 south of State Street to the Centerville City limits between 200 West and along 600 West. The proposed overlay zone is associated with a proposed zone text amendment to Chapter 41 Scenic Byway Overlay which addresses design standards for property adjacent to and visible from Legacy Parkway in Farmington. The item was continued from the February 12, 2009 meeting (ZT-07-08) (Agenda Item #5)

Motion

Randy Hillier made a motion that the Planning Commission table this item until the March 26, 2009 meeting to allow staff to make changes to the proposed overlay boundary and to allow any public comment deemed appropriate to be incorporated into the proposed overlay zone boundary. **Steve Andersen** seconded the motion, and it was unanimously approved.

OTHER BUSINESS

Miscellaneous, correspondence, etc. (Agenda Item #6)

1. Update regarding Rice Farms PUD Master Plan amendment application

David Petersen said the developer of the Rice Farms PUD, **Jerry Preston**, met with some of the people in the neighborhood. **Mr. Preston** reviewed the plans with them, and a good percentage of them said they understand the needs, and they approved the Plan. He said there was one property owner in attendance who was not pleased with any of the options; however, **Mr. Preston** felt that it was a good meeting and that it helped educate the public. Because the meeting was held last night, **Mr. Preston** was not able to be prepared for the meeting tonight, but he will probably attend the next meeting on March 26th.

2. Information regarding the Farmington Greens Subdivision

Mr. Petersen displayed a map of the Farmington Greens Subdivision. He said that the original developer of this P.U.D. was in foreclosure, and the first lien holder is **Mark Green** who is an excellent contractor. **Mr. Green** was told by the bank that he needs to move quickly in selling these lots, and he has sold five of the lots in the northeast corner of the subdivision to D.R. Horton, a national home builder company. **Mr. Petersen** showed pictures of some of the Richmond America homes that are currently located in the northwest section of the subdivision and homes in the northeasterly part of the P.U.D. and pointed out that the homes in the northeastern area are distinctly different from the homes being proposed by D.R. Horton. He said the CC&Rs of this P.U.D. are written broadly enough to allow both styles. He wanted the Planning Commission to know some of these details so they could respond to the public when they have questions/comments regarding the overall look of this P.U.D.

ADJOURNMENT

Motion

Craig Kartchner made a motion to adjourn the meeting. **Jim Young** seconded the motion, and it was unanimously approved. The meeting was adjourned at 8:20 p.m.

John Bilton, Chairman
Farmington City Planning Commission