

## FARMINGTON CITY PLANNING COMMISSION MEETING

Thursday, April 29, 2010

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### PLANNING COMMISSION STUDY/WORK SESSION

*Present: Chairman Jim Young, Commission members Rick Draper, Randy Hillier, and Nelsen Michaelson, Alternate Commission member Michael Nilson, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Commissioners Craig Kartchner, Steven Andersen, Mike Wagstaff and Alternate Commissioner Brett Anderson were excused.*

**(Agenda Item #3) – Howard Kent/SLI – Applicant is requesting a recommendation of approval for a Final Plat for the Spring Creek Phase 3-B subdivision located at approximately 400 North 1875 West. (S-3-10)**

Glenn Symes said there were no issues of concern regarding this request.

**(Agenda Item #4) – The Haws Companies – (Public Hearing) – Applicant is requesting a recommendation of approval for a Preliminary Plat for the Park Lane Commons subdivision located at approximately 500 North 1000 West. This subdivision is associated with the Park Lane Commons Master Plan and is proposed to subdivide property for the accommodation of the Park Lane Village and the dedication of the adjacent right-of-way. (S-5-10)**

Mr. Symes explained that this subdivision plat will create one lot, designate parcels for future development, and dedicate the rights-of-way for the City roadways associated with the project. Rick Draper asked why the suggested motion does not recommend approval to the City Council, and Mr. Symes's response was that preliminary plat approval is given by the Commission only.

**(Agenda Item #5) – Willmore Development – Applicant is requesting approval of a site plan for the Park Lane Village apartment project located at approximately 500 North 1000 West. The site plan consists of approximately 13 acres of property and is proposed to have 324 apartment units. (SP-1-10)**

Mr. Symes said this item will require an additional condition—an easement allowing non-motorized access between Broadway and the Legacy Trail via Richards Way.

**(Agenda Item #6) - Jerry Preston – (Public Hearing) – Applicant is requesting a conditional use permit for an addition to an existing home in the OTR (Original Townsite Residential) zone located at 94 North 100 West allowing a large footprint for the addition than the original structure as well as a height in excess of the original structure. (C-4-10)**

Glenn Symes reminded the Commission that because this is a conditional use, it requires a public hearing. He pointed out that Jerry Preston has been a builder in Farmington for many years and knows the requirements of the ordinance. There was a brief discussion concerning issues involved with this request.

### Miscellaneous

**Chairman Young** requested that each Commission member complete a survey from the Davis County Transportation Committee. The survey will be used to assist the Committee in the process of determining short-term transportation priorities for each city in Davis County. He said he was unaware that the City Council listed the Shepard Lane I-15 connection as a priority but did not list the West Davis Corridor as a priority. The Commission discussed possible options regarding the southern connection, the Shepard Lane interchange, and the West Davis Corridor. **Chairman Young** encouraged additional comments and asked that they be written on the back of the survey.

The work session ended at 6:58 p.m.

### **PLANNING COMMISSION REGULAR SESSION**

*Present: Chairman Jim Young, Commission members Randy Hillier, and Nelsen Michaelson, Alternate Commission member Michael Nilson, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Commissioners Craig Kartchner, Steven Andersen, Mike Wagstaff and Alternate Commissioner Brett Anderson were excused.*

**Chairman Young** opened the meeting at 7:00 p.m. and offered the invocation.

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

#### **Motion**

**Nelsen Michaelson** made a motion to approve the minutes of the April 15, 2010 Planning Commission meeting. **Rick Draper** seconded the motion, and it was unanimously approved.

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

**Glenn Symes** listed the following items from the April 20, 2010 City Council meeting:

- Farmington Meadows Subdivision request to change the conservation easement to allow crops and livestock was approved.
- The northern third of the exterior of the Davis County Courthouse was designated as a Historic Resource on the Farmington Historic Landmark Register.
- The zoning amendment for the new City Building was approved.
- The Council approved a small lot line adjustment in the Bray Subdivision.
- The Council gave approval for a conditional use permit which will allow **Dela Ashby** to teach swimming lessons for six weeks during the summer and lowered the permit fee from \$200 to \$50.

**Howard Kent/SLI – Applicant is requesting a recommendation of approval for a Final Plat for the Spring Creek Phase 3-B subdivision located at approximately 400 North 1875 West. (S-3-10) (Agenda Item #3)**

**Background Information**

Mr. Symes informed the Commission that the preliminary plat for this project was approved in December 2007 and consisted of 169 single-family residential lots. The first two phases were approved and built, but the third phase--consisting of 89 lots--was placed on hold due to the economic conditions. The applicant is ready to continue working on Phase 3, but would like to break it into smaller phases. This application includes the first 18 lots. It is a conservation subdivision which requires a development agreement that must be finalized and recorded with the plat.

Howard Kent, 261 East 300 South, Salt Lake City, said this Phase (3-B) has a heavy concentration of infrastructure and will include another access to the subdivision.

**Motion**

Nelsen Michaelson made a motion that the Planning Commission recommend approval of a final plat for the Spring Creek Estates Phase 3-B subdivision with the following conditions:

1. The applicant works with the City's Development Review Committee to address any outstanding issues related to the final plat including but not limited to planning, engineering, storm water, sewer, culinary and secondary water and public works.
2. The applicant works with staff to finalize and present to the City Council a development agreement for the Spring Creek Estates subdivision.
3. The applicant submits an amended master plan exhibit for the recordation of the development agreement.

Rick Draper seconded the motion, and it was unanimously approved.

**Findings for Approval**

1. The proposed final plat is consistent with the approved preliminary plat.
2. The proposed subdivision meets all the requirements for approval of a final plat.

**The Haws Companies – (Public Hearing) – Applicant is requesting a recommendation of approval for a Preliminary Plat for the Park Lane Commons subdivision located at approximately 500 North 1000 West. This subdivision is associated with the Park Lane Commons Master Plan and is proposed to subdivide property for the accommodation of the Park Lane Village and the dedication of the adjacent right-of-way. (S-5-10) (Agenda Item #4)**

**Background Information**

Mr. Symes said this plat designates the buildable lot in this subdivision and dedicates several City streets.

Rich Haws said the technical data will remain the same, but the format will change slightly in order to meet the proper recording requirements, the format will change slightly. We are anxious to get it done.

**Public Hearing**

Jim Young opened the public hearing at 7:14 p.m. There was no one to speak, and the public hearing was closed.

**Motion**

Michael Nilson made a motion that the Planning Commission approve a preliminary plat for the Park Lane Commons subdivision plat with the following conditions:

1. The applicant works with the City’s Development Review Committee to address any outstanding issues related to the preliminary plat including but not limited to planning, engineering, storm water, sewer, culinary and secondary water and public works.
2. The applicant works with the City to address any comments or changes necessary for a final plat.
3. The applicant acquires final plat approval for the subdivision prior to recordation from the Planning Commission and City Council.

Nelsen Michaelson seconded the motion, and it was unanimously approved.

**Findings for Approval**

1. The preliminary plat is consistent with the schematic subdivision plat approved by the Planning Commission and City Council.
2. The proposed subdivision is necessary for the issuance of building permit and finalization of the site plan for the Park Lane Village apartment project.
3. The proposed subdivision contains all of the amended rights-of-way and cross-section widths as discussed and approved with the Park Lane Commons Master Plan.
4. The addition of the “no-build” zone on the plat designating areas where this or future developers may build meets the intent of the Regulating Plan approved with Chapter 18 of the Zoning Ordinance.

**Willmore Development – Applicant is requesting approval of a site plan for the Park Lane Village apartment project located at approximately 500 North 1000 West. The site plan consists of approximately 13 acres of property and is proposed to have 324 apartment units. (SP-1-10) (Agenda Item #5)**

**Background Information**

**Glenn Symes** referred to the information included in the staff report and said there were very few changes from the previous approval. He said an additional condition is necessary to finalize the language for an additional easement.

**Ernie Willmore**, of Willmore Development, said the easement area along Richards Way and Grand Avenue has been drafted and will be presented to the City on Monday, May 3, 2010. He said it complies with the recommendations made by the SPARC.

**Motion**

**Rick Draper** made a motion that the Planning Commission approve the site plan for the Park Lane Village apartment project located at approximately 500 North 1000 West consisting of 324 units on approximately 13 acres of property with the following conditions:

1. The applicant works with the City's Development Review Committee to address any outstanding issues related to the site plan including but not limited to planning, engineering, storm water, sewer, culinary and secondary water and public works.
2. An easement is finalized with regard to non-motorized access between Broadway and the legacy Trail via Grand Avenue and that the easement is recorded separately or shown on the Park Lane Commons subdivision plat prior to or in conjunction with the finalization of the site plan.
3. The applicant incorporates the conditions set forth by the SPARC for site plan approval in the Planning Commission's approval of the site plan.
4. The applicant provides product sheets and/or elevations for the light fixtures and any monument signs planned for the project.
5. An easement allowing non-motorized access between Broadway and the Legacy Trail via Richards Way is finalized.

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

**Findings for Approval**

1. The site plan submitted is consistent with the approved Park Lane Village master plan.
2. The proposed project is consistent with the TMU zoning and the Regulating Plan and allows the required pedestrian, bicycle and automobile circulation throughout the project.
3. The project design creates an attractive and functional connection between the commute rail station and the remainder of the mixed-use districts.
4. The Park Lane Village project provides the opportunity for residents of the project to access future shopping, existing mass transit and several major roadways and furthers the City's plan to utilize such facilities located in Farmington.
5. The project provides the opportunity for potential residents of a large income range to take advantage of the amenities located in the City and to become a part of the community.
6. The Class 'A' rating for the apartments will provide an attractive and well-kept project that sets a precedent for the remainder of the mixed-use district.

**Motion**

At 7:15 p.m., **Mr. Symes** suggested that the Commission take a short recess to allow the applicant from the next agenda item to arrive at the meeting.

**Michael Nilson** made a motion to recess. **Rick Draper** seconded the motion, and it was unanimously approved.

**Randy Hillier** excused himself from the remaining Planning Commission meeting.

**Rick Draper** made a motion to resume the meeting at 7:35 p.m. **Nelsen Michaelson** seconded the motion, and it was unanimously approved.

**Jerry Preston – (Public Hearing) – Applicant is requesting a conditional use permit for an addition to an existing home in the OTR (Original Townsite Residential) zone located at 94 North 100 West allowing a large footprint for the addition than the original structure as well as a height in excess of the original structure. (C-4-10) (Agenda Item #6)**

### **Background Information**

**Mr. Symes** said most of the issues involved with this item were discussed in the work session.

**Kristen Gregson**, the owner of the home located at 94 North 100 West, said her family has lived in this home in Farmington for 11 years. They decided to stay in the home, but they need additional living space to accommodate more children. The footprint includes a two-car garage with a master suite above it which will be slightly higher than the original home. Their intent is to have the home and the addition resemble a carriage house. They also plan to change the color on the outside of the home and resurface the porch area.

### **Public Hearing**

**Chairman Young** opened the public hearing at 7:40 p.m. There was no one to speak regarding this item, and the public hearing was closed.

### **Motion**

**Nelsen Michaelson** made a motion that the Planning Commission approve a conditional use permit allowing an addition to an existing home in the OTR zone located at 94 North 100 West allowing a larger footprint for the addition than the original structure as well as a height in excess of the original structure with the following conditions:

1. The applicant continues to work with the City's Community Development Department to obtain all necessary building permits.
2. The area and height of the addition is limited to that which is shown on the submitted plans.

**Rick Draper** seconded the motion, and it was approved by all Commission members.

### **Findings for Approval**

1. The proposed addition is in character with the existing structure and with the provisions of the OTR zone.
2. The applicant has worked with the residents and members of the Historic Preservation Commission to develop a design that is compatible with the spirit of the surrounding neighborhood as well as the intent of the OTR zone.
3. The increase in area and height are minimal in relation to the original structure and would have little impact on surrounding properties and their historicity.

## **ADJOURNMENT**

### **Motion**

**Rick Draper** made a motion to adjourn the meeting. **Nelsen Michaelson** seconded the motion, and it was unanimously approved. The meeting was adjourned at 7:40 p.m.

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