

FARMINGTON CITY PLANNING COMMISSION MEETING

Thursday, May 14, 2009

CITY COUNCIL/PLANNING COMMISSION STUDY/WORK SESSION

***Present:** Mayor Scott Harbertson, City Council members Paula Alder, Rick Dutson, Sid Young, City Manager Max Forbush, City Attorney Tim Taylor, and City Engineer Paul Hirst. Council members David Hale and Cory Ritz were not in attendance.*

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

Mayor Harbertson welcomed those in attendance and began the study session at 6:10 p.m. He introduced the City traffic engineer **Tim Taylor** who gave a presentation regarding the Farmington City Master Transportation Plan (MTP).

Tim Taylor presented information regarding an addendum to the MTP which was an effort to redo the capital improvement program and the transportation impact fees. He pointed out that the changes affect all of Farmington City but focus primarily on the west side. He explained that the process began in 2005, and since then the City worked closely with UDOT regarding the Farmington western alignment program--now known as the West Davis Corridor. He said there were two phases—Phase I: analysis of the local roadway network, and Phase II: analysis of the regional transportation roadway network. He said the City's existing transportation network would not accommodate future growth. Four roadway network scenarios were developed and analyzed for the years 2020 and 2040:

1. A local access interchange at Shepard Lane and I-15
2. UDOT'S Denver Rio Grande alignment--their preferred alignment from their original study
3. Farmington's western alignment
4. Western alignment in addition to the Shepard Lane local access interchange

Mr. Taylor discussed a few highlights of Phase II: (a) volume of traffic on Shepard dropped significantly, (b) the traffic between I-15 and 89 with an interchange at I-15 would drop significantly (more than half), and (c) the Legacy North corridor is crucial in order to accommodate the future capacity of I-15. He also presented an update of issues involving the "North Legacy Connector."

"North Legacy Connector" Update

- May 21, 2008 - UDOT Transportation Commission allocated \$20M towards a North Legacy environmental study and property acquisition for critical areas.
- March 18, 2009 – UDOT TC transferred \$12M of the original \$20M to the South Layton interchange project.
- 2009-2014 UDOT Statewide Transportation Improvement Program (STIP)
- Wasatch Front Regional Council

- May 4, 2009 UDOT website announcement (a) “a proposed north-south highway through the western side of northern and Weber counties as an extension of the Legacy Parkway.” (b) a detailed study of the area will be conducted beginning this summer, (c) previously, a corridor was proposed to connect to I-15 near Lagoon in Farmington.

Mr. Taylor said UDOT has included more information on their website under the title, “West Davis Corridor Environmental Study”. He encouraged those in attendance to access the website and study the issues. There was discussion regarding the previous corridor, the functional classification map, the area around Park Lane and Clark Lane, and the 68 transportation related projects that have been grouped into four geographic areas. He outlined the next steps in the process of adopting the addendum of the MTP:

- Public Hearings (June)
- Incorporate final comments/changes to the MTP Addendum
- City Council action (June)
- Active participation in UDOT’s West Davis County Environmental Study
- Continued coordination with UDOT on MTP projects on or related to the State Highway system:
 - a. Shepard Lane Local Access Interchange
 - b. Park Lane/Clark Lane Realignment
 - c. I-15/200 West/Frontage Road Interchange Reconfiguration

Mr. Forbush spoke briefly and said the fact that UDOT agreed to change the position of the western alignment was a huge win for Farmington City. He said the change came about through the efforts of staff, the Mayor, the City Council, legislators and other key people. He also explained that the reason staff wants to move quickly with the MTP is because UDOT would like to have it finished prior to their EIS study and capital facilities plan. The impact fee law requires that before the impact fees can be amended, the capital facilities plan has to be finished. He said that with the development and numerous proposals on the west side, the City needs to move forward and adopt these changes.

Mr. Taylor praised UDOT and said they have done a great job with regards to the issues in Farmington. He said they have been very open and willing to listen. He said everyone in attendance should have received a copy of the packet, and he asked that everyone read the highlighted sections and contact him if there were more questions.

The study/work session ended at 6:55 p.m.

PLANNING COMMISSION REGULAR SESSION

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

Chairman Bilton opened the meeting at 7:05 p.m. and welcomed those in attendance. **Randy Hillier** offered the invocation.

Approval of Minutes - (Agenda Item #1)

Motion

Rick Draper made a motion to approve the minutes of the April 30, 2009 Planning Commission meeting. **Craig Kartchner** seconded the motion, and it was unanimously approved.

City Council Report - (Agenda Item #2)

Glenn Symes said the Rice Farms Estates request was approved by the City Council. He told the Commission the suggestion they gave to **Jerry Preston** to meet with the residents in and adjacent to Rice Farms Estates paid off for him.

Butler Harris Davey Architects – (Public Hearing) – Applicant is requesting approval of a metes and bounds minor two parcel subdivision on 20 acres of property located at approximately 550 South 1525 West (S-3-09). (Agenda Item #3)

Background Information

Glenn Symes referred to the site on the map and said the application meets all of the standards in the agriculture zone. **Randy Hillier** asked about the narrow piece of property or remnant located to the north of the subject parcel. **David Petersen** and the Commission discussed the following issues:

- Size of the remnant: 19,450 square feet; just under ½ acre
- Wetlands
- Open space
- **Craig Johnson's** adjacent property
- The original dedication

Mike Davey, 65 East Wadsworth Park Drive #205, Draper, representative from BHD Architects, explained that the location of the church would be as far away from the wetlands as possible, and much of the area will remain vacant because of the wetlands issue.

Public Hearing Opened

Chairman Bilton opened the public hearing at 7:20 p.m. There was no one in attendance to speak regarding this item, and the public hearing was closed at 7:20 p.m.

David Petersen described some of the possible history of the right-of-way. He said it was probably a county right-of-way which existed before these parcels were subdivided. He recommended that Symphony Homes quit claim their interest in the right-of-way so that the error could be corrected. **Mr. Davey** said the Church's intent was to allow Symphony to use the remnant strip to the north as open space. He recommended the Commission approve the request with the right of way issue listed as a condition which would allow the Church to stay within their required schedule.

Motion

Randy Hillier made a motion to approve a metes and bounds minor subdivision of approximately 20 acres of property located at approximately 550 South 1525 West (S-3-09) with the following condition:

- Symphony Homes will quit claim any interest they have in the 1525 West right of way for the entire length of the 20-acre subdivision, and in the event the City does not have that as a dedicated right of way, Symphony Homes will prepare a dedication plat for the City.

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

D.R. Horton, Inc. – (Public Hearing) – Applicant is requesting a conditional use permit for the placement and operation of a sales office in a model home on lot 201, 87 N. Filly Drive, in the Farmington Greens PUD (C-6-09). (Agenda Item #4)

Background Information

Glenn Symes said this conditional use permit was for the sales office and not the model home.

Public hearing opened

Chairman Bilton opened the public hearing at 7:30 p.m. There was no one to speak regarding this item, and the public hearing was closed at 7:30 p.m. **Chairman Bilton** asked if there were any comments and/or questions from the Planning Commission.

Rick Draper asked about the standards regarding the recent sign ordinance amendments. **Mr. Symes** replied that Staff made some changes to allow developers to use more off-site signs. The City currently allows four off-premise signs, and up to ten if the same builder is used for a subdivision. He said he would send a copy of the ordinance to each Commission member. **Craig Kartchner** asked if flags such as the Richmond America flag were allowed. **Mr. Symes** said a flag can be flown if it is in front of a model home and if it is flown along with an American flag. There was a brief discussion regarding flags, and **David Petersen** said the City should possibly look at regulations regarding flag height, noise and lighting issues.

Motion

Geoff Butler made a motion that the Planning Commission approve the temporary use permit subject to all applicable codes, development standards and ordinances and with the following conditions:

1. Permanent signs on the site of the model home and sales office are prohibited. The size and location of signs must be in compliance with provisions of the zoning ordinance in which the use is located. All signs must be removed when the activity ends.
2. Sign regulations shall be followed for all signs throughout the subdivision represented by this sales office.

3. No loud speakers or amplifying sound devices shall be used in conjunction with the temporary office.
4. Outdoor lighting, if used, must be subdued. All lighting shall be designed, located and directed to minimize glare, reflection and light pollution into adjoining and nearby lots. Search lights shall not be permitted.
5. Conduct of the temporary use shall be limited to hours between 8 a.m. and 8 p.m.
6. No portable restroom facilities are allowed in site. Restrooms must be provided inside the model home/sales office.
7. The use granted is solely for purposes of a sales office associated with the subdivision on which it is located, and no other commercial activities of any kind shall be associated with this use permit.
8. The sales office may be used until the last lot in the subdivision is sold. If the office is located in the area of the home intended for the garage, any alterations made to accommodate the office shall be removed, and the space shall be converted to function as a garage upon termination of the temporary office.
9. Parking areas for the model home/sales office will be appropriate hard surface to be removed at the time the sales office is closed and the model home is converted for sale as a single family residence.

Randy Hillier seconded the motion, and it was unanimously approved.

Findings for Approval

- 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:
 - Unreasonable risks to the safety of persons or property because of vehicular traffic or parking;
 - Unreasonable interference with the lawful use of surrounding property; and
 - A need for essential municipal services which cannot be reasonably met.

Butler Harris Davey Architects – (Public Hearing) – Applicant is requesting a conditional use and site plan approval for the placement of an LDS Church on 3.7 acres of property located at approximately 550 South 1525 West (C-4-09). (Agenda Item #5)

Background Information

Glenn Symes mentioned several issues concerning this item. He said the site plan includes the correct right of way width, so this site plan would not change with the right of way dedication. He noted there was one change not listed in the staff report--a fence on the south side. Because the development of the road on the south side is being postponed for a while, the Church would like to install a fence. He referred to the building elevations and said this will be a unique building. The LDS Church will install solar panels on the south side of the building which will be a prototype for other buildings in the future.

Mike Davey also referred to the elevation and said the building would have columns located at each of the three main entrances. The lower section of each column would be finished with Farmington stone. The top section of each column would be pre-cast concrete, and the remainder of the building would be brick. **Mr. Davey** said the building would be a LEED (Leadership in Energy and Environmental Design) certified building. He said the Church hopes the solar power would supply all of the power required to use the building. During the week and times when the building was not in use, the power would feed back into the grid. When asked if this was a green initiative or a cost saving initiative, he replied that it was both. He predicted that they would see the payoff within about three years.

Public Hearing Opened

Chairman Bilton opened the public hearing at 7:45 p.m. There was no one in attendance to speak regarding this item, and the public hearing was closed at 7:45 p.m. He asked for questions and/or comments from the Commission. When asked if there was a possibility to have public access sometime in the future, **Mr. Davey** said there has been no discussion of public access with regard to this project, but he gave an example of a similar issue. On Hunter's Creek there is a similar situation where the trail passes by on one side of the church property, and the church opposed opening it up to gate access for two reasons: access is currently a short distance away, and possible liability issues. He said the Church does not want to become the trailhead and parking lot, and he assumes their response would be the same regarding this situation.

Geoff Butler asked about the City requirements for interior landscaping. David Petersen replied that the City did not currently have any standards regarding the interior landscaping at church buildings. Staff and the Commission agreed that it would be beneficial to pursue adopting some standards in the future. **Craig Kartchner** and **Geoff Butler** praised the Church for the use of solar panels, LEED certification and xeriscaping.

Motion

Craig Kartchner made a motion that the Planning Commission approve a conditional use permit and site plan for the placement of an LDS Church on property located at 550 South 1525 West with the following conditions:

1. The applicant completes all requirements for site plan approvals as well as all on-site and off-site improvement requirements to comply with City Engineer, Public Works, Fire Department,

Planning Department, Storm Water Official, Central Davis Sewer District, and Weber Basin Water Conservancy District.

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. The applicant follows the recommendation of the City Engineer with regard to improvements to 1525 West to meet the requirement listed in Section 11-7-108(1) of the Farmington City Code.
5. A black, vinyl-coated chain link fence shall be installed on three sides of the property.
6. In the event that any developer installs a road abutting any side of the Church property, the fence will be removed to provide open access.

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

Findings for Approval

1. The use requested is listed as a conditional use within the A zone;
2. 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;
3. The proposed use shall comply with all regulations and conditions in the Farmington city Zoning Ordinance for this particular use;
4. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan;
5. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development;
6. 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;
7. 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.

Butler Harris Davey Architects – (Public Hearing) – Applicant is requesting conditional use and site plan approval for the construction of an LDS Church on 2.92 acres of property created by the North Main Street Subdivision at approximately 1000 North Main Street (601 West) (C-5-09). (Agenda Item #6)

Background Information

Glenn Symes said this plan meets all of the City requirements. He displayed the elevations, and the Commission asked if this building would also be solar. **Mr. Davey** replied that it would not have solar capacity.

Public Hearing Opened

Chairman Bilton opened the public hearing at 7:55 p.m. There was no one to speak regarding this item, and the public hearing closed at 7:55 p.m. He asked for questions/comments from the Commission. There was discussion regarding the number of parking stalls and landscaping. **Mr. Davey** said the Church would like to have 200 parking stalls at each church building, and this one has plans for 199 spaces.

Motion

Randy Hillier made a motion that the Planning Commission approve a conditional use permit and site plan for the placement of an LDS Church on property located at 601 West 1015 North with the following conditions:

1. The applicant completes all requirements for site plan approval as well as all on-site and off-site improvement requirements 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.
3. All lights shall be full cut-off lights and shall not shine onto adjacent residential properties.
4. All improvements included in the North Main Street Church Subdivision be completed prior to final occupancy including but not limited to roadway improvements for 1015 North, improvements at the intersection of 1015 North Main Street, water, sewer, secondary water, storm drain facilities, gas, power, and any other utilities required by the subdivision approval.
5. A black, vinyl-coated chain link fence shall be installed on three sides of the property.
6. In the event that any developer installs a road abutting any side of the Church property, the fence will be removed to provide open access.

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

Findings for Approval

1. The use requested is listed as a conditional use within the A zone.
2. 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;
3. The proposed use shall comply with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use;
4. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan;
5. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development;
6. 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;
7. 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 #7)

1. Discussion with **Rod Griffin** regarding Nicholl's Nook

Glenn Symes asked the Commission to determine if **Mr. Griffin's** new proposal was a possibility and to let him know what requirements they may have. **Chairman Bilton** said he would like to understand why there is a proposal for higher density, and what impact the City Council's approval of the 32-foot street width would have on the buildings and adequate setbacks.

Mr. Symes said that because Nicholl's Nook is a PUD, there is more flexibility regarding the setbacks. He said the setbacks in this case were still fine, and the City Council's approval was based on the driveway lengths remaining the same. **Chairman Bilton** asked **Mr. Griffin** to address the Commission.

Rodney Griffin stated his two main reasons for the proposed changes: (a) the change in potential buyers' wants and (b) the shift in market conditions. Banks are requiring him to have a large cash commitment, and he now has an equity partner who is a real estate broker in Ogden. His partner helped him realize that he could not make a profit on the PUD with the six units he originally proposed. The six units each had approximately 3200 square feet of living space. His new proposal is to increase the density from six units to nine units on the 1-acre parcel which would comply with the R-4 zoning requirement, and each unit would have 2800 square feet of living space. The Commission told **Mr. Griffin** that they would be less strict in this case, and they asked him to provide either pictures or drawings of how the proposed 9 units would look, and that would probably be sufficient for preliminary plat approval.

2. Land Use Approval Matrix

Glenn Symes distributed a handout titled **Land Use Approval Matrix** which shows the approval process and what is required from the first staff review through final approval. He thought it would be a helpful item for the members of the Planning Commission.

ADJOURNMENT

Motion

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

John Bilton, Chairman
Farmington City Planning Commission