

FARMINGTON CITY PLANNING COMMISSION MEETING
Thursday, June 11, 2009

PLANNING COMMISSION STUDY/WORK SESSION

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

The study session began at 6:40 p.m.

(Agenda Item #3) - Farmington City – (Public Hearing) – Applicant is requesting the Planning Commission consider proposed amendments to the Farmington City Master Transportation Plan, an element of the General Plan, which include, among other things, the alignment of Park Lane and 1100 West and the Legacy North connection to traverse through the west side of Farmington along the “lake shore” route (MP-1-09).

David Petersen said the City received no phone calls or emails concerning this item; however, he expected a large number of residents at the meeting. There was a brief discussion of issues regarding this application.

(Agenda Item #4) - Rodney Griffin – (Public Hearing) – Applicant is requesting an amendment to the Master Plan and associated Final Plat for the Nicholl’s Nook Planned Unit Development located at approximately 48 South 100 West. The requested amendment is for the addition of three units to the proposed development creating a total of nine units from the six previously approved (S-2-07).

The Commission discussed various details regarding this item, including: density (nine units versus the six approved previously), total square footage of each unit, proposed street width, private/public street, curb and gutter requirements, and the proposed elevations. There was also reference made to a letter dated June 5, 2009 which Mr. Griffin sent to Farmington City regarding this matter.

(Agenda Item #5) - Steve Ballantyne – (Public Hearing) – Applicant is requesting approval for a minor metes and bounds subdivision on property located at approximately 76 S. 300 W. (S-5-09).

After some discussion it was determined that the right-of-way involved with this request needs to be vacated. It is a requirement that it be heard and granted by the Planning Commission, and the decision was made to hear both the right-of-way vacation and the minor metes and bounds subdivision at the June 25, 2009 Commission meeting.

(Agenda Item #6) - Jerry Preston – Applicant is requesting a recommendation of approval for the Final Plat for the Rice Farms Estates Phase 3 Subdivision (S-1-09).

Mr. Petersen told the Commission this request is for the higher density piece of property located close to the frontage road. It was confirmed that it was not a public hearing, and he said all of the recommendations given to **Mr. Preston** have been met.

PLANNING COMMISSION REGULAR SESSION

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

Chairman Bilton opened the meeting at 7:00 p.m. **Steve Andersen** offered the invocation.

Approval of Minutes - (Agenda Item #1)

Chairman Bilton requested additions and/or changes to the minutes; there were none.

Motion

Craig Kartchner made a motion to approve the minutes of the May 28, 2009 Planning Commission meeting. **Michael Wagstaff** seconded the motion, and it was unanimously approved.

City Council Report - (Agenda Item #2)

David Petersen discussed several items of interest. He said the City Council adopted the Scenic Byway ordinance as recommended by the Planning Commission. Representatives from Lagoon were present at the Council meeting, and the overlay ordinance was discussed. He also said the City cut down several trees near the Lagoon billboard on frontage road because they were blocking the sign. They were nice trees and provided shade for people watching ball games, and staff anticipates some complaints regarding the tree removal.

Farmington City – (Public Hearing) – Applicant is requesting the Planning Commission consider proposed amendments to the Farmington City Master Transportation Plan, an element of the General Plan, which include, among other things, the alignment of Park Lane and 1100 West and the Legacy North connection to traverse through the west side of Farmington along the “lake shore” route (MP-1-09). (Agenda Item #3)

Chairman Bilton outlined several instructions for those planning to speak regarding this and other agenda items. He then asked City Staff and Farmington City MTP consultant **Tim Taylor** to give an overview of the proposal.

Background Information

David Petersen said there was an informal open house held prior to this meeting which allowed residents to ask questions and receive information from **Mr. Taylor**. He told the Commission that an executive summary of the MTP Addendum was included in their packets, and the full document was available if anyone would like a copy. **Mr. Taylor** said the preparation of the Farmington City Master Transportation Plan Addendum was a long process, and he expressed appreciation for the support of the Planning Commission and the City Council. He worked with UDOT and the City to finalize the proposal. He gave an overview of the Addendum for the benefit of the Commission and the public:

1. Background

- Previous update of the MTP was in November 2005
- Major element: UDOT's North Legacy connection, which paralleled I-15 between Park Lane and Shepard Lane and transitioned westward directly south of the Shepard Lane crossing of I-15, would not accommodate projected traffic demands beyond the year 2030.
- UDOT initiated the North Legacy to Legacy Connection Corridor Preservation Study which was completed in June 2007
- Recommendation to preserve a corridor that followed the north/south alignment of the Denver & Rio Grande Railroad corridor
- Result was a substantial deviation from Farmington's 2005 MTP recommendations; the City hired **Tim Taylor** to conduct an independent review of UDOT's study--it was completed in September 2007
- **Mr. Taylor's** recommendations:
 - a. An amendment to revise the 2005 MTP Update North Legacy to Legacy connection alignment option
 - b. The City initiate an effort to look at the development potential west of I-15 and quantify the magnitude of traffic, identify and analyze key traffic access and circulation issues, and study the feasibility for a "local access" interchange at I-15/Shepard Lane

2. Phase 1 Summary: Local Roadway Network Analysis

- Presented in April of 2008
- Existing roadway network issues and conditions
- Land use determinations, localized land use scenarios
- Phase I recommendations:
 - a. Realignment of Clark Lane and Park Lane
 - b. Relocate current traffic signal to the realigned intersection
 - c. Realign 1100 West
 - d. Addition of a roundabout at the previous traffic signal location

3. Phase 2 Summary: Regional Roadway Network Analysis

- Presented in June 2008 with recommendations to:

- Reconfigure Park Lane at the I-15 and US-89 interchange intersections to include a second eastbound left-turn lane.
- Replace the “Future Legacy Highway Corridor” depicted in the 2005 MTP Update with the Farmington North Legacy Connector alignment
- Provide local roadway network connections to the Farmington North Legacy Connector interchanges at 1100 West and also 900 North
- Provide an I-15 local access interchange and associated local roadway connections and intersection improvements in the vicinity of Shepard Lane

4. Update on the West Davis County Corridor (also known as the North Legacy Connector)

- May 2008 – Transportation Commission for UDOT allocated \$20 million for an environmental study of the North Legacy Corridor
- March 2009 – funds of \$8 million will be used for a corridor study (\$1 million in 2009 and \$7 million in 2011).
- The Wasatch Front Regional Council also has a long-range regional transportation plan which is a connection study. They refer to the study as the North Legacy Connector, and Farmington’s MTP addendum refers to it as the North Legacy Connector also.
- UDOT will conduct a West Davis Corridor Environmental Study which will begin in fall 2009.
- Website formed to offer information
- Important points:
 - a. A comprehensive public involvement process
 - b. Identify whether or not there is a need for the corridor
 - c. No agreed-upon corridor at this point in time
 - d. No ability at this time to purchase right of way from property owners
 - e. All options are open as per the requirements of the federal process
 - f. Public comments can be given on the website

5. MTP Improvement Recommendations

- 400 West/State Street and 400 West/Frontage Road intersections
- 200 West/Frontage Road/I-15 Access
- South Mountain Road and Main Street
- Park Lane/Clark Lane/1100 West Relocation

Mr. Taylor said the public shared some helpful comments during the hearing held prior to this meeting. He said residents near Glovers Lane were anxious to know how their homes would be impacted; it is an issue which needs further discussion and review. He said it is the City’s desire that the alignment will be located as far west and south as possible, but he emphasized that UDOT gives the final approval and makes the final decision. **Mr. Taylor** and the Planning Commission discussed UDOT’s possible strategy with corridor preservation funds, high-priority transportation corridors and the federal process that is involved with choosing a preferred alignment. **David Petersen** listed two reasons for presenting the MTP Addendum tonight: (1) it is part of the federal process, the local community’s preferred option, and is part of the EIS process. (2) transportation impact fees need to be updated.

Public Hearing Opened

Chairman Bilton opened the public hearing at 7:45 p.m.

Scott Behunin, 836 South Country Lane, Farmington, said his home is two years old and is located near Glovers Lane and across the street from the D&RG. He does not approve of the proposed western alignment. He wanted a rural setting, and it upsets him to think that he and other neighbors along the corridor might lose their homes. He is concerned about losing access to both the south and north frontage road and having a possible construction disruption of at least 18 months. If he had known this was what was going to happen, he probably would not have built his home in this area.

David Stringfellow, 2068 Sharpshooter Court, Farmington, spoke in support of the proposed western alignment. He has lived in Farmington for 25 years and recently built a house along the major collector between Shepard lane and the future North Legacy Parkway. He thinks having either a major or minor collector close to his house actually improves his quality of life. He encouraged the City to keep residents informed regarding the costs, and he expressed appreciation for the involvement of the Planning Commission.

Jared Schetselaar, 1060 South 650 West, Farmington, disagreed with the proposal. He moved to Farmington so he could live in a more rural setting. He feels that the proposed alignment is not a central location and that it services very few residents.

Bruce Bassett, 1132 West Glover Lane, Farmington, purchased his home less than a year ago. The appeal of the area for him was the ability to have a “farm” in Farmington. He feels that this proposal will sacrifice too much of the surrounding area. He would like to keep all of the traffic and commercial in one area. He came to this location to have horses, open space, and privacy, and he feels this proposal kills those amenities. He said he was strongly against this proposal and expressed gratitude for the opportunity to give public comment.

Gene Done, 1093 North Fairway Circle, Farmington, said he was representing a group of people from the area surrounding the golf course who are in agreement with the proposal. Their biggest concern is with the local interchange at Shepard Lane. He encouraged more public meetings with residents in the area to give them information and get their input.

Nick Plummer, 1143 West 475 South, Farmington, is in favor of the western alignment. He owns land in west Farmington and five lots near the Farmington Ranches subdivision, and the D&RG railroad runs adjacent to his property.

Bruce Campbell, 212 East 2300 South, Kaysville, agrees with this proposal, and he thinks the City should continue to use the due process laws and build the road in the western portion of the City. He feels that most of the traffic coming from the north is going to Salt Lake City. He said he also likes open space, but he feels that many people want to preserve land that is not their own.

Roger Barrus, 322 East 500 North, Centerville, is the state representative for west and south Farmington. He is in favor of some type of a western alignment. He spoke with UDOT representatives regarding wetlands issues, and some of the preliminary work shows there may be access through the

wetlands. He stated that the bird refuge area is not even an option. He would support using some of the agricultural and wetlands areas for the alignment and would like to avoid removing existing homes.

Trevor Farnes, 924 South Country Lane, Farmington, lives on the corner of Glover and Country Lane. If this proposal is approved, his house will be removed, and he is against the proposal.

Ben Barrus, 872 South Country Lane, Farmington, is a real estate developer. This issue impacts his family, neighbors, and his livelihood. He said they all moved to west Farmington for the same reasons. He feels that the corridor should be aligned near I-15.

Kyle Stohl, 1764 West Burke Lane, Farmington, knows this is a hard decision. The road has to be built somewhere, and it will go through someone's backyard even though no one wants it in their backyard. He thinks most residents would be in favor of keeping the road near to the current traffic corridor (I-15), but he did not know if that would be an option. He favors the western alignment over the D&RG alignment.

Public Hearing Closed

The public hearing closed at 8:20 p.m.

Chairman Bilton asked the Commission to offer insights regarding the public's comments and offer their own questions and comments. Some of the issues discussed:

- Impact on the residents near Glover Lane
- Shepard Lane interchange
- Costs involved
- EIS study
- Possible timing on construction of the North Legacy extension--20-30 years
- Wetlands issues
- Commercial development

Steve Andersen said there were eleven public comments--six supporting the proposal, and five against it, and the support came mostly from the northern section of Farmington. Those against it are mostly people located near Glover Lane. All of the Commission members agreed this was a tough issue. The City has invested a lot of money and concern into this issue, and no matter which route is ultimately chosen, Farmington will be affected. The Commission feels the process has been as good as possible for such a sensitive, tough issue. **Jim Young** asked **Chairman Bilton** to include the following in his report to the City Council: "the Planning Commission would support the City, UDOT and the Glover Lane residents in looking at a more direct southeasterly configuration which would have the least impact on Glover Lane."

Motion

Craig Kartchner made a motion that the Planning Commission recommend approval of the proposed amendments to the City's Master Transportation Plan as contained in the Addendum which emphasizes the western and southern most alignment. **Steve Andersen** seconded the motion, and it was unanimously approved.

There was a brief recess at 8:50 p.m., and the meeting reconvened at 8:55 p.m.

Rodney Griffin – (Public Hearing) – Applicant is requesting an amendment to the Master Plan and associated Final Plat for the Nicholl’s Nook Planned Unit Development located at approximately 48 South 100 West. The requested amendment is for the addition of three units to the proposed development creating a total of nine units from the six previously approved (S-2-07). (Agenda Item #4)

Background Information

Glenn Symes explained that this PUD received approval for six units and a public street, but **Rodney Griffin** is now requesting approval for nine units and a private street. Each building would have three units for a total of nine units. He said there are some options for granting more density within the PUD classification. **Mr. Symes** referred to the elevations and pictures submitted by **Mr. Griffin** and to the possible motions listed in the staff report.

Public Hearing Opened

Chairman Bilton opened the public hearing at 9:00 p.m.

Sheridan Prince, 86 South 100 West, Farmington, lives near the proposed PUD. He said it is a very small street, and he has lived in a small, older home for 25 years. He said he currently has 12 apartment units in his backyard. There are parking and traffic issues, and he is concerned about the additional parking and/or traffic issues which would be created if nine more units were approved. He does not feel that this small area can handle the additional traffic and parking. He feels that the small-town feeling in the heart of the city of Farmington will be affected by this project. He also disagrees with having another PUD across the street for the same reasons.

Dave Parkin, 68 South 100 West, Farmington, owns the 12-unit apartment building, and he lives between the proposed PUD and **Mr. Prince**. He feels the density proposed for this PUD would be too high. If this PUD is approved, there could be 21 families living in a very small area. He agreed that the traffic and parking issue is a concern, especially during the summer months. He believes this request and the possible development on the east side would only add to the traffic issues on the tiny street.

Rodney Griffin said several years ago the City advised him not to try and build rental properties in this location; the City also told him they would like to have a high-quality project there. He said a six-unit PUD will not be feasible for him at this time. He emphasized that the density he is requesting is within the current zoning, and each unit will have approximately 3000 square feet per unit. He feels the traffic impact will be minimal.

Henry Warner, 127 West State Street, Farmington, said this PUD will be in his backyard. He expressed his concern and stated that the project seems too massive for the area.

Public Hearing Closed

Chairman Bilton closed the public hearing at 9:20 p.m. There was a lengthy discussion regarding this Agenda Item. The Commission expressed their concerns about the higher density, the private street, the width of the street, additional traffic and parking, control of illegal parking, dissatisfaction of adjacent property owners, and the overall look of the PUD. Positive things were that the density is within the bounds of the zoning ordinance, and the elevations and pictures show that it will be a quality development. The following suggestions were made: work with adjacent property owners to reach a compromise, reduce the square footage of each unit, reduce the entire square footage of the PUD, a review of the issues involving public vs. private street.

Mr. Griffin emphasized that it would be costly to decrease the size of the units. He said the actual height and width of the overall building have not changed. He said both the higher density and the private road are allowed within the zoning ordinance. He has seen other developments in the City with road widths of 28 feet. He suggested that the maintenance of the road be well established in the CC&Rs. He does not think his PUD will detract from the quality of life of these residents.

Motion

Randy Hillier made a motion that the Planning Commission recommend to the City Council the approval of the proposed amendments to the Preliminary PUD Master Plan for the Nicholl's Nook PUD located at approximately 50 South 100 West, with the following conditions:

1. The applicant must receive Final PUD Master Plan and Final Plat approval by the City Council for the proposed amendments;
2. The applicant shall comply with all requirements of the Planning Department, Engineering, and all utilities to conform to the Preliminary PUD Master Plan requirements;
3. Subject to all previous conditions placed on prior approvals.

There was no second made to the motion, and it failed.

Motion

Michael Wagstaff made a motion that the Planning Commission table the request for Preliminary and Final PUD Master Plan and Final Plat approval for the Nicholl's Nook PUD to allow staff and the applicant to provide necessary information as requested by the Commission, specifically the road width. **Craig Kartchner** seconded the motion; **Steve Andersen** and **Jim Young** approved the motion; **Chairman Bilton** and **Randy Hillier** voted in opposition. The motion passed by a 4 to 2 vote.

Steve Ballantyne – (Public Hearing) – Applicant is requesting approval for a minor metes and bounds subdivision on property located at approximately 76 South 300 West (S-5-09). (Agenda Item #5)

Chairman Bilton said this item was not ready for approval.

Motion

Michael Wagstaff made a motion to table this request until the next Planning Commission meeting on June 25, 2009. **Craig Kartchner** seconded the motion, and it was unanimously approved.

Jerry Preston – Applicant is requesting a recommendation of approval for the Final Plat for the Rice Farms Estates Phase 3 Subdivision (S-1-09). (Agenda Item #6)
Background Information

Glenn Symes said this is the actual plat for this subdivision, and there have been no changes. There was no discussion regarding this issue.

Motion

Steve Andersen made a motion that the Planning Commission recommend approval of the proposed Final Plat for Rice Farms Estates Phase 3 Amended with the following conditions:

1. Improvement drawings, including a grading and drainage plan and a SWPPP, prepared by the applicant, must be reviewed and approved by the City Engineer, Public Works Department, Fire Department, Planning Department, Benchland Water District, and Central Davis Sewer District.
2. The applicant must comply with conditions set forth in the development agreement between the developer and the city established for the project and any amendments related thereto.

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

Findings for Approval:

1. The Final Plat is in compliance with the recently amended Rice Farms Master Plan for Phase 3.
2. The Final Plat meets all requirements for approval as set forth in Chapter 6 of Title 12 (Subdivisions)

Miscellaneous, correspondence, etc. (Agenda Item #7)

Glenn Symes said there would soon be a request for a conditional use permit for a small soccer field to be used by kids in the Farmington Ranches Phase 8 subdivision. He said Staff is trying to help them. They are unfamiliar with the City process involved and how to obtain a conditional use permit. If you are okay with the proposal, we will put it on the agenda for the next PC meeting. The current property owner and all of the surrounding property owners are fine with the proposal. The Commission thought a time period of one year would be appropriate.

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 10:00 p.m.

John Bilton, Chairman
Farmington City Planning Commission