

FARMINGTON CITY PLANNING COMMISSION MEETING

Thursday, July 15, 2010

PLANNING COMMISSION STUDY/WORK SESSION

Present: Chairman Jim Young, Vice Chairman Craig Kartchner, Commission Members Steven Andersen, Randy Hillier, Michael Wagstaff, and Nelsen Michaelson, Alternate Commission Members Brett Anderson and Michael Nilson, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Rick Draper was excused.

The work session began at 6:35 p.m.

(Agenda Item #3) – Merrill Law – (Public Hearing) – Applicant is requesting a recommendation of approval for a schematic subdivision plan for a proposed flag lot subdivision on property located at 661 West 1400 North. (S-6-10)

Glenn Symes explained that the City's Subdivision Ordinance states that a flag lot may be approved if a standard subdivision is not feasible due to topographic conditions or unusual parcel dimensions or configurations. He said this lot is fairly large, but there is not much frontage area, and it is not wide enough for two standard lots. Additional requirements in the Ordinance include stem lengths and widths, lot size calculations, and dimensional requirements. The Commission discussed important elements involving the proposed flag lot, including possible expansion of the smaller lot, trail access, and a retaining wall which may be necessary if the trail access is approved.

Steve Andersen left the work session at 6:40 p.m.

PLANNING COMMISSION REGULAR SESSION

Present: Chairman Jim Young, Vice Chairman Craig Kartchner, Commission Member, Randy Hillier, Michael Wagstaff, and Nelsen Michaelson, Alternate Commission Members Brett Anderson and Michael Nilson, City Planner David Petersen, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Steve Andersen and Rick Draper were excused.

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

Approval of Minutes - (Agenda Item #1)

Motion

Michael Nilson made a motion to approve the minutes of the June 10, 2010 Planning Commission meeting. The motion was seconded by Randy Hillier, and it was approved by Commission Member Brett Andersen. Craig Kartchner, Nelsen Michaelson, and Michael Wagstaff abstained because they did not attend the meeting.

Motion

Randy Hillier made a motion to approve the minutes of the June 24, 2010 Planning Commission meeting. **Michael Wagstaff** seconded the motion, and it was approved by Commission Members **Craig Kartchner** and **Nelsen Michaelson**. **Brett Andersen** and **Michael Nilson** abstained because they did not attend the meeting.

City Council Report - (Agenda Item #2)

Glenn Symes reported that the City Council approved the final master plan for Nicholl's Nook and two minor lot line adjustments which were not reviewed by the Commission. He asked Commissioner **Michael Nilson** to report on a project for the City Cemetery. **Mr. Nilson**, who is an architect, was asked by **Mayor Harbertson** to draw preliminary plans for a flag pole and military memorial at the City Cemetery. His proposal includes three flag poles for the U.S. flag, the Utah flag, and the Farmington City flag and the 40 granite tiles which include space for the names of 560 military veterans. The American Legion will assist in the planning, fundraising and maintenance of the memorial. The Council approved the proposal and urged City staff, **Mr. Nilson** and others to move forward with the project and obtain an estimate of the costs which will be involved.

Mr. Symes said Verizon is interested in installing a cell phone tower at the police station, and the Planning Commission will review it as a conditional use in the near future.

Merrill Law – (Public Hearing) – Applicant is requesting a recommendation of approval for a schematic subdivision plan for a proposed flag lot subdivision on property located at 661 West 1400 North. (S-6-10) (Agenda Item #3)

Background Information

Glenn Symes explained that the applicant is requesting a schematic subdivision plan for a flag lot on his property. The property is approximately 1.68 acres and is located to the east of and parallel to Main Street between 1300 and 1400 North. The proposed flag lot will have one additional lot on the southern portion of the property with access to 1400 North. The current zoning is Large Residential (LR) which has a minimum lot size of 20,000 square feet. The applicant wishes to reduce the minimum lot size and is requesting a waiver which is allowed if the proposed subdivision has unusual circumstances associated with it. If a waiver is granted, there is a provision which allows the City to require some type of comparable compensation such as open space or a public amenity.

David Petersen said the property sits on the old Bamberger rail line which is a flat piece on an otherwise sloped hillside. Staff is proposing a trail connection along the eastern portion of the subject property. One problem is that the trail would be located very close to the proposed home, and another issue is that a retaining wall would likely be necessary. **Mr. Law** has negotiated with some of the adjacent neighbors to acquire additional property which would add width to his own property. **Mr. Petersen** advised the Laws to be wise in the placement of their home, and he said staff is open to any other suggestions and/or recommendations.

Public Hearing Opened

Chairman Young opened the public hearing at 7:30 p.m.

John Bergen, 1356 North Main Street, moved to Farmington five years ago, and he believes he will be the most impacted by this proposal. He loves Farmington and its large lots, quiet tree-lined streets, low density development, and his own open space and privacy. He expressed concern regarding the trees—particularly a large oak grove—and stated that he does not want them to be removed. He said he was never contacted by the applicants, and he was blindsided by the proposal. Also, there is an existing fence which has been in place for more than 20 years and has never been recorded.

Robert Ward, 1336 North Main, said it is his understanding that there is a trail easement in place, but **David Petersen** confirmed that there is no trail easement in place on this property. **Mr. Ward** said they had been contacted by the **Laws** about selling parcel 4 to them. He said he is in favor of the trail, but he is concerned about the term “subdivision” and hopes future plans will not allow additional housing on this property.

In response to the lack of information **Mr. Bergen** referred to, **Glenn Symes** emphasized that the City sent out notices for this item on May 7, 2010, which included the same language as the letter which was sent out recently. He said the proposal has been advertised well and stressed that if the neighbors have questions about an issue, they should contact the City.

George Chipman, 433 South 10 West, is chairman of the Farmington Trails Committee. He said this is a beautiful parcel of property, and the proposed trail on this property would not be a paved trail but would be similar to the Shepard Creek trail located across the street from the subject property. The actual easement would be four feet in width, and the path itself would be about two feet wide. The main purpose for the trail is to provide an access other than Main Street for residents in the area. He encouraged the Commission to approve this request.

Public Hearing Closed

Chairman Young closed the public hearing at 7:55 p.m. and asked for comments from the **Merill Law** and the Commission.

Merrill Law, 1474 North Main, said there will be a 6-inch water line, a turn around which will accommodate fire trucks, and an overhead sprinkler system installed in the home. He said he loves trees—he has recently planted seven new trees and has no plans to remove any of the trees. He was not able to obtain additional property on the south side of their property. The owners of the property have missed several payments, and their bank will not allow the change; however, he would still like to build a home on this piece of property. He offered the possible trade to the City of stone or property he owns east of the fire station to the City.

Randy Hillier stated that he is opposed to locating the trail so close to the **Law’s** home, and the Commission needs to respect their wishes. There is a sidewalk not too far away which would be sufficient, and he suggested staff find another way to address the City’s conservation needs.

Craig Kartchner agreed with **Mr. Hillier** with one exception--the trail is an issue only if the Commission approves the flag lot and the waiver. He said a sidewalk is an adequate trail—it is only about a block to walk around the other way.

When the **Laws** were asked if they are opposed to the trail, they replied that they are opposed to it. The Commission discussed various issues related to this flag lot: safety, space for fire trucks to access the area, snow removal, trees, and the trail. It was determined that they would like additional information.

Motion

Craig Kartchner made a motion to table the request to allow staff and the applicant to gather any necessary information regarding the application and add the request to the agenda of the July 29, 2010 Planning Commission meeting. **Nelsen Michaelson** seconded the motion, and it was unanimously approved.

(Agenda Item #4) – Miscellaneous

Mr. Symes informed the Commission that Park Lane Village has submitted several items for review. Monthly meetings with Station Park are being held again, and their goal is to have the building pads for the grocery store and movie theatres ready by mid August.

ADJOURNMENT

Motion

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

Jim Young, Chairman
Farmington City Planning Commission