

## FARMINGTON CITY PLANNING COMMISSION MEETING

Wednesday, August 11, 2010

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### **PLANNING COMMISSION STUDY/WORK SESSION**

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

Chairman Young began the work session at 6:44 p.m.

#### **(Agenda Item #3) – Garbett Homes – (Public Hearing) – Applicant is requesting a minor amendment to the Farmington Crossing PUD Master Plan for the addition of a splash pad on the northwest corner of the project, adjacent to Shepard Creek Parkway. (S-14-05)**

Glenn Symes explained that the splash pad will be added in lieu of the pool which was originally planned. It will be located in existing open space and will be adjacent to Shepard Creek Parkway. He referred to the pictures and renderings included in the staff report. Richard Welch, representative of Garbett Homes, said the HOA advisory board is in favor of the proposal.

#### **(Agenda Item #4) – Garbett Homes – Applicant is requesting approval of a final plat for a phased portion of the Farmington Crossing North Phase 4 PUD consisting of 14 units and located at approximately 1150 North 950 West. (S-7-10)**

Glenn Symes explained that the overall design of the project has not changed, but the development has been broken down into smaller phases. This phase consists of fourteen units in two separate buildings. Mr. Welch said Garbett Homes was forced to make this change because lending institutions will no longer fund large developments. He said they are anxious to begin construction..

#### **(Agenda Item #5) – Ashley Graves – (Public Hearing) – Applicant is requesting approval of a conditional use permit for the operation of a dance studio at her home at 2214 Prairie View Drive. The applicant is proposing to operate the studio with more than 8 students and to operate the studio within the garage of the home. (C-8-10) (Agenda Item #5)**

Several issues discussed by the Commission were: (1) a federal preserve is located to the west of the home, (2) possibly less impact on neighbors than there would be if the home were located further east, (3) some children in the neighborhood will walk to the dance studio, thus lowering traffic issues, (4) the size of the garage, and (5) the noise level and hours of operation.

Mr. Symes explained that conditional uses are essentially permitted uses which require some extra review. In this case, because Mrs. Graves would like between 8-16 students, Planning Commission approval is required if it meets the standards set forth. Mr. Symes emphasized that the Commission must approve this type of request unless there is a significant impact which cannot be mitigated.

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

## **PLANNING COMMISSION REGULAR SESSION**

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

**Chairman Young** began the meeting began at 7:05 p.m., and **Nelsen Michaelson** offered the opening prayer.

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

#### **Motion**

**Randy Hillier** made a motion to approve the minutes of the July 29, 2010 Planning Commission meeting. **Michael Nilson** seconded the motion, and it was approved by Commission Members **Craig Kartchner**. **Nelsen Michaelson** and **Brett Anderson** abstained because they did not attend the meeting.

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

**Glenn Symes** said there were no items to report.

A representative of Garbett Homes had not arrived at the meeting, and the Commission decided to review Agenda Items #4 and #5 prior to Agenda Item #3.

### **Garbett Homes – Applicant is requesting approval of a final plat for a phased portion of the Farmington Crossing North Phase 4 PUD consisting of 14 units and located at approximately 1150 North 950 West. (S-7-10) (Agenda Item #4)**

#### **Background Information**

**Mr. Symes** reported that the two buildings in Phase 4 were originally included in a larger phase, but because of issues related to the economy, the plans were broken it into smaller phases. This final plat is consistent with the overall PUD master plan and City requirements, and staff is recommending approval.

**Richard Welch**, 10431 North Canterbury Drive, Highland, said Garbett Homes is having success with sales at Farmington Crossing. The new models have the same basic configuration as the two previous buildings with several modifications, and they have been well received. He urged the Commission to approve the request.

#### **Motion**

**Nelsen Michaelson** made a motion to approve the Farmington Crossing North Phase 4 Final Plat with the following condition:

1. The applicant continues to work with the City and any other agencies to ensure the plans are consistent with previously approved construction drawings.

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

### **Findings**

1. The proposed Final Plat is consistent with the PUD Master Plan for the Farmington Crossing PUD.
2. The Final Plat submittal is consistent with all necessary requirements for a final plat as found in Chapter 6 of the City's Subdivision Ordinance.

**Ashley Graves – (Public Hearing) – Applicant is requesting approval of a conditional use permit for the operation of a dance studio at her home at 2214 Prairie View Drive. The applicant is proposing to operate the studio with more than 8 students and to operate the studio within the garage of the home. (C-8-10) (Agenda Item #5)**

### **Background Information**

**Glenn Symes** said staff has reviewed the standards set forth in the Conditional Use chapter, and this proposal meets those conditional use standards.

**Ashley Graves**, 2214 Prairie View Drive, told the Commission that she would be offering six dance classes for girls ages 2 ½ to 12—including jazz, ballet, hip hop, and lyrical—in a finished portion of their four-car garage. The classes will be held:

- Tuesdays: 1:30 to 2:20 p.m., 4:00 to 5:00 p.m., and 5:15 to 6:15 p.m.
- Wednesdays: 4:00 to 5:00 p.m. and 5:15 to 6:15 p.m.
- Thursdays: 4:00 to 5:00 p.m.

She said most of her immediate neighbors will enroll their children in her dance classes, and parents who will be driving their children must drop them off and return five minutes prior to the end of the class. The music is not audible outside of the garage unless the door is open.

### **Public Hearing**

**Chairman Young** opened the public hearing at 7:15 p.m. There were no public comments, and the hearing was closed.

### **Motion**

**Randy Hillier** made a motion to approve a conditional use permit for a home occupation dance studio at 2214 Prairie View Drive, allowing the business to be conducted within the garage of the home and allowing more than eight (8) students but not more than sixteen (16) students at any one time with the following conditions:

1. The applicant works with the City to obtain all necessary business license permits.
2. The instruction times and days are limited to that which the applicant indicated with the application.
3. The applicant maintains the operation of the garage as off-street parking when classes are not being taught.
4. The applicant works with either the building official or fire official to ensure property safety and compliance with any applicable fire codes.

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

### **Findings for Approval**

1. The proposed use is desirable to provide a community service that will contribute to the general well being of the community by providing an opportunity for neighboring residents to participate in the dance studio at a location near their home.
2. The proposed use complies with the regulations and conditions in the Farmington City Zoning Ordinance.
3. The proposed use complies with the City's General Plan by complying with the Zoning Ordinances set forth to carry out the General Plan.
4. The proposed use is compatible with the character of the site and surrounding neighborhood as the studio would be entirely within the home and would not impact the residential nature of the area.
5. Adequate services are available for the operation of the dance studio, and with the limited times the classes are offered parking and access will not be significantly impacted.
6. The use is not detrimental to the health, safety and general welfare of persons residing in the surrounding properties and will not create a need for essential services which cannot be reasonably met.

### **Garbett Homes – (Public Hearing) – Applicant is requesting a minor amendment to the Farmington Crossing PUD Master Plan for the addition of a splash pad on the northwest corner of the project, adjacent to Shepard Creek Parkway. (S-14-05) (Agenda Item #3)**

### **Background Information**

**Glenn Symes** said notices regarding this amendment and the public hearing were sent to surrounding homes and businesses.

**Noel Ballsteadt**, Sandy, said Garbett Homes plans to build a restroom facility, but it will not operate until the HOA decides whether or not it is necessary. The water for the splash pad will be on a timer, and there will be limited parking—9 or 10 spaces—but their hope is that most people will walk. He said the splash pad is much easier to maintain than a swimming pool, and it would operate seasonally.

### **Public Hearing**

**Chairman Young** opened the public hearing at 7:25 p.m. There were no public comments, and the public hearing was closed.

**Motion**

**Craig Kartchner** made a motion to approve the proposed amendment to the Farmington Crossing PUD Master Plan for the addition of a splash pad with the following conditions:

1. The applicant continues to work with the City and other agencies to provide proper water and sewer facilities and any necessary metering associated with the facilities.
2. All other requirements of the PUD Master Plan remain in place as approved with previous approvals and agreements.

**Brett Anderson** seconded the motion, and it was unanimously approved.

**Miscellaneous (Agenda Item #6)**

**Mr. Symes** said the Planning Department received a notice that the Centerville City Planning Commission will hold a public hearing on the proposed Legacy Crossing, a mixed-use development, on Wednesday, August 11, 2010 at 7:00 p.m.

The Division of Forestry Fire and State Lands will present information regarding the Great Salt Lake Comprehensive Plan Revision at the Davis County Courthouse on Tuesday, August 17, 2010 from 10:00 a.m. until 1:00 p.m.

**Nelsen Michaelson** said he attended a Wasatch Front green infrastructure meeting. He asked if the City had a plan related to this specific program. **Mr. Symes** said he does not think the Planning Department has anything directly related to the program; however, it is something they would like to research. He explained that the mixed-use area of the City's master plan definitely used the theory. He feels that the City is moving in that general direction.

**ADJOURNMENT**

**Motion**

**Randy Hillier** made a motion to adjourn the meeting. **Craig Kartchner** seconded the motion, and it was approved by all of the Commission Members. The meeting was adjourned at 7:35 p.m.

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