

## FARMINGTON CITY PLANNING COMMISSION MEETING

Thursday, August 26, 2010

---

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

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

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

There were no amendments to the minutes of the August 11, 2010 Commission meeting.

#### **(Agenda Item #3) – Merrill Law – 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 referred to a letter from **Merrill** and **Cheri Law** in which they offered to plant six flowering Japanese Cherry trees and install sprinklers to care for them as compensation for approval of the flag lot. Staff does not believe this is sufficient compensation, and City Planner **David Petersen** said the City Council suggested a donation of Farmington rock for the cemetery monument. He urged the Commission to approve the proposal and leave the final decision to the **Mayor** and the Council.

#### **(Agenda Item #4) – Farmington City – City staff is proposing a draft amendment to the Regulating Plan adopted with Chapter 18 (Mixed Use Districts) realigning a neighborhood road adjacent to the Central Davis Sewer District pump station.**

**Mr. Symes** said this item is for discussion only--it will be on the agenda for at the September 16, 2010 Commission meeting. He explained that as projects in the mixed use area progress, unforeseen issues surface. He referred to details in the staff report and said the location of the planned sewer pump station needs to be amended. The pump station was originally located on a corner that would align with Richards Way on the east side of Station Parkway. However, Richards Way on the east side of Station Parkway is aligned with the edge of the right-of-way and leaves no room for the required sidewalk and park strip along the northern property line of the pump station property. Chapter 18 requires side treatments on private property with a public access easement over the top, and staff's proposal is to realign what would be Richards Way on the west side of Station Parkway and leave Richards Way on the east side as a "T" intersection connecting to Station Parkway. The Commission discussed various issues involved with this proposal including aesthetic qualities, landscaping and maintenance.

#### **(Agenda Item #5) – Miscellaneous**

**David Petersen** said a groundbreaking ceremony for the new Harmon's grocery store will be held on September 2, 2010 at 11:00 a.m. He reported that Cinemark is also anxious to begin construction.

## **PLANNING COMMISSION REGULAR SESSION**

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

**Chairman Jim Young** began the meeting at 7:00 p.m. and offered the opening prayer.

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

#### **Motion**

**Craig Kartchner** made a motion to approve the minutes of the August 11, 2010 Planning Commission meeting. The motion was seconded by **Nelsen Michaelson**, and it was approved by Commission Members **Craig Kartchner**, **Randy Hillier**, and **Nelsen Michaelson**, and Alternate Commission Member **Michael Nilson**. Commissioner **Michael Wagstaff** abstained because he did not attend the meeting.

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

**Mr. Symes** reported that the City Council approved the splash pad for the Farmington Crossing PUD and the final plat for the Farmington Crossing PUD Phase 4 was also approved.

### **Merrill Law – 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 (Agenda Item #3) (S-6-10)**

#### **Background Information**

**David Petersen** said staff is recommending approval of the flag lot, and because the trail options are no longer a consideration, staff is suggesting that the **Laws** work with **Mayor Harbertson** on a plan for just compensation.

**Chairman Young** asked **Merrill Law** to address the Planning Commission. He expressed gratitude for the Commission's decision to deny a trail across his property. He is trying to be fair with Farmington City, and he expects the same treatment in return. He and his wife would like to build a new house in Farmington, but if the flag lot approval is denied, they will make alternative plans.

#### **Motion**

**Randy Hillier** made a motion that the Planning Commission recommend approval of a schematic subdivision plan for a proposed flag lot on property located at 661 West 1400 North with the following conditions:

1. The applicant continue to work with staff to address any comments or changes to the plans necessary for compliance with the provisions set forth for flag lots.
2. A conservation subdivision waiver must be granted by the City Council to allow a reduction in the minimum lot size to accommodate the front lot.

**-AND-**

that the Planning Commission recommend approval of a conservation subdivision waiver for a proposed flag lot subdivision located at 661 West 1400 North with the following condition:

1. The applicant and the City continue to work to agree upon comparable compensation for a conservation subdivision waiver as set forth in Section 11-12-065 of the Farmington Zoning Ordinance.

### **Findings for Approval**

1. A zone change has been approved, and if a conservation subdivision waiver is granted, the proposed subdivision will meet all necessary requirements for a flag lot subdivision.
2. There are unusual circumstances associated with this property because it is a long, narrow piece of property with accessible frontage only on 1400 North which is too narrow for a second standard lot.
3. The requested zone change was consistent with the general plan, and therefore a subdivision in the LR zone would not create a subdivision that is significantly more impactful than those which currently exist.
4. A conservation subdivision is difficult and not recommended on this property as there would not be a sufficient amount of open space generated to be a significant public amenity.

The motion was seconded by **Michael Wagstaff**, and it was unanimously approved.

### **Farmington City – City staff is proposing a draft amendment to the Regulating Plan adopted with Chapter 18 (Mixed Use Districts) realigning a neighborhood road adjacent to the Central Davis Sewer District pump station. (Agenda Item #4)**

### **Background Information**

**Mr. Symes** reminded the Commission that they approved a site plan for this pump station earlier this year, and staff is studying a possible realignment of one of the neighborhood roads. This is an opportunity to eliminate the pump station as a corner lot and provide required side treatment which would allow a more aesthetically pleasing corner. He said the item has been noticed and will be included on the agenda of the next Commission meeting as a zone text amendment.

**Miscellaneous (Agenda Item #5)**

**Mr. Petersen** said he attended the Farmington Historical Preservation Committee meeting, and the **Hector Haight** home will be nominated as a landmark which will help ensure its protection. Also, the **Alley Rose** home, which is located on north Main Street, was vandalized. The oak flooring was stripped from the home, but the structure is still intact. UDOT took ownership of the home several years ago but failed to protect it from vandalism. The City would like to see someone purchase the home and restore it. An article was included in the previous newsletter, and six people have expressed interest in restoring the home at its current location. Staff would like to have an office or some type of business there, and they are working to acquire at least 3-4 parking spaces and guaranteed access to Main Street. They anticipate that the land will be sold at market value and the building for as low as \$1.

**ADJOURNMENT**

**Motion**

**Nelsen Michaelson** made a motion to adjourn the meeting. The motion was seconded by **Michael Wagstaff**; and it was unanimously approved. The meeting was adjourned at 7:15 p.m.

---

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