

**FARMINGTON CITY
PLANNING COMMISSION MEETING
January 26, 2012**

WORK SESSION

Present: *Chairman Michael Nilson, Commission Members Brett Anderson, Rick Draper, Kris Kaufman, Brigham Mellor, Bob Murri, Alternate Commission Members Brad Dutson and Mack McDonald, Associate City Planner Christy Alexander, and Recording Secretary Cynthia DeCoursey. Commission Member Michael Wagstaff was excused.*

Schematic Plan for the Meadow View Conservation Subdivision

Christy Alexander referred to background information in the staff report, and the Commission discussed various issues which need to be considered prior to approval of this Schematic Plan.

REGULAR SESSION

Present: *Chairman Michael Nilson, Commission Members Brett Anderson, Rick Draper, Kris Kaufman, Brigham Mellor, Bob Murri and Alternate Commission Member Mack McDonald, Associate City Planner Christy Alexander, and Recording Secretary Cynthia DeCoursey. Commission Member Michael Wagstaff was excused.*

Minutes

Motion:

Rick Draper made a motion to approve the minutes of the Joint City Council/Planning Commission Meeting held December 20, 2011. **Kris Kaufman** seconded the motion which was approved by Commission Members **Anderson, Draper, Kaufman, Mellor, Murri, and Nilson.**

Motion:

Brett Anderson made a motion to approve the minutes of the January 12, 2012 Planning Commission Meeting. The motion was seconded by **Bob Murri** and approved by Commission Members **Anderson, Draper, Kaufman, Mellor, Murri, and Nilson.**

City Council Report

Christy Alexander said there were no items that pertained to the Planning Commission but informed them that the Council approved an extension for the City Cemetery into the Mountain View Park.

Schematic Plan for the Meadow View Conservation Subdivision

Christy Alexander explained that the applicant, Northstar Homes & Development, received preliminary and final plat approvals for this subdivision in 2007 and 2008, but were unable to complete the project, and the approvals expired. The current proposal is for a major 19-lot conservation subdivision on 10.601 acres of property in an AE zone. Staff recommended the extension of Wrangler road and the intersection of 1525 West and 425 North, and there are several conditions which the developer will be required to complete.

Chairman Nilson asked the applicant if he had any comments, and **Jared Darger** said he is excited and ready to move forward with this Subdivision, and he approves of the new road design.

Public Hearing:

Chairman Nilson opened the public hearing at 7:15 p.m.

Sherry Ellis, 1722 W. Country Bend Road, said her main concern is excess water. They hauled 42 loads of soil into their backyard to prepare for excess water, and it is still literally a small pond. She and her neighbors are worried that the pond will be even deeper when these new homes are built. She said there needs to be some serious thought about how this development will affect the adjacent residents. The natural waterways were closed off, and there is no place for the water to go.

Greg Tanner, 12 West 580 South, is a member of the Farmington Trails Committee, and he thanked the Planning Commission for their ongoing support. He referred to a letter from Chairman **George Chipman** which states the Committee's support for the trail which crosses from Parcel A to Parcel D. They feel that the trail will be an asset to the community and the people who live in this area. They would also like to see a trail plan for tying this trail into future trails and for dealing with the water issues.

Tim Ellis, 1722 W. Country Bend Road, questioned the location of a second trail around Lot 10 because it is very narrow, and there is not sufficient space. He is opposed to locating the trail in close proximity to his home.

Chairman Nilson closed the public hearing, and asked if the applicant would like to respond. **Jared Darger** explained that Parcel A would be the detention pond, and there was further discussion concerning water issues. **Christy Alexander** said the trails, wetlands, and detention basin issues will be studied in further detail throughout the preliminary plat process.

Motion:

Kris Kaufman made a motion that the Planning Commission recommend that the City Council approve the Schematic Plan for the Meadow View Conservation Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant continues to work with the City and other agencies to address any outstanding issues remaining with regard to the Schematic Plan prior to Preliminary Plat approval;
2. The applicant must show documentation of secondary water shares prior to Preliminary Plat approval;
3. The applicant must have Davis County sign an owner's affidavit prior to Preliminary Plat approval;
4. The applicant must receive Preliminary Plat approval from the Planning Commission and Final plat approval from the City Council in order to record the proposed subdivision;
5. Staff, the applicant, and the FTC will study the exact location of the second trail in greater detail.

The motion was seconded by **Rick Draper**. There was no further discussion, and the motion was approved by Commission Members **Anderson, Draper, Kaufman, Mellor, Murri, Nilson and alternate McDonald**.

Findings for Approval:

1. The proposed schematic subdivision is in substantial compliance with all subdivision and zoning requirements for a schematic subdivision approval including:
 - a. A completed application;
 - b. Minimum lot sizes as set forth in the AE (PUD) zone;
 - c. Description and preliminary layout of utilities and other services required;

2. The proposed subdivision is desirable in that the platting of the property in this area will provide a cleaner description and record of the properties and residences in the subject area.
3. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City’s Subdivision Ordinance.

OTHER BUSINESS

#4 – Planning Commission Policies & Procedures

Motion:

Rick Draper made a motion to adopt the Policies and Procedures with the following modifications: (1) page numbers and headers will be added to the document; (2) the word “or” in Sections #2, #3, and #4 will be amended to: “AND may at the discretion of the City Planner. . .”; Section V, item 7—the order of procedure—will include g. (strike out “further”), h. Motion and second, and i. Further discussion by the Commission. **Bob Murri** seconded the motion which was approved by Commission Members **Anderson, Draper, Kaufman, Mellor, Murri, Nilson, and alternate McDonald**.

ADJOURNMENT

Motion:

Rick Draper made a motion to adjourn the meeting, and it was adjourned at 7:40 p.m.

Michael Nilson, Chairman
Farmington City Planning Commission