

**FARMINGTON CITY  
PLANNING COMMISSION MEETING  
October 10, 2013**

---

**WORK SESSION**

***Present:*** Commissioners Brad Dutson, Brett Anderson, Brigham Mellor and Michael Nilson and Alternate Commissioners Nate Creer and Rebecca Wayment, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Chairman Bob Murri and Commissioners Kris Kaufman and Mack McDonald were excused.

**Item #1 – Minutes from Planning Commission Meeting on September 26, 2013**

It was previously listed Nate Creer seconded the motion for item #4. The Commission reviewed the recording; Brigham Mellor made the second. The minutes were amended.

**Item #3 – Chris Ensign – Recommendation for Schematic Plan Approval**

Eric Anderson explained there is currently a home located on the property at 361 West State Street. The home would be demolished to make room for a 7 lot cul-de-sac subdivision on the property. It is a conventional subdivision so it is not a PUD and there are no conservation land requirements. He said in order for the home to be demolished, a "Certificate of Historic Appropriateness" may be required. Brad Dutson asked for further clarification on whether the Certificate may be or must be required. David Petersen clarified that landmarks designated on the Historic Register must have a "Certificate of Historic Appropriateness." Although this home is not on the Historic Register, the underlying Clark Lane Historic District is, so the City would like to be cautious and obtain the certificate. Eric Anderson added by obtaining the certificate at this point the Historic Preservation Commission would be involved now instead of possibly running into problems and having to involve the Commission in the future. Michael Nilson also stated the Historic Commission could only deny the request based on whether the home proposed to be demolished is historic, not on whether or not they like what future development will be coming. David Petersen also explained the developer may have problems fitting homes on the "wedge" shaped lots. He recommended the Planning Commission request conceptual plans of the homes before Preliminary Plat.

**Item #4 – Zone Text Amendment Regarding Driveways**

David Petersen explained the City's standards for driveways is 14% and does not allow for any flexibility from that percentage. Other communities allow for a little leeway, so as a City, staff would like to provide the Zoning Administrator with the same option.

---

**REGULAR SESSION**

***Present:*** Commissioners Brad Dutson, Brett Anderson, Brigham Mellor and Michael Nilson and Alternate Commissioners Nate Creer and Rebecca Wayment, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Chairman Bob Murri and Commissioners Kris Kaufman and Mack McDonald were excused.

## **#1 – Minutes**

**Brigham Mellor** made a motion to approve the Minutes of the September 26, 2013 Planning Commission meeting with the change as discussed in the Work Session. **Nate Creer** seconded the motion which was unanimously approved.

## **#2 – City Council Report**

**Eric Anderson** gave a report from the City Council meeting on October 1, 2013. Henry Walker Homes had two items, their Schematic Plan and the Zone Text Amendment changing the building heights from 2 stories to 3. Both items were passed, although the Mayor had to vote as a tiebreaker on the building heights. The Bell Estates Schematic Plan, which was turning 1 lot into 2, was tabled. The City Council wanted to find out more about the 55 r.o.w and if the School District will need a second access point. The Villa Susanna Schematic Plan, located at 1400 N and Main St, was approved. The City Council also approved a Plat Amendment for Farmington Hills East Plat B. **Brigham Mellor** asked the status on the proposed flag lot by Lagoon. **David Petersen** explained Lagoon feels there needs to be a buffer area from the noise of the park so they do not want a home so close. The City Council tabled the item and requested Jerry Preston, the applicant, meet with Lagoon to work things out; that meeting has not yet taken place.

## **SUBDIVISION APPLICATIONS**

### **#3. Chris Ensign (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for The Farmington Bungalows Subdivision (7 lots) on 2.51 acres located at 361 West State Street in an OTR zone. (S-15-13)**

**Eric Anderson** stated the applicant is requesting approval for a 7 lot conventional subdivision in an OTR (Original Townsite Residential) zone. The property is located in the Clark Lane Historic District and abuts the rear yard of Farmington Junior High School on the southern boundary of the parcel. Although the original home is not on the Historic Register, it is located in a Historic District resulting in the need of obtaining a "Certificate of Historic Appropriateness" from the Historic Preservation Commission before the home can be demolished. There are issues with setbacks and concerns regarding whether dwellings can fit on lots 2, 4 and 5. The Zoning Ordinance does allow for some flexibility regarding setbacks in a historic district. Staff is recommending the Schematic Plan be recommended for approval.

**Chris Ensign**, 4468 Zarahelma Dr., Salt Lake City, is a representative from Solstice Homes, which is based in the Salt Lake Valley. He said he would like to create a subdivision that would be an extension of the beautiful area that is already there.

**Chris Ensign** also provided the Commission and staff aerial views of property lines, proposed Schematic Plan, thematic elements and pictures of similar home styles they would like to develop on the property. The Commission also passed this information to the residents in the audience. Staff clarified that although they discussed some of these ideas with the developer, this was the first they have seen of the thematic elements and pictures of similar home styles.

**Brad Dutson** asked the developer if he was concerned about fitting the home style he would like on lots 2, 4 and 5. **Chris Ensign** said he has not yet spent time on the architecture of the homes. He said he would like to build a 2 story home, approximately 1400 square feet on the main level with an upstairs and a possible basement. He explained he has not determined an exact selling price, but the land prices in the area are high and they are

looking to do custom homes. He said they will sell for under \$500,000. When asked if they would like to build “affordable housing,” **Chris Ensign** said they are not looking to do cheap or entry level housing, but a custom home for the homeowner.

**David Petersen** said this property has been for sale for a long time with many people looking at purchasing. Staff has encouraged potential buyers, including Chris Ensign, to look at bringing the road into the property from the vacant lot on 300 West, as well as possibly contacting neighboring property owners to see if they are interested in also being involved in the development as they too have long lots. **Brett Anderson** asked the developer if he has considered using the vacant lot on 300 West as the access road. **Chris Ensign** said his realtor contacted the property owners, but was informed by the actual property owners in the audience they were not contacted. He said he is interested in it and will discuss the option further with the property owners.

**Brett Anderson opened the public hearing at 7:28 p.m.**

**Clark Sonzini**, 367 West State St., is the property owner to the west of the proposed development. He expressed major concern with the access road coming off of State Street due to the traffic and also making his home a corner lot. He said that although the home that would be demolished is not historic, the development would be adding a new street into a historic district next to two historic homes. He explained when he decided to purchase his home, he specifically looked for a home that was not a corner lot as there are many disadvantages to a corner lot. Since his home was not built specifically as a corner lot home, all bedrooms would be facing the access road and would be affected by car headlights and noise. **Brigham Mellor** asked Mr. Sonzini if he felt demolishing the current home would affect the historic character of the district. **Clark Sonzini** said no, if just a home was to be built in its place, he'd have no objections.

**Jerry Johnson**, 335 West State St., is the property owner to the east of the proposed street to the development. He expressed concerns on where the property line actually is, as it looks on the paperwork provided by the developer that the property line goes through his driveway and his garden. He said there is an old barn that is part of the original property that he thought was part of the historic register so he wondered if the Historic Preservation Commission was comfortable with it being demolished. He expressed additional concerns with the secondary water, fences along the property line, his current view from his home, mature trees being torn out, maintaining the historical integrity of the area, a new street along his property and more. He would like a few more questions answered from the developer first. **David Petersen** clarified that the aerial layer and property layer do not usually match up and are not 100% accurate. A survey would take place to determine the exact property lines.

**Jay Lamoreaux**, 47 South 300 West, said he follows the guidelines that in everything we say or do, is it the truth, is it fair to everyone, will it create goodwill and does it improve friendship. He feels that everyone that owns property should seek the highest and best use for it, but in the process to follow these guidelines. Although he feels it would be an interesting project, there are still many questions that need to be answered to best follow these guidelines and consider the community's concerns. His concern is the development's access street entering State Street with the additional traffic on the overpass and in the area as a result of all the new development. There are many more accidents happening in this area. He feels it may not be the best access point. He suggested possibly having an access to the Frontage Road or possibly entering from 300 West; however, those next to the vacant lot could be affected as well. He said the types of homes look great.

**Brett Anderson closed the public hearing at 7:42 p.m.**

**Michael Nilson** asked staff if the traffic engineer has looked at this development and if 300 West was part of the original township. **David Petersen** said no; it is only 7 lots and yes, 300 West was part of the original township and was not created later out of farm land.

**Brigham Mellor** expressed concern about the traffic already on State Street and 200 West area. He is also concerned with what the floor plans would look like and if the style of homes the developer provided would fit on the lots.

**Michael Nilson** would like the traffic engineer to review the development. He also understands the concerns brought up by neighboring property owners, specifically having the development turn their properties into corner lots. He does not know of any other subdivision approved by the Commission that has resulted in homes turned into corner lots.

**Nate Creer** wanted to know if the Frontage Road is an option as an access point, like it was suggested. Commissioners discussed the big elevation difference from the Frontage Road to the property. Staff measured the actual slope from the Frontage Road; it is approximately 30%. They also expressed concerns with forcing the Bentley property into a flag lot with the development of their property.

**Michael Nilson** asked **Clark Sonzini** and **Jerry Johnson** if there is anything the developer could do to mitigate their concerns. **Clark Sonzini** would like the entry point at a different location. **Jerry Johnson** would like to keep the vegetation in the back of the property. **Michael Nilson** is still concerned about creating neighboring properties into corner lots. **Brett Anderson** pointed out that even if the access point was moved to 300 West, someone's property will become a corner lot.

**Rebecca Wayment** wanted to know if the City could require a fence be put up along the road into the development. **David Petersen** stated in agricultural zones a fence can be required, but in a residential zone, it cannot be unless the developer wants to do it.

**Chris Ensign** said he would like to further explore a fence to help mitigate headlights as well as work with neighbors to create solutions to their concerns.

The Commissioners would like to table the item to give the traffic engineer time to review it as well as give the developer time to meet with the community and look at options for fencing. **Michael Nilson** would also like to see in a future motion that the developer try to preserve borderline trees.

***Motion:***

**Michael Nilson** made a motion that the Planning Commission table this item to allow time for the traffic engineer to review the development and time for the developer to meet with the community and explore other access points so he can come back to the Commission with some concerns mitigated. **Rebecca Wayment** seconded the motion which was unanimously approved.

**Michael Nilson** also suggested to the developer that he add more detail to the site plan that will outline a clear vision of the development so neighbors can better understand it.

**Item #4 – Farmington City (Public Hearing) – Applicant is requesting a zone text amendment regarding driveways (ZT-8-13).**

**David Petersen** explained the City's standards for driveways is 14% and does not allow for any flexibility from that percentage. This standard is causing many problems as this

14% applies to anywhere on the driveway, including the inside of curves. Often, the problems arise when a building owner puts on his plans related to the driveway “not to exceed 14%,” but the person putting the footings in do not sink it low enough so once the driveway is completed, it may be 15%. Staff feels the City should allow for a little flexibility for building owners and the Zoning Administrator to avoid these problems.

**Brett Anderson opened the public hearing at 8:01 p.m.**

No comments were received.

**Brett Anderson ended the public hearing at 8:01 p.m.**

**Michael Nilson** and **Brett Anderson** feel allowing additional flexibility is appropriate. **Brad Dutson** asked if that specific amount of detail is needed within the ordinance. He suggested offering flexibility within a good reason by possibly putting a cap on what it can exceed. **Brett Anderson** suggested including in the ordinance an appropriate range based on the discretion of the zoning administrator. **David Petersen** will find out an appropriate range that could be used.

Commissioners would like staff to come back with an appropriate range or an appropriate cap for driveway slopes before it is approved. **David Petersen** likes the idea of a cap and also suggested exploring the option of putting the change in Chapter 5, the variance chapter because it allows for an appeal process. Under the variance chapter, the Zoning Administrator can make certain variances routine and uncontested. If the zone text change for driveway slopes has standards to grant a variance, the Zoning Administrator will have more flexibility. Then, if it is further contested, there will be better guidelines for the Board of Adjustments.

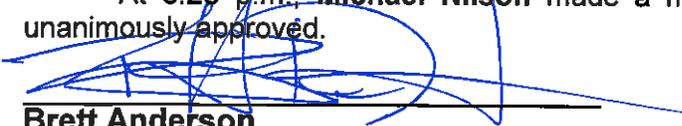
***Motion:***

**Michael Nilson** made a motion that the Planning Commission table this item until the Planning Commission meeting on October 10, 2013 to give time to staff to review any standards as it relates to maximum slopes and to re-evaluate what section this ordinance change should be placed in. **Brigham Mellor** seconded the motion which was unanimously approved.

**ADJOURNMENT**

***Motion:***

At 8:23 p.m., **Michael Nilson** made a motion to adjourn the meeting which was unanimously approved.

  
**Brett Anderson**  
**Farmington City Planning Commission**