

**FARMINGTON CITY
PLANNING COMMISSION MEETING
October 24, 2013**

WORK SESSION

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

Mark Morris, a consultant with the City's Site Plan & Architectural Review Committee (SPARC), gave a presentation on placemaking and signage within a city.

Leslie Mascaro, representative from Henry Walker Homes, brought new home designs for The Avenues at Station Park. She said based on conversations with the Commission, the City Council, residents and SPARC, the overall architecture has drastically changed and now includes hardy-board, board and batten, pitched-roof and even brick features. She brought in the designs to give the Commission an idea of what will come before them in the meeting on November 14, 2013. The Commissioners liked the new designs better than the previous ones and offered suggestions on color palettes and brick samples.

#3. Norm Frost/Ovation Homes – Schematic/Concept Plan Approval for Tanner PUD

David Petersen explained the process of annexing a property into our city boundaries; he explained all property is annexed as an A (Agricultural) zone. Since it can take 2-3 months, a developer can choose to apply for a zone designation of the property simultaneous to the annexation process, which is why he is requesting an R zone designation at this time. He said the developer would like to do a Planned Unit Development (PUD), catering to empty-nesters, of 64 lots and a 150-bed assisted living facility. The Commissioners expressed concerns regarding the possibility if the developer changed his mind on the assisted living facility, could condos be put in its place and questions about why the community is so against an assisted living center facility. David Petersen said that in his experience, smaller assisted facilities typically make great neighbors, but has not spent much time researching a larger facility like the one proposed. As for the request of a PUD, David Petersen clarified this allows a developer flexibility in a site design, which includes larger and smaller lots. He said the public works department still has concerns, but for now, the decision before the Commission is if the lot sizes and assisted living facility are consistent with the City's General Plan as an appropriate land use.

#4. Jerod Jeppson – Schematic Plan Approval for the Silverleaf Subdivision

David Petersen said this property is also being annexed and is filing the request to zone the property simultaneously. The residents are concerned about the density of the subdivision. One email from a resident was received expressing concern with the subdivision; it will be noted during the public hearing.

REGULAR SESSION

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

#1. Minutes

Brett Anderson made a motion to approve the Minutes of the October 10, 2013 Planning Commission meeting. **Mack McDonald** seconded the motion which was unanimously approved.

#2. City Council Report

David Petersen stated the only item to report on from the City Council meeting on October 15, 2013 was the Jerod Jeppson annexation was tabled until Schematic Plan approval.

SUBDIVISION APPLICATIONS

#3. Norm Frost/Ovation Homes (Public Hearing) – Applicant is requesting a recommendation for Schematic/Concept Plan approval for the possible Tanner Planned Unit Development (PUD) consisting of 64 lots and 150 unit assisted living facility on 23.5 acres located at approximately 1800 North and 1350 West. The applicant is also requesting a recommendation for an R Zone designation related thereto. (A-2-13; S-18-13)

David Petersen explained this property is currently unincorporated, but would like to be annexed into Farmington. Since the 66' R.O.W is in Farmington City, it makes sense for the property to come into the city. Typically if an applicant does not request a zone designation, a property is annexed in as A (Agricultural), then can request to be rezoned after the annexation is completed. Since an annexation can take 2-3 months, a developer can request a zone designation to be processed simultaneously with the annexation. Currently the City's General Plan calls for the property to be developed as LDR (Low Density Residential). In the General Plan, LDR can be interpreted as 4 units per acre or by lot sizes of 10,000 – 20,000 square feet. The applicant has 3 "sections" of the development: large lot estates along the ravine, smaller lots (approximately 6,000 square feet) with larger homes to market to empty-nesters and a 150-bed assisted living facility. **David Petersen** said all Schematic Plans go to the DRC. They currently have some major concerns; however, this stage is conceptual so those concerns can be addressed and resolved at a later time. He explained the Commission needs to determine the intent of the LDR designation as to better understand if lot sizes of 6,000 square feet and assisted living facilities are acceptable.

Brett Anderson asked if a developer were to put the allowable 4 units per acre on a property lot this size, he could have approximately 94 homes total. **David Petersen** said possibly. He also continued that the developer is trying to provide alternative housing types for the Farmington area. Currently, there is a large demand for empty-nester type communities as many residents want to stay in the area, but would like a controlled setting and less yard maintenance. Also, there is a demand for assisted living facilities as there is currently only one within the City boundaries.

Brett Anderson wanted to know if the Commission was supposed to be reviewing the 5 factors in determining the acceptability of a PUD as found in the City ordinances. **David Petersen** said no, at this point the Commission needs to decide on the zone designation. After, the applicant would then complete a Preliminary PUD Master Plan and the Commission would have a chance to review those factors in greater detail.

Norm Frost, 722 North 1550 West, Kaysville, provided some information on other assisted living facilities they have done. Western States would be contracted to build the assisted living facility; they have done others in the area. The assisted living facility would be a 2 story building. The average age of the residents is 83 with 80% women and 20% men. Most of the residents do not drive so traffic is minimal. The grounds are always landscaped well and are very quiet. The next section of the development would be a developed community marketed to residents ages 55-80. He said the community would have all landscaping completed by the HOA, as well as restrictions for noise. Since residents would be older, there would be no effect to the schools. The last area would be the estate lots located on half an acre. The middle market home prices would range from \$270,000 - \$400,000. The estate lots would run from \$500,000 - \$600,000.

Brigham Mellor asked the developer where the proposed open space would be located. **Norm Frost** invited Brad Frost up to show the Commissioners more about the plans.

Brad Frost, 534 Anita Dr., Kaysville, co-applicant with Norm Frost, said there will be open space in Lot 1, as well as a buffer between the assisted living facility and the senior living homes (on the west side of the street), the detention area in the southwestern corner of the property and all the vegetation in the ravine along the estate lots.

Kris Kaufman asked if the senior community will have age restrictions or if they intend on just marketing to that demographic. **Norm Frost** said in their other senior communities, they regulate it based on the number of people living in the home. For example, a 2 bedroom home could have a maximum of 3 people living in it. He said typically younger families are looking for more rooms so it has not been a problem in any other communities they've done.

Brad Dutson wondered if there were any communities in the area that they have completed similar to the proposed project. **Brad Frost** said one that is not completed is in Kaysville off of 550 North and Main Street. There are two others in Layton, one on the corner of Chapel and Gentile St and the other off of Church and Fairfield Rd. One of the communities in Layton appeared in the Parade of Homes and had a waiting list of 120 people for 30 lots.

Brigham Mellor wanted to know who would maintain the property on the estate lots and **Brad Dutson** asked if the HOA would be located in an office within the development. **Brad Frost** said the estate lots will not be part of an HOA. Those lots will be marketed to those that would like a larger, custom home with a large yard as there are still those that are retired that care for a yard, but would still like a quieter community. As for the HOA, **Norm Frost** explained that they form the association from those living in the community since residents are longer term than what you typically see in townhome type communities. The residents are aware of all that goes on within the community and do well regulating and holding meetings on their own. He also explained they don't have a club house, private roads or a lot of open space so the HOA has very little to maintain so fees can be lower than other communities.

Mack McDonald asked the developers how they plan to accomplish walkability within the community. **Brad Frost** said there will be sidewalks that go throughout the entire community. They have also talked with the Parks and Recreation department about creating connections to the surrounding trails. They are open to developing as much walkability as possible.

Mack McDonald asked why there is only one connection into the subdivision and also wanted more information on what he was seeing from the aerial view of the assisted living facility. He wanted to know if what he was viewing were pods, units or beds. **Brad Frost** said they are meeting with Central Davis to discuss having additional outlets, but adding another outlet would mean losing lots which would be expensive. He said they are willing to cooperate on what needs to be done, however, with the waterline. He also explained each unit in the assisted living facility will be anywhere from 300-1,000 square feet, but that the current plans for the assisted living facility is the basic concept, more detail will come later.

Brett Anderson wondered if the developers had an estimated traffic flow for the assisted living facility. **Brad Frost** said he can gather that information from Western States as they have done several assisted living facilities. The one in Layton is a 250-bed facility; this facility will not be that big.

Brett Anderson also asked the developers if they had any concerns with the lots that front 1800 North. **Brad Frost** said any layout is very difficult to accommodate 1800 North, however, homes facing south are usually very desirable. He also said he is not opposed to re-designing the layout, but it would be very difficult to change.

Kris Kaufman opened the public hearing at 7:49 p.m.

Reuben Renstrom, 1332 S Rigby Rd., Kaysville, owns property surrounding this project. He said he bought his home based on what the City's General Plan stated, that the property be zoned as LDR. He expressed appreciation for the information the developer presented, but continued to express concern on having a higher density community next to where he lives. He feels the community and the aging population would carry a heavy tax on the community. He would like a development in the area that better fits with the surrounding area. **Brett Anderson** asked if his biggest concern was the assisted living facility or senior living community. **Reuben Renstrom** replied that he feels one is not better than the other.

Mark Taylor, 1499 Hanks Cir, is a licensed professional engineer. He said he looked at the development from a technical view. He provided the Commission estimated trips per day the project could expect. He said the increased amount of traffic will create dangerous intersections that would never qualify for a light signal due to UDOT's regulations. This increase in traffic would also create a huge safety hazard as the curve along 1800 North does not allow enough view for the minimum sight distance needed to create a safe road. He also explained a lot of the intersections created by the project are inappropriate angles. Typically, it is important to keep an intersection square to ensure left turns can be made safely. With these proposed intersections, older residents would have a difficult time making these turns. **Brigham Mellor** asked how the daily trips listed for the assisted living facility on the handout were determined. **Mark Taylor** explained the information provided was based on the Institute of Transportation Engineers Trip Generation Manual. The manual lists information gathered from across the country on various impacts to neighborhoods. All numbers used to calculate daily trips was provided by the manual. **Brett Anderson** asked what the estimated trips per day for a single-family home. **David Petersen** said a single-family home generates 10 trips per day. The proposed project would generate less trips per day than if the developer built

the allotted number of single family homes for an R zone, even less than 2 dwelling units per acre. **Mark Taylor** continued that this number could be off-set if the lots were larger and less single-family homes were built.

Mark Elggren, 1198 Rigby Rd., Kaysville, expressed appreciation for the way the current City General Plan reads. He expressed concern with the senior community and the assisted living facility as over time, things can alter from the original plans. He explained Farmington Crossing began as owner occupied. Once people could not sell their units, the HOA allowed them to rent the units out. Now, some areas are just rental only. He does not want to see something similar happen to this development.

Scott Moulton, 966 E. Mary Margaret Dr., Kaysville, spoke on behalf of citizens in the Farmington, Kaysville and Fruit Heights areas. He stated he is a physician and owner of a hospice care company. With regards to the assisted living facility, he said typically these facilities are near large medical complexes. Since most residents have chronic medical problems, the facilities are near physical therapists, pharmacies, hospitals, etc. Also, many residents may have acute medical problems that require urgent medical care like ambulances, fire trucks, etc. He explained the flow of urgent and non-urgent traffic will significantly impact the community. **Kris Kaufman** asked Mr. Moulton his opinion of what an adequate distance to a hospital would be for an assisted living facility. **Scott Moulton** said he did not have an exact distance, but all facilities he's aware of are already near a hospital or are along major roads/intersections that would allow for quick access to a nearby hospital.

Gil Miller, 1521 S. 700 E., Kaysville, has lived in the area for over 25 years. He has also served for 8 ½ years on the Kaysville City Council. He feels Farmington has done a great job in creating and executing their General Plan. He also appreciates the developer; he feels it is more important for them to test the waters than to delay. He said if you drive through this neighborhood and look at the property of the proposed plan with the General Plan in mind, anyone will know this project does not fit the intent of the General Plan and does not fit the area. He also feels that although there is time to address the DRC's concerns later, he still believes they should serve as a red-flag for the area.

Sam Paget, 1320 Sweetwater Lane, presented a signed petition with roughly 250 names of residents of Farmington and Kaysville against the development. He also expressed concerns with the lots along 1800 North. He expressed concerns for cars backing out of the driveway onto such a busy road. He also feels there needs to be a significantly larger amount of open space. He would like to see the development a LDR zone with single-family homes on lot sizes 10,000-20,000 square feet.

Brian Dewart, 1443 Cheever Ln., spent a lot of time canvassing for signatures to the petition. He presented the Schematic Plan, as well as the notification sent by Farmington City to residents in the community. He also passed out flyers to those traveling by on 1800 North. All residents he spoke with were in favor of the proposed Motion B and would like to see the area zoned as LDR. He asked residents in attendance of the meeting to stand up if they were also in favor of Motion B; approximately 90% of those in attendance stood up.

Chad Tingey, 996 Mary Margaret Dr., Kaysville, was raised out of state, but wanted to live in Farmington because of the low-density housing. He feels most residents are like himself and have chosen this area because of the character of the neighborhood. He feels the proposed project does not fit with that character.

Brian Garlock, 1313 W 1800 N, said he loves everything about Farmington. He does, however, have the unpleasant task of backing into busy 1800 North every day. He said

the current traffic makes this task very dangerous. In the winter, there are numerous cars sliding into his property and parking strip. He feels the increase in traffic this development would bring will create an even bigger safety hazard; he is in favor of Motion B.

Bill Fenimore, 1292 Sweetwater Ln., said he is in favor of Motion B. He expressed concern of how the development would affect the property values in the area and that the roads in the area are not built to handle such a large increase in traffic. He understands that development will take place, but would like to see something in the area with a lot more open space for the community to use. He is also concerned that the increase in traffic will create a hazard for the many children that are already walking along 1800 North. He also expressed concern that the development could begin, but for whatever reason, may not get finished. He does not want to see something like that left in the community.

Kurt Bouwhuis, 958 E. Doris Pl., Kaysville, lives on one of the properties that borders the proposed development. He feels the development would disrupt the beauty that has been created in the community, not add to it. He is in favor of Motion B.

Darcy Zenger, 1494 Moss Ln, lives just south of 1800 North. She applauded the Commission for the great work they've done as Farmington has been ranked 14th at one of the best places to live. She would like to see, however, major changes to the development's plans as she does not feel the current plans fit the area. She feels the ravine does not qualify as "open space" as you cannot use it to recreate. She also said the area is in a non-bused school district so there are many children walking to and from school each day along 1800 North. Adding more traffic will create a hazardous environment for the children.

Steven Lee, 965 Doris Pl., Kaysville, explained to the Commission about decreasing radius turns, which means when making a turn, the wheel of the car must be continually turned and a car must slow down which makes a curve very dangerous. He said 1800 North has this kind of curve and since there are no curbs, it is very dangerous, especially during the rain or snow.

Bryce Huff, 780 E. 1475 S., said he bought his home for his family, including his four children, based on the character of the neighborhood. He wanted to live in a low density area. He would like to see a more attractive and conventional development, a development that would preserve the character and feel of the neighborhood.

Paul Hayward, 1663 W. 1410 N., sits on the DRC committee, but is speaking on behalf of his family and himself and not as a representative of the Fire Department or the DRC. He expressed concerns with homes along 1800 North as it would be very difficult for a resident to back their car onto such a busy road. He also feels the assisted living facility needs major revisions, including a significant increase in the amount of open space and a 1-story building, not 2-story as proposed.

Larry Coates, 1372 Sweetwater Ln., does not want such a large increase in traffic as the back of his home faces 1800 North so all headlights enter his home. He feels Mr. Tanner, the original owner of the property, would not have wanted such a high-density development on the property, but would want a lower-density one. He stated he does not want to destroy what has made Farmington great.

Chris Roybal, 1267 W. 1875 N., has lived in Farmington for over 25 years and at his current home for 11 years. He provided his experience for economic development in the state of Utah, which included being the economic development adviser to Governor Huntsman and CEO and president of an economic development company. He has reviewed

hundreds of economic developments and has major concerns with this proposed development. He expressed concerns with 1800 North, which then turns to 1875 North. He explained this is one of the greatest, meandering roads in Farmington; he would like to see it preserved. He also feels there needs to be much more open space in the development to better fit the model and feel of Farmington. He understands developers have to do what is necessary to fit their profit model to purchase property at a certain price, but feels this development would not fit the community.

Larry Olsen, 1289 W. 1875 N., agrees with all previous comments and supports Motion B.

Peter Iles, 1247 Haight Creek Dr., is speaking for himself and his wife, Rosemary Iles. He said when they first reviewed the design, they began to ask questions. They emailed all 17 questions to Eric Anderson, the Associate City Planner; the email was entered into the record. Mr. Iles reviewed those questions for those in the audience. He is in favor of Motion B.

Craig Gale, 1447 Brown Ln., lives one block south of 1800 North. He explained that this area is unique because of the city borders. Those that live in Farmington still attend Kaysville schools. He feels both cities have done a great job in building a strong sense of community. He would like to see something that can better integrate with the rest of the community, not divide it.

Sarah Mainor, 975 E. 1175 S., Fruit Heights, was there to represent her family, including 8 children, and the neighbors living to the east of the development. Currently, there is a lot of difficulty turning left onto Main Street from either side of the road. This intersection would never qualify for a signal since there is already one approximately 200 feet to the north. This intersection would be very dangerous for senior citizen drivers from the assisted living facility. She also explained she moved to Utah from Nevada. She watched many developments in Nevada change from what was originally intended. She said there is no guarantee that these 150 unit assisted living facility won't turn into rental units. She feels this proposed development will greatly impact the quality of life for her family and for her other neighbors in the Fruit Heights area.

Ralph Matsen, 1154 Oakridge Park, lives just south of the proposed development. He explained he currently lives on a 6,000 square foot lot; he has no problem with the proposed senior living facility and feels the lot sizes are adequate. He does have concerns with the assisted living facility and believes it is more of a commercial development, not a residential. He would like the development to support traditional homes, not an assisted living facility.

Diane Williams, 1792 Stayner Dr., lives on the corner of 1800 North and Stayner Dr. She said it is already difficult to see and turn left onto 1800 North, increasing traffic will only make it harder. Also, there is a crosswalk between Stayner Dr. and 1800 North; however, there is no sidewalk on 1800 North so all the children and residents are walking right along the busy road.

Kris Kaufman also noted that 3 letters/emails from residents opposing the development were received by the Commission; the letters have been entered into the record.

Kris Kaufman closed the public hearing at 9:11 p.m.

Kris Kaufman thanked the public and the developer for being respectful to each other on such an emotional subject.

Brigham Mellor talked about how he grew up in St. George across from an assisted living facility; he reiterated many of the benefits the developer talked about, including the great service opportunity it is for the children in the area. He feels that retirement communities, like the proposed senior housing, tend to create their own community and disconnect themselves from the one they live in. Based on the residents' comments about the strong sense of community, he does not want this to happen here. He is in favor of the assisted living facility, but not the senior housing.

Brad Dutson does not feel that the proposed development fits the character of the area. He also emphasized the petition that was presented to the Commission and explained the importance of listening to the community. He expressed concern with how little open space was shown on the plan. He also said that he is understanding with how projects can change from what is originally intended; he lives in Farmington Crossing and feels it has been negatively impacted now that units can be rented. He is not supportive of the proposed plan.

Brett Anderson reviewed the five factors of a PUD as listed in the City ordinances. He feels based on those factors, he does not feel the development would be making the community more pleasant or attractive in exchange for a higher density. He also said that he feels the residents know better what will fit in their area so it is important to listen to their concerns.

Mack McDonald said one of the things that attracted him to Farmington was the bigger lot sizes and the open space. He said that he does live in Farmington Crossing, which is a higher density development. He feels it is important to have higher density housing within a city, but when he looks at this property, he is not sure if the proposed project would be the highest and best use of the land. He also said that no matter what development comes in, traffic won't go away and many of those safety concerns will still be there; however, he still does not feel the project is right as it's proposed. He also expressed appreciation to the public for coming out to voice their opinions.

Kris Kaufman asked staff if non-residents of Farmington have the same "say" on public issues within the City as residents. **David Petersen** said he talked with the City attorney. He stated anyone can give comments in a public hearing, all comments should be treated the same.

Kris Kaufman explained his grandparents lived in assisted living facilities; he was grateful for the amenities it had as it made life easier for them. He feels Farmington would benefit from a facility like what is being proposed, but he also feels the General Plan was created for a reason; he does not want to deviate from the Plan's proposed LDR designation to a PUD.

David Petersen provided a little more clarification on the motions as provided in the staff report. Commissioners and staff discussed lot sizes within various zone designations as well as the annexation process with a request of a zone designation. **David Petersen** explained traditionally, the Commission would review a Schematic Plan they accept before a zone designation is approved so the two items remain together. The Commissioners agreed they would like to continue that process and agreed suggested Motion B would best keep the zone designation and conceptual plans together.

Motion:

Mack McDonald made a motion that the Planning Commission recommend that the City Council deny the proposed lot sizes and assisted living facility; and thereafter deny a zone designation based on Findings 1-3. **Brigham Mellor** seconded the motion which was unanimously approved.

Findings:

1. The proposed 3.63 units/acre in the single family portions of the plan area too high. The General Plan LDR (Low Density Residential) designation, coupled with the “PPR” (Public/Private Recreation Open Space and/or Parks Very Low Density) along Haight Creek, dictates an overall lower density than what is requested by the developer.
2. The LDR designation may allow up to 4 dwelling units/per acre. But lots sizes of 10,000 to 20,000 square feet are also recommended. The smaller lots in the middle of the project do not comply with these sizes.
3. The LDR designation does not anticipate large assisted living facilities.

Item #4. Jerod Jeppson (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the Silverleaf Subdivision (11 lots) on 3.74 acres located at 1505 North 1500 West, and a request for a recommendation for an R Zone designation related thereto. (A-1-13; S-16-13)

Eric Anderson said as part of the annexation process, the applicant has requested a zone designation of R (Residential) and Schematic Plan approval for a conservation subdivision. The Planning Commission is to provide recommendation to the City Council regarding this request; however, staff recommends an LR (Large Residential) zone as the number of allowable lots for the applicant would not change. Under the conservation subdivision, 10% conservation land must be set aside, a TDR obtained by approval from City Council or a waiver. The DRC also expressed concerns with the development as shown in the staff report.

Norm Dahle, Salt Lake City, is working with Jerod Jeppson in the development process. He agrees with the staff's recommendation for the LR zone. They are also working with the DRC to address and resolve their concerns. Mr. Dahle will be working as the developer and builder; his intent is to build 11 homes that are consistent with the size, type and quality of the neighborhood.

Brett Anderson asked if his proposed lot sizes are comparable with the surrounding area. **Norm Dahle** said yes; areas to the east are approximately 10,000 square foot lots and large, the northwest is approximately 8,000 square foot lots, south is also approximately 10,000 square foot lots. He said 2 of the proposed lots are just below 10,000 square feet and 2 lots are just below 9,000 square feet. All lots are in compliance with allowable lots sizes in a conservation subdivision in an LR zone.

Brad Dutson asked if there were any nearby developments that he has completed. **Norm Dahle** said all his developments are in other counties and states; however, if the Commission would like to see his work, he is happy to provide renderings of the project.

Kris Kaufman opened the public hearing at 9:57 p.m.

Richard Wyss, 1442 N. 1670 W., provided letter to the Commissioners that has been signed by neighboring residents. The letter indicates there is no opposition to the development, but does express concerns with the small lot sizes and plans to use the ravine

as storm drainage for the development. Residents would like to see an S (Suburban) zone designation and would like the development to decrease the number of lots to 9. They are also concerned with the lack of open space within the proposed conservation subdivision.

Connie McFarland, 1507 N. 1500 W., is also not opposed to the project, but would also like an S zone designation. She also expressed frustration that the applicant, Jerod Jeppson, has not allowed any access from the development to his own property. This means the driveway the McFarlands are currently maintaining, but is owned by Mr. Jeppson, on 1500 West is the only access to his home. She also expressed frustration that all utilities for Mr. Jeppson's property are run under her property. She is concerned that any additional storm drainage into the ravine will cause large flooding onto her property. She also wanted to know if the development would have fenced backyards or if it will be open to the back of her property.

Steve Lee, 1762 Jeppson Way, also said he is not opposed to the development, although he would like to see the larger lots instead of the smaller ones as proposed. He feels the larger lots would better fit the neighborhood. He also expressed concern with the lack of open space. He feels the area would benefit from more open space or even a park in the area.

Jeff Clark, 1771 N. 1700 W., also is not opposed to the development, but feels the lot sizes are too small and would like a zone designation of S. He proposed taking Lots 2-5 and making it into 3 lots and taking Lots 9-11 and making it into 2 lots. He feels making those changes would make the development more desirable. He also asked for further clarification on the waiver of the open space. **David Petersen** explained a conservation subdivision is required to have 10% of open space, however, in this development's case, the open space there is not viable because it is so small in area. Even without the waiver of the open space, the developer is still allowed 11 lots. By waiving the open space and transferring compensation to the City for it, the open space is able to be used in more viable areas. **Jeff Clark** asked for specifics on the areas. **David Petersen** explained the funds could be used for trails or a regional park.

Brenda Francis, 1436 N. 1580 W., said that Norm Dahle will be building her new custom home. After reviewing his work, she did not talk with any other builder; his work is of the highest quality, whether it be on 9,000 or 11,000 square foot lots. She is in support of the development.

Steve Walton, 1746 Jeppson Way, would live adjacent to the proposed Lot 1. He is concerned with how homes will fit on lots 10 and 11 as the lots will be very narrow and the current landscaping is very steep. He is in support of an S zone designation.

Randee Mitchell, 1469 Silverwood Dr., said that despite what was previously implied, not all residents in the neighborhood were informed about personal residential meeting that was held to discuss concerns with the development. She is excited about the development, whether it is 9 lots or 11. She also explained in the Silverwoods community, there is a conservation area that is poorly maintained so she would prefer not to have small conservation pockets within the development. She has also seen pictures of Norm Dahle development and is excited to have him develop here in Farmington.

Kris Kaufman also noted that 1 email from a resident opposing the development was received by the Commission; the email has been entered into the record.

Kris Kaufman ended the public hearing at 10:29 p.m.

Norm Dahle addressed a few concerns that were brought up by residents. Lot sizes were discussed and reviewed; neighboring lots to the west are .26, .24 and .26 square feet and the proposed Lot 9 is .24 and Lots 10 and 11 are .20 so not much different than what is currently in the area. He explained he understands concerns with smaller lots, however, there is a huge market for those that want smaller lots because it means less maintenance for the homeowner. He explained the home designs will be conducive to the area.

Mack McDonald had questions about the sewer line and storm water drainage. **Norm Dahle** said he is working with Ken Klinker and CRS Engineering to find the best solution for the area, especially as the property to the north will eventually be developed.

Brad Dutson asked what his time frame is to begin development. **Norm Dahle** said they would like to begin by late winter/early spring of 2014 and begin building homes by mid/late summer 2014.

David Petersen reviewed neighboring subdivisions to the proposed development, all lot sizes and subdivisions were consistent with what is being proposed. He also asked the Commissioners if they would like the developer to include Jerod Jeppson's residence into the subdivision. **Mack McDonald** asked what the intention was for 1500 North as it is currently stubbed. **David Petersen** said there are no plans for 1500 North to connect.

Brett Anderson feels the lot sizes are adequate based on the surrounding areas and **Brad Dutson** agreed.

Brigham Mellor asked if the Commission wants to include the Jerod Jeppson residence as part of the subdivision, would that be included in the motion. **David Petersen** said yes, the Commission could request that the staff and developer look at appropriate ways to include the home.

Motion:

Brett Anderson made a motion that the Planning Commission recommend that the City Council approve the Schematic Plan of the Silverleaf Conservation Subdivision as shown; and thereafter recommend a zone designation, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall designate 10% of the total land as conservation land or obtain a waiver through approval of City Council or go through a TDR transaction agreement;
2. The property must be annexed into Farmington City before Final Plat approval;
3. A zoning designation of LR must be approved concurrent to annexation approval;
4. Public improvement drawings, including but not limited to, a grading and drainage plan, shall be reviewed and approved by the Farmington City Works, City Engineer, Storm Water Official, Fire Department, Central Davis Sewer District and Benchland Water.
5. Encourage staff and developer to find a way to include the Jerod Jeppson residence as part of the subdivision.

Mack McDonald seconded the motion which was unanimously approved.

Findings:

1. The LDR (Low Density Residential) designation of the General Plan allows up to 4 dwelling units/acres. The proposed subdivision is at approximately 3 dwelling units per acre and is consistent with the General Plan threshold.
2. The project is consistent with the Conservation Subdivision standards for both an LDR and an R zone.
3. Because the schematic plan is meant to be conceptual, the issues brought forward by the different DRC agencies will need to be addressed at a later date, while at the schematic level, these issues bear mentioning but do not require immediate attention.

Item #5. 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 explained this item was before the Planning Commission on October 10, 2013. The item was tabled based on various concerns. The concerns were listed and addressed in the staff report. The applicant is still in conversations with neighboring property owners to explore the option of an access road into the development from 300 West in lieu of State Street. Staff recommended this item be tabled to allow the developer time to continue exploring these options.

Kris Kaufman opened the public hearing at 10:54 p.m.

Clark Sonzini, 367 W. State St., said he spoke with the applicant and knows the applicant has met with the neighbor west of his house; he is not sure if the applicant has spoken with any of the other neighbors. David Petersen said he is confident the applicant is working with property owners on 300 West. The applicant is trying to make the November 14, 2013 Planning Commission meeting. If the State Street access road is still the best option, the City has proposals to help mitigate some of the residents' concerns.

Kris Kaufman ended the public hearing at 10:57 p.m.

Motion:

Brett Anderson made a motion that the Planning Commission table this item. Brad Dutson seconded the motion which was unanimously approved.

Item #6. Frank McCullough/Alan Bruun (Public Hearing) – Applicant is requesting a recommendation for Preliminary (PUD) Master Plan approval for the proposed Villa Susanna PUD (3 lots) on .88 acres located at the northeast corner of 1400 North and Main Street in an LR-F zone. (S-14-13)

David Petersen explained once the item was before the City Council, the Council approved the Schematic Plan but directed the applicant to pursue a PUD if he desired to front the homes inward to a common drive instead of the homes facing Main Street.

Brett Anderson expressed concerns about a 6 foot wall along Main Street. Mack McDonald feels a large sound barrier wall would not be consistent with anything else along Main Street.

Mike Evans, 232 E. 1875 N., Centerville, said based on the meeting he had with City Council and their recommendation to pursue a PUD, it was his understanding the wall had

been approved. After their approval, he purchased the land with that understanding that the wall could be built. He expressed frustration that there is a possibility that the wall was still in question. He explained that he does not feel the wall will be able to be seen from Main Street as it will be built behind the current landscaping. He explained he is not looking to build a "fortress," but does want something to decrease the noise.

Kris Kaufman opened the public hearing at 11:10 p.m.

No comments were received.

Brett Anderson ended the public hearing at 11:10 p.m.

Kris Kaufman explained that he lives in the area and drives by the property regularly; he feels the wall will not be a big issue as there is already a retention wall along the sidewalk and then large vegetation past that wall. He feels the wall would be far enough back that it will not distract from the look and feel of Main Street.

Mack McDonald expressed concerns with it being a "sound wall." **Kris Kaufman** feels the wall will look more like a fence and will be more visually appealing than the old and unsightly walls that are along many other properties on Main Street. He also asked Mr. Evans if he has concerns with lowering the wall from 6 feet to 4. **Mike Evans** said he would like to talk with the designers of the wall first to determine what will work best to decrease the most amount of sound. He also added that they have considered growing ivy along the wall to make it look more like a hedge than a wall.

Brad Dutson said he believes walls can be nicely done. If the wall is similar to what the applicant has provided, he is comfortable recommending it. **Brett Anderson** agreed.

Brad Dutson also asked a time frame of when development will begin. **Mike Evans** said they hope to break ground next fall and finish the spring of 2015 in time for the Parade of Homes.

Motion:

Mack McDonald made a motion that the Planning Commission approve/recommend that the City Council approve the enclosed Preliminary (PUD) Master Plan for the Villa Susanna PUD, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The developer shall record a reciprocal access easement common to all three lots at least 20' in width, this must also be shown on the final plat;
2. Final building elevations and landscaping plan/common area layout shall be reviewed and approved by the Planning Commission and City Council concurrent with the consideration of the Final (PUD) Master Plan and Final Plat for the PUD;
3. The front steps on Main Street shall be preserved;
4. Public improvement drawings, including a grading and drainage plan, shall be reviewed and approved by the Farmington City Public Works, City Engineer, Storm Water Official, Fire Department, Central Davis Sewer District and Benchland Water;
5. The property owner will work with the City traffic engineer to take all reasonable safety precautions that could be placed on 1400 North from the common access drive of the Villa Susanna subdivision.
6. The decorative wall will blend with the current landscaping and will be maintained throughout time.

Brad Dutson seconded the motion which was unanimously approved.

Findings:

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 LR-F 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.
4. The motion ensures that building will appropriately front Main Street and 1400 North and not compromise the appearance of the corridor.
5. By preserving the steps, a historical reminder will remain of the church that existed on the site, which meets the goals of the General Plan.

Item #7. Nick Mingo/Ivory Homes – Applicant is requesting a recommendation for Final Plat approval for the Eastwood Cove Conservation Subdivision (7 lots) on 4 acres located on the SE corner of Glover Lane and the Frontage Road in an LR zone. (S-17-12)

Eric Anderson provided a brief background for the agenda item. The only issue left to resolve is how to handle storm water from the subdivision. The City Engineer and the applicant are working to resolve the problem.

Nick Mingo, representative from Ivory Homes, said he does not have any concerns with the development agreements and is ready to move forward.

Motion:

Brigham Mellor made a motion that the Planning Commission recommend that the City Council approve the proposed Final Plat and waive the requirement in Sections 11-12-100 (b) and (d) of the Zoning Ordinance for the Eastwood Cove 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 the Final Plat before it is recorded;
2. The applicant makes just compensation to the City for use of the City's detention basin for storm water storage as determined by the City Engineer and shall be memorialized by a development agreement with the City;
3. The City Council approves waivers of Sections 11-12-100 (b) and (d) through a vote of not less than (4) members as determined by Section 11-12-065.

Brett Anderson seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed Final Plat is in substantial compliance with all subdivision and zoning requirements for a Final Plat approval or the Developer requests a waiver of requirements, including:
 - a. Minimum lot sizes as set forth in the LR zone;
 - b. Description and preliminary layout of utilities and other services required;
2. The proposed Final Plat submittal is consistent with all necessary requirements for a Final Plat as found in Chapter 6 of the City's Subdivision Ordinance;
3. The property is too small to meet the requirements of Sections 11-12-100 (b) and (d).

CONDITIONAL USE APPLICATION

Item #8. Phil Squires (Public Hearing) – Applicant is requesting Conditional Use approval for a small barn in a Conservation Easement area located at approximately 1800 West and 600 North in an AE zone. (C-10-13)

Eric Anderson explained the applicant is requesting a Conditional Use Permit for a small barn in an agricultural conservation easement. The purpose of this conservation easement is intended to keep the land as agricultural and to conserve the open space. So the conditional use of a barn, even though the use is agricultural, must receive approval from the Planning Commission.

Phil Squires, 350 S. 300 E., asked if the Commission had any questions.

Kris Kaufman asked if the barn would look like the stable pictures provided in the staff report. **Phil Squires** explained the stable pictures would be the first phase of the barn and would provide immediate coverage for the animals, but then directed the Commissioners to the final sketches of a fully enclosed barn in the staff report. He said he is not sure yet, but the exterior building material will most likely be aluminum steel siding.

Kris Kaufman opened the public hearing at 11:35 p.m.

No comments were received.

Kris Kaufman ended the public hearing at 11:35 p.m.

Brad Dutson asked if any of the neighbors have expressed concerns with the barn. **Phil Squires** said all the neighbors are anxious for it to be built because they have children that want to see the animals or ones that want to rent a stall in the barn. He did say one neighbor expressed concern with an increase in flies that it may bring.

Motion:

Brad Dutson made a motion that the Planning Commission approve the conditional use subject to all applicable codes, development standards and ordinances and with the following conditions:

1. The height of the proposed barn meets the applicable standards as set forth in Chapter 10 – Agricultural Zone of the Zoning Ordinance;
2. The proposed barn is at least 100' away from the nearest residence;
3. The proposed barn footprint cannot exceed 50'x50'.

Brigham Mellor seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed use of the barn is agricultural and is consistent with the terms of the Conservation Easement and the underlying AE zone.
2. The proposed total height of the barn, including all phases, is 18', which is in compliance with the underlying AE zone, which states in section 11-10-050(2) that accessory structures shall not exceed 25' in height.
3. The proposed barn is 100' from all adjacent dwellings.
4. The proposed barn footprint is 50'x50'.

ZONE TEXT CHANGE APPLICATION

Item #9. Farmington City – Applicant is requesting a zone text amendment regarding driveways. (ZT-8-13)

David Petersen said this item needs to be tabled as it will be discussed at the November 14, 2013 Planning Commission meeting.

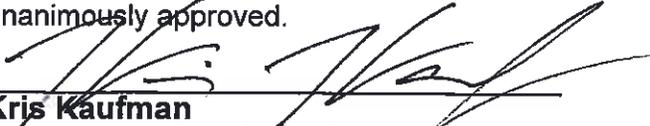
Motion:

Brad Dutson made a motion that the Planning Commission table this item until November 14, 2013 Planning Commission meeting. **Mack McDonald** seconded the motion which was unanimously approved.

ADJOURNMENT

Motion:

At 11:41 p.m., **Brad Dutson** made a motion to adjourn the meeting which was unanimously approved.



Kris Kaufman
Farmington City Planning Commission