

**FARMINGTON CITY
PLANNING COMMISSION MEETING
February 20, 2014**

STUDY SESSION

***Present:** Chairman Brett Anderson, Commissioners Heather Barnum, Kent Hinckley, Kris Kaufman and Rebecca Wayment, Alternate Commissioner Karolyn Lehn, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Commissioners Brad Dutson, Mack McDonald and Alternate Commissioner Michael Nilson were excused.*

Item #3. Chris Ensign – Preliminary Plat Approval for The Farmington Bungalows Subdivision

Eric Anderson provided a background on this subdivision's application process. After the Planning Commission decided against having an access road from State Street into the cul-de-sac, the applicant worked with surrounding property owners to find a solution. The access road will now be from 300 West. The only other issue has been with the storm water. Eric Anderson said the developer has been working with UDOT to approve storm water drainage to the Frontage Road; the applicant may have the approval letter at the meeting.

Item #4. Farmington City – Expansion of the Public Works Building and Parking Lot

Eric Anderson said the City has not yet determined the exact location of the ROW on 100 No. He asked that the item be tabled.

Item #5. Indulgent Foods, David Cowley – Increase Building Heights and Modify Building Setbacks

David Petersen explained the developer owns the business village just south of the junior high, but would like to expand and build an office building. Prior to 1994, the ordinance allowed for office buildings 60' in height within the area now zoned BP (Business Park). It has since been changed to a maximum of 40'. The developer needs an additional 5' (for a total of 45') in order to add a third story to the office building. He suggested amending the ordinance to read "up to 3 stories or 45 feet" in order to protect surrounding areas of other BP zones within the City.

REGULAR SESSION

***Present:** Chairman Brett Anderson, Commissioners Heather Barnum, Kent Hinckley, Kris Kaufman and Rebecca Wayment, Alternate Commissioner Karolyn Lehn, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Commissioners Brad Dutson, Mack McDonald and Alternate Commissioner Michael Nilson were excused.*

#1. Minutes

Heather Barnum made a motion to approve the Minutes from the February 6, 2014 Planning Commission meeting. **Kent Hinckley** seconded the motion which was unanimously approved.

#2. City Council Report

Eric Anderson gave a report from the City Council meeting on February 18, 2014. Brentwood Estates Schematic Plan was approved with a road connection to 1400 N. The Council also discussed the ordinances regulating flag lots and sign postings; the Council was in agreement with the discussion the Planning Commission had on February 6, 2014. Staff will now write amendments to the ordinances and will present them to the Planning Commission and City Council for approval.

SUBDIVISION APPLICATION

#3. Chris Ensign – Applicant is requesting Preliminary Plat approval for The Farmington Bungalows Subdivision (10 lots) on 3.2 acres located at approximately 50 South and 300 West in an OTR zone. (S-15-13)

Eric Anderson said the applicant is returning for Preliminary Plat approval. He explained the developer originally proposed an access road into the cul-de-sac from State Street during the Schematic Plan, but the Planning Commission asked him to look at other options. The developer worked with surrounding neighbors to purchase additional property allowing him to increase the subdivision to 10 lots with access from 300 West. In the event the developer would choose to demolish the current home on Lot 10, he would obtain a Certificate of Historic Appropriateness as the home is found in a historic district. The only remaining issue is the storm water; the developer is working with UDOT to get approval to drain all storm water to the Frontage Road.

Chris Ensign, 4468 Zarahemla Dr., explained he hoped to have the approval letter from UDOT in hand for the meeting, but it has been stamped and mailed. He had a survey completed of the property; the property is slightly sloped toward the Frontage Road so the storm water naturally flows there. He feels UDOT will approve the request.

Kent Hinckley asked if we need to specifically record that the Fire Department is comfortable with the access to the subdivision from 300 West. **Eric Anderson** said before an application comes before the Planning Commission, it must go through a screening process with the DRC, which includes the Fire Department. It was approved by all departments without any concerns.

Motion:

Rebecca Wayment made a motion that the Planning Commission approve the Preliminary Plat for the Farmington Bungalows 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 Preliminary plat, including but not limited to conforming with required lot widths of the underlying OTR zone and storm drainage;
2. Street width cross-section must be 56’;

3. If the applicant replaces the existing home on **State Street**, then the proposed dwelling on **State Street** shall receive a recommendation for approval from an ad hoc architectural review committee as established by the City Council or the Farmington City Historic Preservation Committee;
4. The proposed dwellings on Lots 1-9 must be consistent with the surrounding OTR Zone as determined through staff review of proposed building elevations prior to Final Plat, in cooperation with the Historic Preservation Committee;
5. The applicant must resolve the outstanding storm drain issues and receive UDOT permission, in writing, to utilize the Frontage Road ROW;
6. The applicant must resolve the ownership and long-term management of Parcels A and B prior to Final Plat submission.

Karolyn Lehn seconded the motion which was unanimously approved.

Findings for Approval:

1. The property is identified as Low Density Residential on the General Plan, and the proposed schematic plan is consistent with that designation.
2. The General Plan also states that the City should “recognize and preserve Farmington’s heritage of the pioneer buildings and traditions for the enrichment of its present and future citizens.” The property is in the Clark Lane Historic District, and the applicant will receive a Certificate of Appropriateness before demolition of the existing home takes place.
3. Specific to the schematic plan only, and the recommended conditions of approval, the plan complies with all Zoning and Subdivision Ordinance requirements, and other appropriate regulations.
4. Staff will ensure that the homes will fit in with the historic character of the underlying Clark Lane District.

CONDITIONAL USE/SITE PLAN APPLICATION

Item #4. Farmington City (Public Hearing) – Applicant is requesting conditional use and site plan approval to expand the Public Works building and parking lot on 4.29 acres located at 720 West 100 North in a TMU zone. (C-1-14)

David Petersen asked that the item be tabled, but suggested opening the public hearing as it was posted.

Brett Anderson opened the public hearing at 7:15 p.m.

No comments were received.

Brett Anderson closed the public hearing at 7:15 p.m.

Motion:

Kent Hinckley made a motion that the Planning Commission table this item. **Heather Barnum** seconded the motion which was unanimously approved.

ZONE TEXT CHANGE APPLICATION

Item #5. Indulgent Foods, David Cowley (Public Hearing) – Applicant is requesting a recommendation to increase the building height in the BP

(Business Park) zone from 40 feet to 60 feet and to modify building setback standards accordingly. (ZT-1-14)

David Petersen explained Indulgent Foods is looking to expand operations. He showed where the expansion would take place in relation to their current property. They have proposed a 2 story building, but would like to possibly add a 3rd story. Adding a 3rd story would bring the building height to 45', but the current maximum allowed under the ordinance is 40'. Prior to 1994, the area was zoned as C-2 which allowed buildings up to 60' in height. Amending the BP zone to 60' would apply to all other areas zoned BP within the City. **David Petersen** walked through the location of all other BP areas on the City's zoning map. He suggested giving the applicant what he needs to accomplish his purpose by approving the zone for a 3 story building, 45' maximum or both. **David Petersen** also discussed the proposed cap on setbacks, as addressed in Indulgent Foods' letter. He added amending the setbacks is more align with the City's desire to bring buildings more to the street to better distribute the use of the property.

David Cowley, 2107 Newark Cir., explained that currently ThomasARTS is rapidly growing and is in need of additional room for their business. Dave Thomas, the owner of ThomasARTS, asked to be a tenant in the proposed Indulgent Foods' building, but would need 2 floors to accommodate their growth. **David Cowley** said this is the reason why they are now looking at building a 3 story building.

Kent Hinckley asked the height of the current Indulgent Foods' warehouse. **David Cowley** said it is approximately 40'. **Heather Barnum** asked if ThomasARTS would vacate their current building if they occupy 2 floors of the new building. **David Cowley** said no, ThomasARTS would need both buildings.

Brett Anderson opened the public hearing at 7:30 p.m.

No comments were received.

Brett Anderson closed the public hearing at 7:30 p.m.

The Commission and staff discussed the proposed motions. The Commissioners want to ensure a 4 story building will not happen. They asked if any other information was found as to why the building height was decreased from 60' to 40'. **David Petersen** explained that building requirements have changed so older buildings within the City that were 3 stories are now about as tall as some of the new 2 story buildings. He added that they do not know why it was changed.

Kris Kaufman stated he would like to see a motion that would include a building height restriction to 3 stories and 45'. **David Petersen** explained Findings 1-8 under proposed motion A would also carry to proposed motions B and C.

Motion:

Kris Kaufman made a motion that the Planning Commission recommend approval of the request as presented in the letter from Indulgent Foods dated February 4, 2014 except amend the building height to read "3 stories and 45 feet" and not 40 feet. **Kent Hinckley** seconded the motion which was unanimously approved.

Findings:

1. It is likely that the intent of reducing the building height in this area from 60' to 40' in 1994 was not to prohibit the creation of 3 story Class-A office buildings as requested by the current applicant.
2. Present office building types call for higher ceilings.
3. The construction of a 3 story Class-A office building will allow the applicant to expand and keep his business in Farmington. This is good for the City's tax base and meets the City's economic development goals set forth in the General Plan and elsewhere.
4. Expansion of building activity on the project site will create more jobs for the community.
5. More jobs in Farmington/Davis County will result in less vehicle commuter miles on the transportation network. This will also result in better air quality.
6. High quality 3 story buildings in BP locations will enhance the City's business friendly image.
7. The increase in height coupled with the medication of setback requirements will not impact residential uses.
8. The modification of building setbacks is more in-line with the "build-to" lines the City has established elsewhere.
9. The 3 story limit is more reflective of what could happen on the project site and other areas in BP zone districts.
10. By denying a request for 60 feet, it does not preclude a future applicant from requesting that height, but the City will be better able to judge the merits of such a request and decide if the 50 foot height is the most appropriate for the BP zone.
11. The 45 foot height limit is more reflective of what could happen on the project site and other areas in the BP zone districts.

ADJOURNMENT

Motion:

At 7:38 p.m., **Kris Kaufman** made a motion to adjourn the meeting which was unanimously approved.



Brett Anderson, Chairman
Farmington City Planning Commission