

**FARMINGTON CITY
PLANNING COMMISSION MEETING**

March 19, 2014

WORK SESSION

Present: Chairman Brett Anderson, Commissioners Kent Hinckley, Kris Kaufman, Mack McDonald and Rebecca Wayment, Alternate Commissioner, Community Development Director David Petersen, [A city council meeting was also scheduled at the same time, so Mr. Petersen divided his time at both meetings]. Associate City Planner Eric Anderson and Deputy Recorder Heidi Gordon. Commissioners Heather Barnum and Brad Dutson and Alternate Commissioners Karolyn Lehn and Michael Nilson were excused.

#3 – Jason Harris/Fieldstone Homes (Public Hearing) – A request for Schematic Plan approval for the proposed Farmington Park Conservation Subdivision consisting of 83 lots on 39.75 acres located at approximately 1100 W and Glover Lane in an AE zone (S-4-14)

Eric Anderson said the average lot size in this plan is 10,725 sq ft or ¼ acre. A major component of the plan is a land swap with the Davis School District (DSD); they plan to build an elementary school on 11 acres in the NW corner of the property. The swap will benefit both parties and provide better access to the school, a major collector (1100 W), and open space in the SW corner. The 11-acre site will be used jointly between the City and DSD. Details of the yield plan were discussed and Kent Hinckley commented that the applicant does not meet the TDR requirements, but the TDR is a discretionary item which is decided by the City Council, and if the TDR was denied, the other lots would become larger. Kris Kaufman asked if the City has received any complaints regarding high density, and Eric Anderson said they received some negative comments about the developer.

#4 – Norm Frost/Ovation Homes (Public Hearing) – Applicant is requesting Preliminary Plat approval for the proposed Farmington Hollow Conservation Subdivision consisting of 67 lots on 23.5 acres located at approximately 1350 W and 1800 N (A-2-13; S-18-13)

Eric Anderson said although Ovation Homes is the applicant, Ivory Homes will build the majority of the homes. He highlighted several details in the staff report, including the compensation that will be required, detention basin, street alignment, sidewalks, landscape buffer, location of the gas lines, setbacks, and a pocket park. Staff is comfortable with the efforts made by the developers. There was a brief discussion of several issues.

#5 – Amending the Planning Commission By-Laws regarding the public notice process to include posting property signs

This issue will be discussed during the regular session.

REGULAR SESSION

Present: Chairman Brett Anderson, Commissioners Kent Hinckley, Kris Kaufman, Mack McDonald and Rebecca Wayment, Alternate Commissioner, Community Development Director David Petersen [A city council meeting was also scheduled at the same time, so Mr. Petersen

divided his time at both meetings], Associate City Planner Eric Anderson and Deputy Recorder Heidi Gordon. Commissioners Heather Barnum and Brad Dutson and Alternate Commissioners Karolyn Lehn and Michael Nilson were excused.

#1 – Minutes of the March 6, 2014 Planning Commission Meeting

Kent Hinckley asked that the word “not” be changed to “now” in the last paragraph on page 6.

Motion:

Kent Hinckley made a motion to approve the Minutes with one amendment on page 6. The motion was seconded by Mack McDonald and unanimously approved.

#2 – City Council Report

Eric Anderson reported that on March 4, 2014 the City Council approved the Meadow View Plat Amendment, Minor Plat Approval and Development Agreement. Several amendments to Chapter 18 were also approved.

SUBDIVISION APPLICATION:

#3 – Jason Harris/Fieldstone Homes (Public Hearing) – A request for Schematic Plan approval for the proposed Farmington Park Conservation Subdivision consisting of 83 lots on 39.75 acres located at approximately 1100 W and Glover Lane in an AE zone (S-4-14)

Eric Anderson said the yield plan shows 62 lots on 37.13 acres so the applicant was required to set aside 11.14 acres of open space (30%) to receive an additional 12 lots (20% of 62) making a lot count of 74. He also requested a transfer of development rights (TDR) as set forth in Section 11-12-110 which would send open space via a cash payment to the regional park in exchange for 9 additional lots in the subdivision, making a total lot count of 83. The Schematic Plan meets the lot size requirements.

Jason Harris, 4423 Country Wood Drive, Lehi, with Fieldstone Homes, said they are excited to begin this Subdivision, and they worked with the Davis School District to obtain a better location for the school.

Public Hearing:

The Public Hearing was opened at 7:15 p.m.

Jon Shurtliff, 891 Country Lane, did not receive notice of this hearing. The yield plan looks great, but he does not want all of the open space in the corner. The proposed lot sizes are too small. He is concerned about a future freeway and having the park taken over by UDOT. Other concerns include flood zones, creeks, wetlands, and increased traffic on Country Lane.

Ben Barrus, 872 Country Lane, asked Fieldstone to define “a very nice home” and to state the average price of the homes. He said they should use high quality materials. If the City profits from the TDR lots, they are directly competing against private developers. He asked

when the 1100 W overpass would be finished and advised the City to impose a condition to require Fieldstone to finish the improvements prior to building the homes.

Katie Biesinger, 864 W Country Lane, is concerned about the size of the lots and asked why smaller lots are okay now. She would like the school and the park to be on the east bordering the million dollar homes that were built there because they wanted open space behind them. She feels that the school would have better access from Glovers Lane. Fieldstone typically uses lower quality materials, and she wants fewer roads and larger lots.

Nate Nixon, 917 W Country Lane, agreed with the previous comments and said the WDC will cut right through the corner of this field so the City needs to take the long-term view. He would rather leave the school where it is currently planned and have larger lots and nicer homes that will fit in with and add value to the existing homes.

Bernie Johnston, 803 Country Lane, asked why the applicant would be given a waiver of an 80-foot buffer. The zoning ordinances were designed to create consistency in residential areas, but lots on the north, east, and west of this subdivision range from 1/3 acre to 1 acre, and he asked why the rules do not apply to this proposal.

Scott Behunin, 836 S Country Lane, supported the comments of his neighbors. He would like the building materials to be high quality so they could withstand 80-100 m.p.h. east winds.

Dave Reeder, 991 Country Lane, lives in Farmington Creek Estates—a mobile home community. He prefers having the school where it is currently planned because 1100 W would be a through street from Clark Lane to Glover Lane. Other concerns include a dangerous cement ditch, the high water table, drainage issues, wind, the WDC, and completion of the bridge.

Jared Schetselaar, 1060 S 650 W, does not live in this area and suggested that the school be moved further to the north, rotating it to create more open space for the existing lots. The open space could then be a longer, narrower strip down the east side which would be positive for both the current and new residents.

Bryce Huff, 780 E 1475 S, Kaysville, said according to 11-12-80 there should be a sensitive area designation plan because of a creek and flood plain on the property. Also, section “c” in 11-12-100 states that the view of the house lots from exterior roads and abutting properties shall be minimized by the use of changes in topography, existing vegetation or additional landscaping, and section “e” states that at least half of the lots shall directly abut conservation land or face conservation land across the street.

Diane Crook, 624 S 1025 W, asked if the property is in a flood plain. Homes behind her home have been allowed to be extremely elevated, and it appalls her that Fieldstone would be allowed to build homes on such small lots because they will downgrade the existing homes.

Eric Anderson said it may be several years before the 1100 W. bridge is completed. The waiver is so the developer will not be required to do an 80-foot buffer. It is standard in a conservation subdivision.

The Public Hearing was closed at 7:45 p.m.

Kris Kaufman said the TDR may be misapplied in this case, and he is not in favor of it because it is not meant to decrease lot sizes. **Kent Hinckley** does not want development in this location until the WDC alignment is known, and this proposal does not seem to fit a conservation subdivision because of numerous waivers. **Chairman Anderson** expressed concern about the number of waivers and asked if it was right to squeeze lots into this development so that the City can have a larger regional park. **Rebecca Wayment** would like to know how the proposed density compares to the surrounding area. There were several comments/questions related to the yield plan, open space, lot sizes, and the shape of the property.

David Petersen said the City cannot stop developers from submitting applications. Moving the school is a positive step for the neighborhood that will lessen the impact on local streets. The 10 acres involved in this TDR is a good use of public dollars. The bridge is a system improvement that will be paid from impact fees—it may likely happen next year.

Motion:

Kent Hinckley made a motion to table action on this item to allow additional time to study the proposal and ensure that it meets the conservation subdivision and TDR standards and to see what the project would look like if the waivers were not granted and/or if the TDR was not granted. The motion was seconded by **Mack McDonald** and unanimously approved.

#4 – Norm Frost/Ovation Homes (Public Hearing) – Applicant is requesting Preliminary Plat approval for the proposed Farmington Hollow Conservation Subdivision consisting of 67 lots on 23.5 acres located at approximately 1350 W and 1800 N (A-2-13; S-18-13)

Eric Anderson reported that the City Council approved the Schematic Plan on Feb. 4, 2014 with one additional condition requiring the developer to establish a trail. The final alignment of the trail will be decided by the applicant, City staff and the Trails Committee. The compensation in condition #1 is still being negotiated, and details regarding the detention basin still need to be resolved. The placement of the gas lines was inaccurate on the first survey, so several lots were shifted and some lot sizes changed on the east side of the property. **David Petersen** reviewed the proposed street/sidewalk measurements, buffers and setbacks in greater detail.

Norm Frost said they are excited to begin this project. The width of the streets has always been an issue because of the topography of the west side, but they have worked out a compromise. They will do a small park (10,000 sq ft) and will purchase an additional ½ acre from Davis County for the detention basin. The wider the setbacks the smaller the house becomes in a conservation zone, and they feel this is a reasonable request.

Kyle Honeycutt, land acquisitions manager for Ivory Homes, said this will be a higher end subdivision and consistent setbacks are important. Ramblers are popular but wide and

deep and generally have depth issues. They are requesting setbacks of 5 feet in the front and back and 2 feet on the side; 50-70% of the third car garages would not be possible without additional setbacks.

Public Hearing:

The Public Hearing was opened at 8:30 p.m.

George Chipman, 433 S 10 W, Chairman of the Farmington Trails Committee (FTC) commended the Commission for their patience and attention to detail and the developer for being willing to listen to input from the neighbors. The nature trail across the back of six lots will be beneficial to all residents.

Darleen Elggren, 1198 Rigby Road, thanked the developer for designing a nice subdivision. She asked if it would be possible to include speed bumps on Rigby Road. She is concerned about a dangerous area of sidewalk and does not want the trail in that same area.

Chris Roybal, 1267 W 1875 N, appreciated the City Council's decision to leave the curb and work out a buffer on the north side. It is a meandering road anyway, and he is fine with the extra buffer area. He asked the developers to take extra care with the quality of the architecture along the buffer line.

Bryce Huff, 780 E 1475 S, Kaysville, is frustrated because the boundary lines of the trail are as far against Kaysville as possible. The development meets PUD requirements for (a) more pleasant; and (b) no detriment to the community; but it does not meet (c) more efficient use of the land; and (d) greater amenities. A dirt trail and a small, basic park are not "amenities". Since an open space waiver is going to be granted, the amenities should be clearly defined.

Cindy Roybal, 1267 W 1875 N, lives across the street and wants to see more ramblers. She thanked the developer for respecting the front yards and asked when the public could review the landscape plan. She dislikes the straight sidewalk on Shepard Lane and the trail is awkward because it does not have a great connection.

Steve Burton, 1387 S Haight Creek Drive, sent he sent a letter to the Commission. His home is adjacent to the deep ravine where the trail (which he opposes) will be located.

Ron Robinson, 92 N Country Bend Road, is a member of the FTC and feels it is important to preserve the hollow where the trail is located. They plan to work closely with the developer to make the area a safe place for residents to enjoy.

The public hearing was closed at 9:00 p.m.

David Petersen answered various questions and said a condition could be added to obtain feedback from the City Traffic Engineer regarding speed bumps. The City Manager works directly with the developer to determine a dollar amount for the open space. A landscaping plan must be submitted with the Final Plat, and the no-build line is still in place. The proposed street widths fit in with the surrounding area.

The Commission discussed street sizing, sidewalk widths, buffer, setback, waivers and open space requirements, curb and gutter, flashing traffic signs, and the waiver. **Chairman Anderson** said the street layout issue and buffers cannot be blamed on anyone. The waiver is being granted on good cause based on specific special circumstances. The gas line is a special circumstance which affects the depth of the lots.

Motion:

Mack McDonald made a motion to approve the Preliminary Plat for the Farmington Hollow Conservation Subdivision subject to all applicable Farmington City codes and development standards and the following conditions:

1. The applicant must obtain a partial waiver of the open space requirement pursuant to Section 11-12-065 and pay the City just compensation as determined by the City Manager prior to Final Plat approval;
2. The plan must be updated to show a detention basin and if it is on, or partially on, Davis County property, the developer must acquire the property or obtain an easement prior to Final Plat approval. In the event this does not occur, the detention basin must be located on site. The applicant understands that this may result in the loss of 1-3 lots;
3. Applicant will obtain a dedicated trail easement from Davis County for that portion of the trail that crosses County property;
4. The landscape buffer and side treatments along 1800 North and the pocket park shall be maintained by an HOA. The overall width of the landscape buffer and sidewalk along 1800 N shall be as shown on the plat;
5. The applicant shall prepare a landscape plan for review and approval by the City at Final Plat review;
6. Improvement drawings for the project shall be reviewed and approved by each member of the Farmington Development Review Committee (DRC);
7. The location of the trail and the adjacent westerly lot lines shall be staked, reviewed, and approved by the Planning Commission prior to final plat approval;
8. Staff will work with affected property owners with the landscape plan being proposed by the developer prior to final plat approval;
9. Staff will work with the City Traffic Engineer regarding the addition of speed bumps or other traffic calming measures if at all possible;
10. Ivory Homes sideyard setbacks will be a minimum of 8 feet and a total of 18 feet, and Ovation Homes sideyard setbacks will be a minimum of 5 feet and a total of 13 feet;
11. City staff will consider striping a pedestrian lane on the north side of the pavement.

The motion was seconded by **Rebecca Wayment** and unanimously approved.

Findings for Approval:

1. The proposed development meets all of the standards and requirements of a conservation subdivision in the LR zone such as minimum lot sizes, lot widths and setbacks.
2. The proposed development is at a density of 2.85 units per acre, which is consistent with the adjacent neighborhoods and the LDR General Plan designation of 4 units per acre.
3. The road layout will mitigate through traffic and be prohibitive to high speeds.
4. 1800 North Street shall be landscaped and retain its rural character.
5. Larger lots shall be situated on the periphery of the project providing an acceptable transition to adjacent neighborhoods.
6. The overall layout follows the low density residential objectives of the General Plan.
7. In spite of the realization that the pipelines were in a different location than originally thought, the applicant provided an updated yield plan and was able to obtain the 67 lot threshold.
8. The Haight Creek Draw is shown on the Master Trails Map as a future trail corridor; the current plan has this trail shown.
9. The waiver is being made due to the location of gas lines on the property.

OTHER BUSINESS:

#5 – Amending the Planning Commission By-Laws regarding the public notice process to include posting property signs

David Petersen said the City Council would like to post signs as part of the City’s public notice process. The City Attorney has reviewed and approved the proposed addition, so the City will now post an on-site notice (in addition to the mailings) of the public hearing for a schematic subdivision plan, a conditional use approval, and a re-zone application. He mentioned the addition of a clause that states: “the Zoning Administrator, with the concurrence of the PC Chairman, may provide additional notice of any application as necessary.” **Kris Kaufman** said that because the rights vested at preliminary plat approval, property owners should be noticed at both levels. **David Petersen** said they would support having preliminary plat be a mandatory public hearing, but it would need to be changed in the Subdivision Ordinance.

Motion:

Kent Hinckley made a motion to approve paragraphs 6 and 7 as listed in the staff report and to direct staff to make a change to the Subdivision Ordinance stating that there will be a public hearing at both the schematic plan and preliminary plat levels. The motion was seconded by **Rebecca Wayment** and unanimously approved.

ADJOURNMENT

Motion:

Mack McDonald made a motion to adjourn the meeting, and it was unanimously approved. The meeting was adjourned at 10:30 p.m.



Brett Anderson, Chairman
Farmington City Planning Commission