

FARMINGTON CITY
PLANNING COMMISSION MEETING
Thursday, August 11, 2011

STUDY/WORK SESSION

***Present:** Chairman Randy Hillier, Vice Chairman Jim Young, Commission Members Steven Andersen, Rick Draper, Nelsen Michaelson, Michael Nilson, Alternate Commission Member Brett Anderson, Associate City Planner Christy Alexander and Recording Secretary Cynthia DeCoursey. Commission Member Michael Wagstaff and Alternate Commission Member Kris Kaufman were excused.*

Chairman Hillier began the meeting at 6:35 p.m., and the following items were discussed:

#3 – Richard Evans – (Public Hearing) – Applicant is requesting a recommendation for Preliminary/Final Plat approval for the Van Zweden Subdivision encompassing 3.17 acres and consisting of 2 lots and 1 parcel located at approximately 150 South 1525 West in an AE zone. (S-9-11)

Mr. Evans attended the work session and said he acquired this Subdivision in 2007. He has spoken with the adjacent property owners and has obtained the two required easements. The property is currently a horse pasture, and he would like to begin building a speculation home on Lot 2 in the fall of 2011. Each lot will be .99 acres. The Commission discussed the storm water drainage plan, the emergency turnaround and the cash bond the City will require which will be used to extend Bonanza Road at some time in the future.

#4 – Garbett Homes – (Public Hearing) – Applicant is requesting a recommendation for Preliminary/Final Plat approval for the Farmington Crossing North Phase 5 Subdivision encompassing 5.9 acres and consisting of 93 lots located at approximately Shepard Church Drive & Stillwater Drive in a C-PUD zone. (S-4-11)

Christy Alexander said Garbett Homes obtained approval for this Subdivision in 2006 but were unable to complete it, and the approvals expired after 12 months.

REGULAR SESSION

***Present:** Chairman Randy Hillier, Vice Chairman Jim Young, Commission Members Steven Andersen, Rick Draper, Nelsen Michaelson, Michael Nilson, Alternate Commission Member Brett Anderson, Associate City Planner Christy Alexander and Recording Secretary Cynthia DeCoursey. Commission Member Michael Wagstaff and Alternate Commission Member Kris Kaufman were excused.*

Chairman Hillier opened the meeting at 7:00 p.m. and offered the opening prayer.

#1 – Minutes

Motion:

Steven Andersen made a motion to approve the minutes of the June 30, 2011 Planning Commission Meeting. The motion was seconded by Rick Draper and approved by Commission Members Andersen, Draper, Hillier, Nilson, and Young. Commission Member Michaelson and Alternate Commission Member Brett Anderson did not attend the meeting and abstained.

Rick Draper made a motion to approve the minutes of the July 28, 2011 Planning Commission Meeting with one amendment as discussed during the work session. A second was made by Michael Nilson, and it was approved

by Commission Members **Draper, Hillier, Michaelson** and **Nilson**. Commission Members **Young** and **Andersen** and Alternate Commission Member **Anderson** abstained because they were not in attendance.

#2 – City Council Report

SUBDIVISION APPLICATION

#3 – Richard Evans – (Public Hearing) – Applicant is requesting a recommendation for Preliminary/Final Plat approval for the Van Zweden Subdivision encompassing 3.17 acres and consisting of 2 lots and 1 parcel located at approximately 150 South 1525 West in an AE zone. (S-9-11)

Christy Alexander said approval for this three lot single-family residential subdivision was granted in 2007; however, the project was never completed, and the new owner, **Richard Evans**, is moving forward with the original plans. Staff is recommending approval of this request.

(Public Hearing)

Chairman Hillier opened the public hearing at 7:06 p.m.

Peter and **Hanh Ho**, 12 South 2050 East, Layton, own a lot at 1525 West 152 South in the McComber Subdivision, and they asked several questions regarding the proposed road and sidewalks. **Christy Alexander** answered the questions and provided additional details from the staff report.

The public hearing was closed at 7:08 p.m.

Motion

Jim Young made a motion to recommend approval of the Preliminary Plat for the Van Zweden Subdivision, subject to all applicable Farmington City development standards, ordinances and the following conditions:

1. The applicant will work with the City's Development Review Committee to address any outstanding issues related to the final plat including but not limited to planning, engineering, storm water, sewer, culinary and secondary water and public works.
2. The applicant will submit a cash bond to the City for the future extension of Bonanza Road.

The motion was seconded by **Nelsen Michaelson** and approved by Commission Members **Andersen, Draper, Hillier, Michaelson, Nilson,** and **Young** and Alternate Commission Member **Brett Anderson**.

Findings:

1. The proposed final plat is consistent with the previously approved preliminary and final plats.
2. The proposed subdivision meets all the requirements for approval of a final plat.

Motion

Michael Nilson made a motion to recommend to the City Council approval of the Final Plat for the Van Zweden Subdivision, subject to all applicable Farmington City development standards, ordinances and conditions established previously at preliminary plat approval. The motion was seconded by **Rick Draper** and approved by Commission Members **Andersen, Draper, Hillier, Michaelson, Nilson,** and **Young** and Alternate Commission Member **Brett Anderson**.

Findings:

1. The proposed final plat is consistent with the previously approved preliminary and final plats.
2. The proposed subdivision meets all the requirements for approval of a final plat.

#4 – Garbett Homes – (Public Hearing) – Applicant is requesting a recommendation for Preliminary/Final Plat approval for the Farmington Crossing North Phase 5 Subdivision encompassing 5.9 acres and consisting of 93 lots located at approximately Shepard Church Drive & Stillwater Drive in a C-PUD zone. (S-4-11)

Christy Alexander explained that the City Council approved the schematic plan for this Subdivision at their July 14, 2011 meeting, and Garbett Homes is now requesting preliminary and final plat approval--nothing has changed since the previous approvals in 2006.

Richard Welch, 273 N. East Capitol Street, Salt Lake City, of Garbett Homes, explained that there is also a development agreement which was amended on September 10, 2007 which spells out the specific provisions regarding the paving of Shepard Creek Parkway. He said that Garbett Homes changed their elevations prior to Phase 3 (an amendment to Phase 1), and those same elevations will be used for Phase 5.

Resident **Roger Wright**, 905 Willow Bend, asked for a clarification of the proposed action, and **Christy Alexander** answered his questions.

The Commission discussed the elevations, the conditions and findings, and the timing of the previous approvals. They also answered additional questions from the public regarding these same issues.

Motion

Steven Andersen made a motion to approve the Preliminary Plat for the Farmington Crossing North Phase 5 Subdivision, and to reflect the existing Final (PUD) Master Plan, subject to all the same conditions and findings as previously approved by the Planning Commission on April 26, 2006, and schematic plan approval. The motion was seconded by **Michael Nilson** and approved by Commission Members **Andersen, Draper, Hillier, Michaelson, Nilson,** and **Young** and Alternate Commission Member **Brett Anderson**.

Motion

Michael Nilson made a motion to recommend that the City Council approve the final plat for the Farmington Crossing North Phase 5, and to reflect the existing Final (PUD) Master Plan, subject to the same conditions and findings established previously by the City Council on November 21, 2006, and schematic plan approval. **Rick Draper** seconded the motion which was approved by Commission Members **Andersen, Draper, Hillier, Michaelson, Nilson,** and **Young** and Alternate Commission Member **Brett Anderson**.

ADJOURNMENT

Motion

Nelsen Michaelson made a motion to adjourn the meeting which was approved by Commission Members **Andersen, Draper, Hillier, Michaelson, Nilson,** and **Young** and Alternate Commission Member **Brett Anderson**. The meeting ended at 7:35 p.m.