

**FARMINGTON CITY  
PLANNING COMMISSION MEETING  
January 8, 2015**

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**STUDY SESSION**

*Present: Chair Rebecca Wayment, Commissioners Brett Anderson, Heather Barnum, Bret Gallacher, Val Halford, Kent Hinckley, and Alex Leeman, Associate City Planner Eric Anderson, Community Development Director David Petersen and Recording Secretary Lara Johnson.*

**Approval of the Planning Commission Meeting Minutes**

David Petersen said the only Commissioners that should approve the motion for the December 11, 2014 Planning Commission Meeting Minutes are those that were previously on the Commission and that were in attendance of that meeting, which were Bret Gallacher and Rebecca Wayment.

**Item #3. Farmington City – Recommendation for “Park Lane Plat” Schematic Plan Approval**

David Petersen explained that during the realignment of Park Lane to Clark Lane, the City entered into an agreement with CenterCal to exchange property as detailed further in the staff report. In order for the exchange to be memorialized, the City must submit a Schematic Plan for approval, which will be followed by a combined Preliminary and Final Plat. Staff explained there should not be opposition to the recommendation for approval during the public hearing as it is a “housekeeping” item.

**Item #4. Jason Harris/Fieldstone Homes – Recommendation for Farmington Park Conservation Subdivision Phase I Final Plat Approval**

Eric Anderson said this subdivision is located near Glover Lane and 1100 West. Previously, the school district owned the property in the northeast corner, but exchanged property with the applicant so the school district now owns the property in the northwest corner which will result in the school having frontage along 1100 West.

Eric Anderson explained it is a Conservation Subdivision; however, the ordinance has since changed to no longer allow new applicants the option to apply for this type of subdivision as it was previously written. Under the old Conservation Subdivision, the ordinance allowed for an increase in density in exchange for giving open space to the City. The applicant’s transfer of open space for the entire development will assist the City in building an almost 11 acre city park. Eric Anderson said since the applicant is only requesting approval for Phase I at this time, the City Manager is working with the property owner to receive all property set aside for the park as it will be easier to address all development issues at once.

With regards to the drainage ditch that is currently located on the property where the park will be, Eric Anderson said the US Army Corp of Engineers has determined it as “navigable waters” based on the Clean Water Act as it empties into the Great Salt Lake. As a result, the park will be slightly decreased in size as to leave an open ditch.

**Kent Hinckley** asked what plans are for continuing 1100 West. **Eric Anderson** explained the school district will improve their section of 1100 West when the construction of the school begins; the City will improve their section when the park is built.

**Rebecca Wayment** asked for clarification on what a “no-rise certificate” is as shown in condition #2 in the proposed motion. **Eric Anderson** said there is a portion of Phase I currently located in the flood plain. Fill must be brought in to raise the elevations to ensure the displacement of the flood plain is zero.

**Item #5. Phil Holland/Wright Development – Recommendation for Preliminary Plat Approval for Tuscany Grove Subdivision**

**Eric Anderson** said this is a recommendation for Preliminary Plat approval. He reminded the Commission that the applicant has requested a TDR for 2 extra lots bringing the total subdivision to 9 lots. He said there are a few issues remaining, but staff is confident it will all be resolved prior to Final Plat.

**Item #6. Ernie Wilmore/Wright Development – Recommendation of Approval for the Residences at Station Parkway Project Master Plan**

**Eric Anderson** said the proposed apartment complexes are similar to what is already built; however, some of the buildings included in the plan are 4 stories and not just 3 stories. **David Petersen** explained what is before the Commission is approval of the Project Master Plan which is the “concept” of the overall plan; however, the applicant has provided building elevations for the Commission to review. **David Petersen** stated this apartment complex falls in a TMU (Transit Mixed-Use) zone and conforms to most of the City’s form based codes which requires bringing building fronts to the street to promote walkability.

**Item #7. & 8. – Zone Text Changes**

These items will be discussed during the Regular Session.

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**REGULAR SESSION**

***Present:** Chair Rebecca Wayment, Commissioners Brett Anderson, Heather Barnum, Bret Gallacher, Val Halford, Kent Hinckley, and Alex Leeman, Associate City Planner Eric Anderson, Community Development Director David Petersen and Recording Secretary Lara Johnson.*

**#1. Minutes**

**Val Halford** made a motion to approve the Minutes from the December 11, 2014 Planning Commission meeting. **Bret Gallacher** seconded the motion; it was approved by the Commissioners that were in attendance of that meeting which were Bret Gallacher and Rebecca Wayment.

**#2. City Council Report**

**Eric Anderson** did not give a report from the City Council meeting on January 6, 2015 as it was a joint session with the Planning Commission members.

## **SUBDIVISION AND REZONE APPLICATION**

**#3. Farmington City (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the “Park Lane Plat.” The purpose of the subdivision is to memorialize, as per a previous agreement, what has already taken place regarding the realignment of 1100 West and Park/Clark Lane, which resulted in the reconfiguration and creation of parcels in the vicinity of said realignment.**

David Petersen showed the Commissioners the aerial map of the area and the new realignment of the “swoop” on Park Lane to Clark Lane. He explained CenterCal owns the rectangular parcel that the realignment was moved to; however, the City owns the original Park Lane ROW. The City entered into an agreement to exchange deeds for the property. In reviewing the agreement, it stated preliminary and final subdivision plats must be provided. David Petersen said the City requires a Schematic Plan be approved prior to Preliminary and Final Plat. This agenda item is simply a housekeeping item that will finalize the land swap.

**Rebecca Wayment opened the public hearing at 7:14 p.m.**

No comments were received.

**Rebecca Wayment closed the public hearing at 7:14 p.m.**

Heather Barnum feels this item is straightforward, and she does not see any concerns with its approval. The Commissioners agreed.

### ***Motion:***

Heather Barnum made a motion that the Planning Commission recommend that the City Council approve the Schematic Plan for the Park Lane Plat, subject to all applicable Farmington City ordinances and development standards. Kent Hinckley seconded the motion which was unanimously approved.

### **Finding:**

1. In addition to exchanging deeds to make possible the Park Lane realignment, Farming City and CenterCal entered into an agreement which also required approval of a subdivision plat. Schematic plan is the first step in that process.

**Item #4. Jason Harris/Fieldstone Homes – Applicant is requesting a recommendation for Final Plat approval for the proposed Farmington Park Conservation Subdivision Phase I consisting of 19 lots on 6.458 acres located at approximately 1100 West and Glover Lane in an AE zone. (S-4-14)**

Eric Anderson said this item is the Final Plat for Phase I of this development. As was discussed in the Study Session, the applicant is transferring his open space to the City in exchange for an increase in density. Although there will be 74 lots total for the subdivision, Phase I will include 19 lots. Eric Anderson said the only outstanding issue is receiving approval from FEMA for the flood plain; all other issues have been resolved by the City and the DRC.

**Heather Barnum** asked if the LOMR (Letter of Map Revision) and CLOMR (Conditional Letter of Map Revision) have been obtained. **David Petersen** explained an applicant requests a LOMR from FEMA. FEMA gives specific conditions that must be completed to receive the final CLOMR; however, part of those conditions cannot be completed until after a building permit is received. Before a building permit is granted, an applicant must receive Final Plat approval.

**Heather Barnum** asked if lots located in the proposed subdivision that are currently in the flood plain will still require flood insurance after the applicant receives the LOMR and CLOMR. **David Petersen** said the applicant can explain the process in further detail.

**Jason Harris**, 128 Pony Express, Draper, explained that by obtaining the LOMR and CLOMR, all properties currently located in the flood plain will be removed and flood insurance will not be required. He said they are excited to finally move forward as plans have been held up due to the exchange of property with the school district and finalizing plans for the 11 acre city park.

***Motion:***

**Kent Hinckley** made a motion that the Planning Commission recommend that the City Council approve the Final Plat for the Farmington Park Conservation Subdivision Phase I subject to all applicable Farmington City codes and development standards and the following conditions:

1. The applicant will obtain both a CLOMR and LOMR from FEMA prior to building permit issuance;
2. The applicant will obtain a no-rise certificate for the proposed subdivision;
3. All improvements drawings, and the grading and drainage plan/ must receive final approval from the City Engineer and other members of the DRC.

**Brett Anderson** seconded the motion which was unanimously approved.

**Findings:**

1. The proposed development meets all of the standards and requirements of a conservation subdivision (option 2) in the AE zone such as minimum lot sizes, lot widths and setbacks.
2. The proposed development is at a density of 1.99 units per acre, which is consistent with the adjacent neighborhoods and the RRD General Plan designation.
3. The development is not seeking a waiver of the open space provision and is providing the City with much needed recreational space.
4. The overall layout follows the low density residential objectives of the General Plan.
5. Moving the future elementary school to the northwest corner will be advantageous to all parties, including the City.

**Item #5. Phil Holland/Wright Development – Applicant is requesting Preliminary Plat approval for the proposed Tuscany Grove Subdivision consisting of 9 lots on 3.55 acres on property located at approximately 1470 South and 200 East in an LR Zone. (S-14-14)**

**Eric Anderson** said the applicant is requesting approval for Preliminary Plat. The subdivision is a total of 9 lots with 2 of those lots coming from a TDR. The applicant has received approval by the City Council for the 2 TDR lots during the Council's approval of the Schematic Plan. There are a few remaining issues with storm water; however, staff is confident the applicant will resolve all issues prior to Final Plat.

The applicant was not present in the meeting.

**Eric Anderson** added that the applicant submitted a geotech report to the City. The City's building department then sends the report to an engineer consultant. The consultant provides recommendations for the project to ensure the applicant's geotech report checks out. The consultant recommended that the following be added as a condition to the motion: "The applicant must complete a fault-rupture study prior to Final Plat consideration."

**Rebecca Wayment** asked if the property across the street from the development is designated wetlands. **David Petersen** explained it is currently a temporary detention basin that serves the Tuscany Village development. He showed an aerial map of the area and pointed out the property located near the Lagoon billboard. He said the recently approved Eastridge Subdivision is assisting in the development of a large detention basin near the billboard as the Eastridge developers' are dedicating land to make the detention basin possible. Once that is created, the property where the temporary detention basin will be returned to the property owner.

**Val Halford** asked if there is an easement along the east side of the development. **David Petersen** stated it is the old Bamberger ROW. The ROW was purchased by an individual and each development in Davis County that has crossed this ROW has had to purchase the land from the property owner, or design around it.

***Motion:***

**Heather Barnum** made a motion that the Planning Commission approve the Preliminary Plat for the Tuscany Grove Subdivision as requested, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall provide 20' storm drain easements for the storm drain lines in lots with new and existing storm drains;
2. Prior to Final Plat, the applicant will need CLOMR approval by FEMA showing all building pads are out of the flood plain;
3. The grading and drainage plan must be amended prior to Final Plat and show all drainage arrows on the lots with correct flows, provide finished grade elevations at all lot corners, and show the drainage path for handling water from the south of the subdivision;
4. It appears that portions of the trail and the necessary abutting land adjacent to the Frontage Road may be located outside City property, if so, this land must be conveyed to the City, but the developer shall be reimburse for the cost related thereto;
5. The applicant must complete a fault-rupture study prior to Final Plat consideration.

**Alex Leeman** seconded the motion which was unanimously approved.

**Findings:**

1. The proposed subdivision meets the new requirements and standards of the underlying LR zone.
2. While the proposed subdivision layout is dependent on the TDR transaction approval, the densities proposed would reflect or be less than the surrounding developments, such as Tuscany Village, Tuscany Cove and Aegean Village.
3. The conditions placed on the motion reflect any outstanding minor concerns raised by the DRC and can be addressed more fully at Final Plat.

**PROJECT MASTER PLAN**

**Item #6. Ernie Wilmore/ICO Development (Public Hearing) – Applicant is requesting approval for the proposed Residences at Station Parkway Project Master Plan consisting of a 432 unit apartment complex (7 apartment buildings total) on 12.95 acres on property located at approximately 600 North and Station Parkway in a TMU (Transit Mixed Use) Zone. (PMP 1-14)**

**Eric Anderson** said this is a new project, but is similar to the existing apartment complex Park Lane Village. The proposal is for 7 buildings with a total of 432 units. The project is located in the TMU district and appears to meet all form based code standards. **Eric Anderson** added that the TMU district was created based on its distance to the transit station to allow for easy access.

**David Petersen** provided a brief history on the Regulating Plan that was first adopted in 2008 as a result of the City's desire to create a more walkable, connective community through road patterns and building placement. The City also adopted form based codes to bring all buildings to the street to support walkability. **David Petersen** said the project complies with the form based codes and even expands the Regulating Plan to ensure more connectivity of the community through the addition of a few more private streets.

**David Petersen** reviewed the requirements of a Project Master Plan as shown in Chapter 18 of the Zoning Ordinance. He explained all information found in the staff report for the project is a result of the requirements of the ordinance; however, the applicant was not required to show building elevations or building footprints, but did so to assist the Commissioners in their review. **David Petersen** also said the applicant is required to do a Project Master Plan since he is revising the Regulating Plan, but again emphasized that the applicant is "adding to" the plan. He said there are also concerns with a "super block" of the development, but staff feels it is okay as the developer is including private streets to help negate the large block.

**David Petersen** reviewed the conditions of the motion with the Commissioners. The conditions were a result of the amendments to the Regulating Plan and a few concerns that were addressed by the SPARC and DRC committees. **Eric Anderson** said that the City Engineer also requested that the following be added as a condition to the motion: "The applicant must address all storm water issues to the satisfaction of the City Engineer."

**Kent Hinckley** asked for further clarification on the private roads and the easements that were mentioned by staff. He wondered if it's the developer's intention that the private roads be converted into easements. **David Petersen** said maybe; the developer can meet the City standards for the "super block" without approval of those easements with the use of private lanes as shown in the staff report. **Kent Hinckley** asked if there are any concerns with the private lanes surrounded by the public streets. **David Petersen** said no, there are a lot of benefits of having private lanes in a community like this as the property management team can maintain the streets adequately without the assistance of the City.

**Bret Gallacher** asked if there is a precedent for, or against allowing the easement around a gas line to increase a block size. **David Petersen** said no, but the gas line is in a few rare spots in this zone. In Park Lane Village, the gas line easement is 100'. **David Petersen** said the City invoked section 114 of the code that allows a deviation from the underlying zone to allow for the development to happen. He said the approval process for that deviation is extensive so staff is trying to find a better solution for the issue.

**Keith Bennett**, 2033 Dan Dr., Layton, said that all information in the staff report is the packet and narrative that is required by the City's ordinance. He feels the information best shows the intent of the project.

**Heather Barnum** asked the height of the proposed 4-story buildings. **Keith Bennett** said each floor is 10', so approximately 40' total, with a few additions to roof pitches and other things to give variety to the building block. He also added that a variety of building materials has also been included to give the buildings a character similar to the surrounding neighborhoods.

**Heather Barnum** asked if all proposed buildings will be 4-stories. **Keith Bennett** said 4 of the 7 total buildings will be 4-stories.

**David Petersen** said the developer is transferring open space to be along Shepard Creek. He said the Trails Master Plan calls for a trail along both sides of the creek and this would be the beginning of that trail. **Keith Bennett** added that they plan to transform this area of the creek into a major amenity for the community with the trail, a pedestrian bridge to cross the creek and picnic pavilions with barbeques. Since there will also be the creation of a detention basin near this area, they also have plans to include a dog run amenity as well. He added that the apartment complex will also include a 2-story community space with features like a theater room, internet café, lounge with an outdoor pool, hot tub, splash pad and tot lot.

**Rebecca Wayment** asked how many parking stalls will be included in the complex. **Keith Bennett** said there will be 1.8 stalls per unit. All parking will be located along the inside of the community (as buildings fronts will be brought to the street). There will be tuck-under garages like Park Lane Village as well as carports for residents. There will be parallel parking along the streets that will serve residents and visitors on a first come first serve basis.

**Kent Hinckley** asked if there is a standard created as to how many stalls per unit an apartment complex should include. **Keith Bennett** said there is no set standard as it can vary from city to city. In his experience, they create what works to retain tenants as tenants will not stay when there is inadequate parking. He also added that typically urban design calls for approximately 1.2-1.5 stalls per unit; however, 1.8 is the practice at Park Lane, and it seems to be working well.

**Ernie Wilmore**, 1160 Kings Ct., Kaysville, said typically lenders drive what is recommended for stalls per unit; however, having seen 1.8 stalls per unit work well at Park Lane Village, they are comfortable moving forward with the same standard for this project. **David Petersen** also stated that the City's ordinance standard for multi-family units is 1.85 stalls per unit for a conventional apartment. He is unsure how they reached that standard. He feels 1.8 is adequate.

**Heather Barnum** asked if there will be elevators located in the 3-story buildings like the 4-story buildings. **Keith Bennett** said no. **David Petersen** stated the building code does not require 3-story apartment buildings to have elevators; however it is required for a 4-story building.

**Rebecca Wayment opened the public hearing at 8:11 p.m.**

No comments were received.

**Rebecca Wayment closed the public hearing at 8:11 p.m.**

**Rebecca Wayment** asked where the location of the tall pylon signs that were previously presented to the Commission for approval by The Haws Company will be located. **David Petersen**

showed their approximate location in reference to the nearest proposed apartment building. The Commissioners expressed concern that the lighting may disrupt the residents of the closest building.

**Rebecca Wayment** also asked when the appropriate time is to discuss advertising on the exterior of the apartment buildings. **David Petersen** said advertising will be discussed during the development plan review.

**Heather Barnum** asked if there are any concerns with snow removal with parking along the public streets. **David Petersen** said there are major municipalities, like Denver, CO, that receive significantly more snow but still make it work. He feels confident that the issue can be appropriately addressed during the development review.

***Motion:***

**Kent Hinckley** made a motion that the Planning Commission approve the PMP for the Residences at Station Parkway subject to all applicable Farmington City codes and development standards and the following conditions:

1. Prior to Development Plan Review, the applicant shall extend Water Trail Way to the southern end of the project boundary and line the road up with Park Lane Commons;
2. Prior to Development Plan Review, the applicant shall add a pedestrian connection across Richards Lane where Broadway creates a "T";
3. The roads may be private but if so, the applicant shall grant a public access easement to the City consistent with the possible zone text change currently under review by the City;
4. The open space in the northwest corner of the project must be rezoned from TMU to OS (Open Space);
5. Any change to the standard street cross-section is subject to 11-18-104(4);
6. The applicant must address all storm water issues to the satisfaction of the City Engineer.

**Bret Gallacher** seconded the motion which was unanimously approved.

**Findings:**

1. After a preliminary review, it appears that the proposed development meets all of the standards and requirements of the transit mixed zone as outlined in Chapter 18 with the exceptions listed above.
2. The parking needs for this project are being addressed using tuck under garages, small broke-up surface parking lots, on-street parking, and covered parking, this treatment of parking meets the form based code.
3. The proposed development meets the spirit of the form based code and provides a greater variety of housing choices particularly for-rent multi-family housing, something the City needs.
4. The City intended both in the General Master Plan and in the Zoning Ordinance for the mixed use district to be where the highest densities and intensities of uses would be concentrated, this project complies with that intention.
5. The location of this project and its accessibility to transit, Station Park, the Park Lane Commons project, etc. make this a good fit.
6. The DRC will review the plans more thoroughly at the next phase, Development Plan Review, where more details are required.
7. The park and trail on the north of the property will be added amenities to the City and will connect the Legacy Trail to Shepard Creek future trail network to the west.

8. The proposed street network does not alter the streets on the existing regulating plan but adds more streets and improves connectivity and the overall street layout of the mixed use district.
9. The OS zone designation is consistent with previous such designations in the area approved by the City, and it complies with the regulation plan and agreement 2010-36.

#### **ZONE TEXT CHANGE**

**Item #7. Farmington City – Applicant is requesting a recommendation for a text amendment to Chapters 1, 2, 3 and 6 of the Subdivision Ordinance regarding the approval process for major subdivisions and related chapters where necessary. (ZT-9-14)**

**David Petersen** said the Planning Commission and the City Council met jointly on January 6, 2015. As per the discussion, the proposed changes are as follows:

Schematic Plan

*Planning Commission Recommends (Public Hearing)  
City Council Approves/Denies (Public Hearing)*

Preliminary Plat

*Planning Commission Approves/Denies  
Appeals to City Council*

Final Plat

*Planning Commission Approves/Denies  
Appeals to City Council then to District Court.*

**David Petersen** added that the Council and Commissioners also asked that if changes occur between Schematic Plan and Preliminary Plat, that there be some standard to determine if the changes warrant returning to Schematic for another Planning Commission recommendation.

**David Petersen** wanted to confirm those are the changes the Commissioners are comfortable with so staff can write it for recommendation for approval at the next Planning Commission meeting.

**Heather Barnum** felt that at the joint session, the City Attorney may not have been comfortable with the City Council holding a public hearing at the Schematic level; however, she feels it is important that the public has an opportunity to express concerns before their elected officials. **Bret Gallacher** agreed; he feels the City Council could negatively be impacted if they chose to no longer have public hearings before the Council.

**Alex Leeman** added that not all Council members were comfortable removing themselves from the public hearing. **David Petersen** said all Commission members voiced their opinions regarding the matter; however, most the Council members remained silent as to which direction they wanted to take. **Kent Hinckley** added that, despite the public hearings, under the proposed changes, the City Council will still have the final say as they will be the appellate body for Preliminary and Final Plat.

**David Petersen** said he will work on creating standards as to when a development needs to return back to Schematic Plan due to changes to the previously approved plan.

**Motion:**

**Brett Anderson** made a motion that the Planning Commission table item #7. **Alex Leeman** seconded the motion which was unanimously approved.

**Item #8. Farmington City (Public Hearing) – Applicant is requesting a recommendation for a text amendment to Chapters 18 of the Zoning Ordinance as it relates to the Regulating Plan, in the vicinity of Station Parkway, Grand Avenue (west of Station Parkway), and Park Lane, and amendments to standards in Chapter 18 for rights-of-way, large footprint buildings and other related standards therein. (ZT-11-14)**

**David Petersen** said in December, the City announced that Cabela’s has plans to open a new store in Farmington. In preparation for the anticipated Cabela’s development plan, **David Petersen** said staff recommends amendments to off-street parking standards and to street network design and public space standards. These amendments would allow for parking along one side-road of the building instead of bring the building to the corner of the street every time.

**David Petersen** also proposed that provisions for “large footprint buildings” to specify the commercial use to mean “retail” as that was the original intent of the ordinance when it was written.

**Heather Barnum** asked if Cabela’s has requested the amendments. **David Petersen** said no; however, he has seen the concept plan and feels this will help them move forward more quickly with their plans once the plans are presented.

**Heather Barnum** asked if this change would affect other areas that the City may not want to be affected. **David Petersen** explained the restrictions of the amendments, which include the side road used for parking cannot exceed 25% of the building or 60’ cumulatively of a building that exceeds 45,000 sq. ft.

**Bret Gallacher** asked if staff is comfortable with this change as it most likely would not have been presented had it not been for Cabela’s conceptual plans. **David Petersen** said yes, staff is comfortable with its approval.

**Heather Barnum** expressed concern that the Cabela’s building will have parking along all major intersections it is located. She does not feel this promotes better community walkability. **David Petersen** clarified the side road parking will be along a minor street on the side of the building.

**Rebecca Wayment opened the public hearing at 8:59 p.m.**

No comments were received.

**Rebecca Wayment closed the public hearing at 8:59 p.m.**

**Alex Leeman** said he is comfortable with the recommendation for approval of the amendments as he feels it is a simple request to accommodate Cabela’s.

**Rebecca Wayment** asked if this change would impact the whole city. **David Petersen** said no, the change would only impact the mixed-use areas and is limited to corner lots.

**Bret Gallacher** said he does not like amending the ordinance to fit one retailer's needs; however, he does not see any concerns with the proposed changes. **Alex Leeman** pointed out that someone in need will always prompt a change like what's being presented before the Commission during this meeting.

***Motion:***

**Kent Hinckley** made a motion that the Planning Commission recommend that the City Council approve the attached proposed amendments to Sections 11-18-104(3)a. and (4), 11-18-110(b)(C), and 11-18-107(2)(e)ii.17. **Alex Leeman** seconded the motion which was unanimously approved.

**Findings:**

1. Presently, the City may only obtain rights-of-way by dedication. The changes will increase flexibility for the property owner by permitting the City to also obtain rights-of-way by easement and also thereby allowing the underlying fee, including the maintenance thereof, to remain the responsibility of the owner.
2. Rights-of-way by easement will better enable the development (and possible redevelopment) of blocks occupied by large footprint buildings (and possible redevelopment) of blocks occupied by large footprint buildings (and their accompanying parking areas), while at the same time helping to ensure adherence to form based codes and allowing the City to be a more essential participant in the event that such development and/or redevelopment process occurs in the future.
3. Easements may be used for multiple reasons, such as fire access, locations for public utilities, culinary water lines, etc.
4. Special provisions are currently in place to allow very limited parking at major intersections or at an intersection that is intended as a neighborhood town center. These types of intersections are often occupied by large retail commercial—or institutional uses—and these types of users most often exceed the footprint size of 20,000 s.f. as specified in the ordinance. Accordingly, the section regarding such buildings is expanded to include institutional uses, and larger foot print buildings of 45,000 s.f. or more. This is more in keeping with the purpose of Chapter 18 since it is not necessary for smaller footprint buildings to deviate from the code because the mass and scale characteristics are different for small buildings.
5. The amendment clarifies large footprint buildings as “retail” commercial consistent with the standards therein as was originally intended when the section was enacted in 2008.

***Motion:***

**Alex Leeman** made a motion that the Planning Commission continue the regulating plan portion of the public hearing to the January 22<sup>nd</sup> meeting to allow time for the City to determine whether or not any amendments to the regulating plan are necessary. **Heather Barnum** seconded the motion which was unanimously approved.

**Reason:**

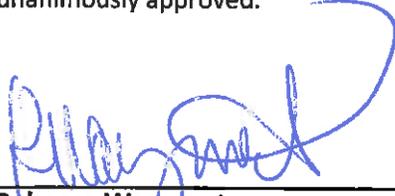
1. Farmington City is awaiting subdivision and development plan review applications for the Cabela's proposed site. Once these are submitted, the City will be better able to determine if an amendment to the regulating plan is necessary. This will also allow time for applicants to prepare a PMP (if necessary) for the Planning Commission's consideration, which possible

PMP is required for such regulating plan amendments and will enable potential comments from affected property owners at the public hearing regarding the same.

**ADJOURNMENT**

***Motion:***

At 9:08 p.m., **Heather Barnum** made a motion to adjourn the meeting which was unanimously approved.



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**Rebecca Wayment**  
Chair, Farmington City Planning Commission