

**FARMINGTON CITY
PLANNING COMMISSION MEETING
October 23, 2014**

STUDY SESSION

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

Item #3. Jerry Preston – Request for Recommendation for Schematic Plan Approval – Taylor Minor Subdivision

Staff said this is a simple 3 lot subdivision. There is an existing home on Lot 1 with two additional lots subdivided from the property. The property is located on 100 East at the mouth of the canyon. The applicant will have to make improvements like curb and gutter; however, the City has not determined if they will require sidewalks as it may be challenging to include with the grade of the property and it would not connect to anything. Staff suggested the Planning Commission wait until Preliminary Plat to make a final decision regarding sidewalks.

Item #4. Larry Jung – Request for Approval of a Metes and Bounds

Staff said this is a simple 2 lot split of approximately 14 acres. There is an existing home on one lot, which will be approximately 2 acres and the other lot will be just under 12 acres. Staff added that since 1525 West has not been improved, the Planning Commission should add a condition to the motion that the City enters into an extension agreement with the applicant for the whole length of frontage on the property so when the property is developed, the applicant will be responsible for improvements along the frontage of both lots.

Item #5. Jared Darger/Clearwater Homes – Recommendation for Schematic Plan Approval for Meadow View Phase II

Staff said they will walk through each option with the Commission and discuss the pros and cons of each so the Commission can determine what is best for the residents and the overall community. **Rebecca Wayment** gave a brief report of the field trip to the property; she said that she is not a fan of cramming more homes into the area, but she also does not feel the unimproved open space on the property is worth preserving.

Item #6. Michele Rogers – Request for Conditional Use Permit Approval for Secondary Dwelling

Staff explained that the applicant's home is an original pioneer home. The applicant built a large addition to the home and turned the original home into an unauthorized rental unit. Staff said the City was notified of this; however, the original home has been rented for a number of years. Approving this item would be correcting a previous violation of the code.

REGULAR SESSION

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

#1. Minutes

Rebecca Wayment made a motion to approve the Minutes from the October 9, 2014 Planning Commission meeting. **Heather Barnum** seconded the motion which was unanimously approved.

#2. City Council Report

David Petersen said there were not any items discussed at the City Council that would need to be reported to the Planning Commission.

SUBDIVISION AND REZONE APPLICATION

#3. Jerry Preston (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the Taylor Minor Subdivision consisting of 3 lots on 1.64 acres located at approximately 629 North 100 East in an OTR (Original Townsite Residential) zone. (S-11-14)

Eric Anderson said this is a minor subdivision near the turn off to Farmington Canyon and Farmington Pond. There is an existing home on Lot 1 and then the subdivision would be Lots 2 and 3. Since it is less than 10 lots, it is considered a minor subdivision. There is also no dedication of public roads. The only remaining issue is if the City will require sidewalks as part of the road improvements, but that can be decided during Preliminary Plat. **David Petersen** explained there is a steep drop off on the lots; it may take a lot of retaining just to get curb and gutter in. **Brett Anderson** asked if there is any concern with the driveways if the lots are so steep. **Eric Anderson** said the driveway may be steep, but the exact details will be included in improvement drawings during the next phase. **Heather Barnum** asked about the sewer easement and if there is anything that needs to be included as a condition to the motion regarding it. **Eric Anderson** said there is a narrow sewer easement behind the lots and the sewer district would like to make change it slightly. He also added that the sewer easement is another item that can be addressed during the next phase.

Jerry Preston, 347 E. 100 N., said the driveway between lots 2 and 3 will be a shared driveway and will not be that steep. The driveways will be large enough for a car to come down, turn all the way around and go back out onto Skyline Drive (200 East) facing forward so they do not have to back out onto the road. With regards to the sewer, there is an 8" sewer easement without a manhole on the south edge of Lot 2. The sewer district will require a manhole at the end of that easement. **Jerry Preston** also said there is a 6' strip behind the adjacent resident's home. The property owner agreed to give a 20' easement in exchange for the 6' of property along the back of his property. **David Petersen** asked if the sewer line is a private line. **Jerry Preston** said no, it is a sewer district line.

Brett Anderson opened the public hearing at 7:18 p.m.

No comments were received.

Brett Anderson closed the public hearing at 7:18 p.m.

Brett Anderson said he is comfortable with the item and noted that he is okay to discuss the sidewalk at the next phase. **Jerry Preston** added that there is no sidewalk on either side of the road and public works is comfortable with leaving the sidewalk out. **David Petersen** clarified that staff is suggesting the Commission wait and see what's necessary to include the sidewalk and what it would cost the applicant. He also clarified that since it is a minor subdivision, Preliminary and Final Plat are combined into one so the sidewalk will be discussed at Final Plat. Once the improvement drawings have been done and presented to the City and DRC, the City will be able to provide a more clear recommendation if sidewalk should or should not be included as well as a better way to explain the decision to residents within the area. **David Petersen** suggested the Commission include a condition that sidewalks be determined at Final Plat and that the sewer easement be shown on the Final Plat. **Brett Anderson** added he would also like to review the final driveway drawings during Final Plat. **Brett Anderson** asked staff if a condition must also be included showing the granting of the 6' strip of land to the adjacent property owner. **David Petersen** said the property most likely will be deeded over at Final Plat, but that it can also be included as a condition to the motion.

Motion:

Heather Barnum made a motion that the Planning Commission recommend that the City Council approve the proposed schematic plan for the Taylor Minor Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. Sewer easement be shown on the Final Plat;
2. The City Council defers the decision on constructing a sidewalk until Final Plat approval;
3. The driveway slope be shown on Final Plat;
4. Applicant give evidence that the deed will be recorded at Final Plat for the sewer line;
5. The reciprocal access easement for the driveway shall be shown at Final Plat.

Rebecca Wayment seconded the motion which was unanimously approved.

Item #4. Larry Jung (Public Hearing) – Applicant is requesting approval for a metes and bounds subdivision (lot split) on 14.33 acres located at 406 South 1525 West in an A (Agriculture) zone. (S-13-14)

Eric Anderson stated this property is located in southwest Farmington. The parcel is approximately 14 acres. The applicant is requesting to subdivide the property into two lots, one that is 11.75 acres and the other that is 2.05 acres and includes the existing home. The only outstanding issue is improvements to 1525 West. Currently, curb, gutter and sidewalk do not exist on most of the south end of 1525 West. **Eric Anderson** suggested the Commission require the applicant to enter into an extension agreement with the City to improve the full length of both lots when 1525 West is completed.

Larry Jung, 32 S. 100 W., did not have any additional comments for the Commission. **Brett Anderson** asked the applicant if he had any additional questions regarding the extension agreement. **Larry Jung** said no, the extension agreement has already been signed and is in place by his mother.

Brett Anderson opened the public hearing at 7:29 p.m.

No comments were received.

Brett Anderson closed the public hearing at 7:29 p.m.

David Petersen suggested the condition to the motion be for an extension agreement for curb, gutter, sidewalk and asphalt extension for the entire length of the property for both parcels in the subdivision from north to south abutting 1525 West.

Motion:

Rebecca Wayment made a motion that the Planning Commission approve the proposed metes and bounds subdivision on the Larry Jung property subject to all applicable Farmington City ordinances and development standards and the following condition:

1. An extension agreement on both lots of the property be shown for future improvements of curb, gutter, sidewalk and asphalt.

Kris Kaufman seconded the motion which was unanimously approved.

Motion:

Heather Barnum made a motion that the Planning Commission move Item #6. Michele Rogers – Request for Conditional Use Permit to Item #5. **Rebecca Wayment** seconded the motion which was unanimously approved.

CONDITIONAL USE

Item #5. Michele Rogers (Public Hearing) – Applicant is requesting conditional use permit approval for a secondary dwelling on property located at approximately 83 East 200 North in an OTR (Original Townsite Residential) zone. (C-19-14)

Eric Anderson stated this is a pioneer home located in the OTR zone. In 1997, the applicant made an apartment out of the original home and added a large addition to the home which became an authorized additional dwelling. When the building permit was requested, it was listed as an addition and not as a two-family dwelling. All specifications were met to qualify for a two-family home, except for the specific request for a two-family dwelling, which was a permit use at that time (note: the property used to be zoned R-2 and not OTR). The applicant was turned into the City for an illegal dwelling so the applicant is now requesting to legalize what has been in existence for over 15 years. **David Petersen** added that the OTR zone allows for a secondary dwelling as a conditional use, but the owner has to live onsite. **Brett Anderson** asked what would happen if the request was denied by the Commission. **David Petersen** said the home would still conform, but the applicant would not be able to rent the potential additional dwelling space.

Michele Rogers, 83 E. 200 N., said they originally lived in the small pioneer home and later built and moved into the addition, or the larger home. She received a notice from the City to stop renting the addition; however, she currently lives in the addition and rents the small home. **David Petersen** explained the original building permit was pulled as an addition and not as a two-family dwelling. If it had been pulled as a two-family dwelling, there would not be any issues at this time.

He told the applicant by receiving this approval, she is now able to legally rent out one of the dwellings on the property.

Rebecca Wayment asked if there is a wall between the two dwellings. **Michele Rogers** said yes, the units are side by side and each have their own wall. **David Petersen** clarified the units meet all standards it was just erroneously requested as an addition and not as a two-family dwelling.

Brett Anderson opened the public hearing at 7:38 p.m.

Emily Somner, 84 E. 300 N., expressed concern that the reason for the legalization of the secondary dwelling is to obtain more money for the sale of the property. She feels that having two dwellings on a property is not consistent with the historic nature of the zone and with the other regulations the OTR zone maintains. She was also concerned the applicant was not living on the premises.

Courtney Winegar, 39 E. 200 N., has lived close to the applicant for 6 years. She does not have any concerns with the secondary dwelling now or in the future, if the property does sell.

John Stredbeck, 258 N. 100 E., does not have any concerns with the secondary dwelling and is supportive of legalizing the dwelling for the applicant.

Brett Anderson closed the public hearing at 7:43 p.m.

Rebecca Wayment asked if the property does sell, if the deed would list that the owner must live on site in order to be permitted to rent the secondary dwelling. **David Peterson** said the conditional use permit cannot be transferred. In the event the property does sell, the new property owner would have to request a conditional use permit as well.

Heather Barnum asked the applicant if she is for sure living on site. **Michele Rogers** said yes; the home is currently for sale because she is trying to get her ex-husband's name off of the deed.

Motion:

Kris Kaufman made a motion that the Planning Commission approve the conditional use subject to all applicable Farmington City ordinances and development standards. **Heather Barnum** seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
2. The proposed use conforms to the goals, policies and principles of the Comprehensive General Plan.
3. The location provides or will provide adequate utilities, transportation access, drainage, protection, and safe and convenient pedestrian and vehicular circulation.
4. The proposed use is not detrimental to the health, safety and general welfare of persons residing or working in the vicinity.

SUBDIVISION APPLICATION

Item #6. Jared Darger/Clearwater Homes – Applicant is requesting a recommendation for schematic plan approval for the Meadow View Phase II Conservation Subdivision consisting of 24 lots on 8.89 acres located at approximately 1725 West Spring Meadow Lane in an A (Agriculture) zone. (S-10-14)

David Petersen said he was surprised that the last Planning Commission meeting was centered on lot specific storm water concerns. He explained some of the City's procedures to effectively handle storm water, and he further explained the developer's de-watering system. He stated he understands the public's concern regarding the storm water, but he feels confident it will be appropriately addressed and resolved. **Brett Anderson** asked if Phase II drainage issues will affect any of Phase I. **David Petersen** said no, at least when Phase II is completed, the storm water official will ensure the water will not impact the neighboring properties. **David Petersen** continued to explain the larger issue is the detention basin. Phase I, Phase II and Mr. Flanders' property uses the detention basin. The rest of the basin is filled by large unimproved areas, contemplated for an office park east of the site. He showed the water flow on the aerial map. He said the more important thing to remember with this subdivision is that the appropriate openings are being kept between lots and onto streets to handle the potential water flows that may result when the business park on neighboring unimproved land is developed.

David Petersen said the biggest issue at hand is accessibility and connectivity. When the Schematic Plan for Phase I was originally approved in 2007, the City planned to have another connection to 1525 W. via the Stathis property to avoid a cul-de-sac. This would be safe because at the time the City was contemplating closing the 1525 West UTA rails to trails crossing. However, as it is unlikely that the >>>>> be closed a 1525 West intersection at the Stathis property would be very unsafe as the intersection would be at the bottom of a dangerously steep hill. To avoid the dangerous road intersection, the developer has decided to cul-de-sac the street in Phase II, but is now running into problems with maximum length requirement of 1,000' as per the ordinance. **Brett Anderson** asked why there is a limit on the length of a cul-de-sac. **David Petersen** explained the two biggest concerns is connectivity and accessibility. He provided a brief history on how the City created the maximum length of 1,000' for a cul-de-sac. He said to provide additional safety, the developer has proposed to put a fire access from 1525 W. into the cul-de-sac, as well as the possibility of also using the fire access road as a pedestrian access to the Denver-Rio Grande trail. **David Petersen** also reviewed the option to stub the road to Mr. Flanders' property; this stub would help the Flanders family in the long run when they decide to subdivide the property. With regards to the open space, it is up to the Commission to discuss if it will be TDR'd to the City or if it will remain as unimproved open space. With regards to connectivity, **David Petersen** also suggested a connection could be through a Phase I TDR lot and approximately lot 117 of Phase II (an extension of Wrangler Road).

Heather Barnum asked why the fire access road only appears in one of the proposed Schematic Plans. **David Petersen** said it could be easily added to any plan. **Rebecca Wayment** asked how the fire department feels about the fire access road. **David Petersen** said he feels the connection through the Phase I TDR lot and Lot 117 may be preferable to the fire department than the access road. **Brett Anderson** asked how that can be an option if the TDR between the City and the developer has already taken place. **David Petersen** said the developer did not record the plat for the TDR lots so final plat approval has expired and it hasn't been recorded.

David Petersen provided the following as Schematic Plan options for the Commission to discuss:

- A. Stub road to Flanders, fire access road to 1525 West, no open space or A1. with open space;
- B. Stub road to Flanders, no fire access road to 1525 West, no open space or B1. with open space;

- C. Stub road to Flanders, connection to Spring Meadow Lane, no open space or C1. with open space;
- D. No stub to Flanders, fire access road to 1525 West, D1. no open space;
- E. No stub to Flanders, fire access road to 1525 West, no open space or E1. with open space;
- F. No stub to Flanders, connection to Spring Meadow Lane, no open space or F1. with open space.

Heather Barnum stated the Commissioners previously discussed their desire for the developer to show a Schematic Plan with some open space dispersed differently. She did not see that option. **David Petersen** said yes, that is always an option; it does not have to be all or nothing. **Heather Barnum** also asked why the trail is not included on all the options. **David Petersen** said it is assumed that the trail easement on the west side of Phase II will be included in all the options.

Micah Peters, 732 E. Northcrest Dr., Salt Lake City, said they have provided three detailed Schematic Plans; the trail is shown on the west side on every Schematic Plan. He said they are comfortable putting the stub street to the Flanders' property. They also do not mind adhering to the needs of the fire department by including a fire access road to 1525 West. With respects to the connection through Lot 117 and Phase I, he explained the TDR lot plat is at the City waiting for one more signature; all other measures have been completed with those lots including payment to the City. He stated it was a financially challenging request, especially as those lots have been reserved and homes are being designed.

David Petersen led the Commissioners in a discussion regarding the outlined Schematic Plan options. All Commissioners agreed that they liked the stub road to Flanders' property. Options D, E and F were removed.

The Commissioners discussed the Spring Meadow Lane connection. **Heather Barnum** asked if the connection was the fire department's preference. **David Petersen** said yes, it is. **Rebecca Wayment** asked if the connection is made and the developer loses two lots, if a compromise can be made that the Commission will grant the TDR lots in Phase II in exchange for the connection. **David Petersen** said if the connection is made through one of the Phase I TDR lots, the City would return the developer his money and, if the Commission chooses, the lost Phase II lot can be exchanged for a TDR lot.

David Petersen asked the Commissioners their thoughts on the open space, whether it should be transferred or left as unimproved. **Brett Anderson** said he struggles with each factor of the options because they are all intertwined.

David Petersen asked the Commissioners if they were reviewing this subdivision prior to it being platted, would they have requested a second connection (the Spring Meadow Lane connection) or would they have been comfortable with the cul-de-sac and a fire access road. **Brett Anderson** said he feels the stub to the Flanders' property and a fire access road would have been sufficient to meet his concerns, but he is uncomfortable considering the Spring Meadow Lane connection as the developer has already paid the City and is moving forward with development of those TDR lots. **Kris Kaufman** agreed with **Brett Anderson**. Although in hindsight he may have preferred the connection, he is not comfortable taking that agreement back; he is comfortable approving it with the stub road to Flanders' property and the fire access road. **Rebecca Wayment** feels, under the old ordinance, the developer was able to receive conservation lots, bonuses and the TDR lots. She is uncomfortable with the length of the cul-de-sac and does not feel the fire access road is sufficient for connectivity. She would prefer a compromise of TDR lots for the connection. **David Petersen** said he is unsure how bound the City is with the developer for the Phase I TDR agreement now that the Final Plat expired. If

the Commissioners would like, as part of the motion, it can be requested that staff review the agreement to determine how bound the City is with regards to a possible connection to Spring Meadow Lane.

Brett Anderson asked if the fire department has expressed concerns that a fire access road cannot be safely engineered due to the steep grade of the property along 1525 West. **David Petersen** said no. **Brett Anderson** continued that the adjacent properties to the fire access road will know what they are purchasing as it will be paved and will also be labeled as a pedestrian access. He is comfortable with the fire access as the property owners will know exactly what they will be getting when they purchase their lots. **Rebecca Wayment** and **Heather Barnum** both agreed a fire access road is a necessity if the Spring Meadow Lane connection is not an option, but both would like to determine if the connection is an option.

David Petersen moved the Commissioners discussion to the different open space options which include no open space, a full TDR or full open space. **Heather Barnum** expressed disappointment that the developer did not entertain a partial TDR option in the Schematic Plans and that the developer placed the open space in an unnatural location. **Brett Anderson** said it is challenging as open space is individual preference as all view open space differently from natural beauty to a weedy eye-sore. He feels someone will be unhappy. With regards to this specific property, he does not feel there is any unique feature to preserve. **Rebecca Wayment** suggested putting the open space adjacent to Flanders' property as a gateway between the two properties. **Brett Anderson** likes the TDR option in this circumstance as the City will receive a tangible benefit of money to assist for a large regional park.

Brett Anderson asked the applicant if he has considered any layouts of open space on the east side of the property. **Micah Peters** said their main desire is to receive a TDR for those 5 lots; however, if they are not received, they would prefer to not have the open space on the east side as the south facing lots are the first to sell in Davis County.

Rebecca Wayment said she is comfortable granting the TDR lots in exchange for the Spring Meadow Lane connection. If the connection is not an option, she would like to explore putting the open space adjacent to the Flanders' property. She said she is not comfortable just granting the TDR and a non-conforming cul-de-sac.

Heather Barnum said she is also willing to accept the same compromise that **Rebecca Wayment** accepted. She feels the connection, if it is an option, would provide better public safety and would create better connectivity.

Brett Anderson would only be comfortable with the Spring Meadow Lane connection if the applicant is willing to let the street pass through his other lots. He does not feel it is right to make it a condition as the City already entered into an agreement with him and the applicant has fulfilled his end by paying for those TDR lots.

Kris Kaufman agreed; he feels the applicant may choose to do a connection in exchange for the TDRs, but he does not feel the Commission should require it. He also said that he is not comfortable granting the 5 TDR lots.

Brett Anderson said he is comfortable granting the 5 TDR lots as the money would go toward the regional park and the whole community could benefit. He does not feel the community would benefit from "a strip of weeds."

Micah Peters said since the previous Planning Commission meeting, the Schematic Plans now include a stub road to Flanders' property. If you measure from the center line of the stub down to the end of the cul-de-sac, it is 844' which is conforming; however, the City measures differently until the stub develops through the Flanders' property. Until that time, **Micah Peters** said they will put in a fire access road. The fire access road can be adjusted so it will not abut the steep grade of 1525 West. The fire access road will be a recorded easement, fences on both adjacent properties and more to allow for maximum privacy for those lots.

Brett Anderson asked the applicant for his feelings toward a proposal of a connection to Spring Meadow Lane in exchange for a TDR bonus. **Micah Peters** is concerned that the Commission is looking at that option as just the cost of a TDR lot; however, there is also the cost of all the infrastructure that has gone into the lot, the full value of the lot and the people currently designing a home for the lot. He said with regards to giving up two full lots for an additional 5 TDR lots, he is unsure as it is not a desirable predicament. He feels they are meeting the Commission's needs with the stub road to the Flanders' property and the fire access road.

David Petersen said he is leaning toward **Brett Anderson's** opinion that if a TDR is accepted, the City at least receives something of value. He said the other option is to do away with the open space and go with the developer's allowed 19 lots. **Heather Barnum** is concerned the City would then not receive any benefit. **Rebecca Wayment** reiterated that the developer will want those lots so a compromise with the Spring Meadow Lane connection would be beneficial. **Brett Anderson** stated again that he is not comfortable with any option that includes a Spring Meadow Lane connection. **Kris Kaufman** stated that he does not like TDRs and would prefer to leave it as open space

The Commissioners were vastly divided on any suggested motions. **David Petersen** asked the Commission they have voted against a TDR, would they like to keep the open space or waive it. He reminded the Commissioners the developers pay cash for the waiver; however, the City typically receives a much lower amount for the waiver than the TDR. He said with a waiver, the developer would be allowed 19 lots, but he could make the lots slightly larger. **Heather Barnum** and **Rebecca Wayment** are in favor of waiving the open space and allowing for larger lots.

Brett Anderson asked a spokesperson to come and represent the public on what they would prefer, either 19 larger lots with no open space or 19 slightly smaller lots with some open space.

Bryce Crowley, 1743 W. Spring Meadow Lane, lives in Lot 1 in Phase I. With regards to the fire access road during the winter, if snow plows have gone down 1525 West, the snow banks could potentially block the access road in the event of an emergency. They do like that the access road would be paved, but they do not believe an access road is the best and safest option. In reference to the conservation subdivision guidelines, it states the purpose is to conserve what naturally occurs within the subdivisions. Although many of the Commissioners feel the open space may just be weed patches, the homeowners in the area prefer the natural beauty of the open space.

Kris Kaufman asked if he would prefer to have 19 larger lots with no open space or 19 smaller lots with open space. **Bryce Crowley** said he would prefer to keep unimproved open space.

Micah Peters proposed moving an open space lot to lot 104 (adjacent to Flanders' property) as well as a lot across the street to create a sort of entrance into the cul-de-sac. That would leave 3 TDR lots left to purchase. He asked the Commissioners if that is a more acceptable solution.

Heather Barnum thanked the applicant for the compromise. She prefers the compromise over a large chunk of open space land. She also likes the placement of the open space; since it may

be like an entrance to the subdivision, the developer may be motivated to make it look more attractive. **Rebecca Wayment** feels, in her opinion, two “weedy lots” as an entrance is not preferable. She would only feel comfortable with that option if the lots were to be manicured.

Since the TDR and other options are off the table, **Rebecca Wayment** said she is in favor of 19 larger lots with the open space waived. She feels open space in this area would just look like undeveloped lots. **Brett Anderson** agreed and added that the definition of conservation land in the code means land with unique, cultural, archaeological, natural or other significant features. He does not feel open space in this area would qualify as conservation land based on that definition. Although he does not want it, **Kris Kaufman** said he is not in favor of a waiver; he would like 19 lots with designated open space as this is what meets the ordinance and appeals to the residents.

The Commissioners agreed they still want a fire access road.

Heather Barnum said she is in favor of 19 larger lots with a waiver for the open space. She feels this would leave the area feeling open, but will also maintain the look and feel of Farmington.

The Commissioners were divided as to what should be approved. It was suggested to deny the motion. **Rebecca Wayment** asked if a denial is sent to City Council, would staff be given the opportunity to discuss all options that were presented with City Council. **David Petersen** said if a denial motion is made, it can be stated that all options were discussed as presented by staff and the Commission request each option is presented and discussed by the City Council.

In final review, **Brett Anderson** was in favor of granting the TDR, **Kris Kaufman** was in favor of 19 lots with open space and no TDR and **Rebecca Wayment and Heather Barnum** were in favor of 19 larger lots with open space waived and no TDR.

Motion:

Kris Kaufman made a motion that the Planning Commission recommend that City Council deny all the alternative Schematic Plans presented before the Planning Commission for Meadow View Phase II Conservation Subdivision on the grounds that the Planning Commission could not reach a clear majority on any one of the particular Schematic Plans presented, and that the Commission provides direction to staff to present to City Council a summary of what occurred during this meeting in terms of the options presented and the specific ways the Commissioners would have voted on specific components of each alternative, including:

1. All 4 commissioners would have approved the stub road to the Flanders’ property;
2. 3 out of 4 commissioners would have recommended denial of the TDR and 1 would recommend approval;
3. All 4 commissioners would have approved the fire access road;
4. If there is no TDR and there is an open space requirement, 2 out of 4 commissioners would have waived the open space requirement in favor of larger lots, 1 would recommend not waiving the open space requirement and 1 would have given a TDR in the first place.

Rebecca Wayment seconded the motion which was unanimously approved.

ZONE TEXT CHANGE

Item #7. Farmington City – Applicant is requesting a recommendation for approval of a Text Amendment of Chapter 15 of the Zoning Ordinance regarding permitted and conditional uses in the BR Zone. (ZT-10-14)

Eric Anderson said it is okay to table the item.

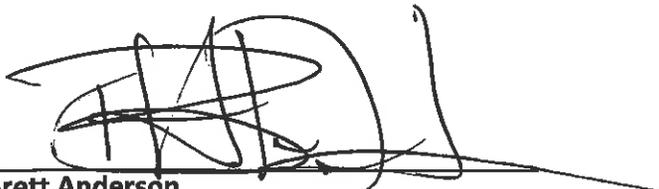
Motion:

Rebecca Wayment made a motion that the Planning Commission table this item. Heather Barnum seconded the motion which was unanimously approved.

ADJOURNMENT

Motion:

At 10:27 p.m., Heather Barnum made a motion to adjourn the meeting which was unanimously approved.



Brett Anderson
Chairman, Farmington City Planning Commission