

**FARMINGTON CITY
PLANNING COMMISSION MEETING
February 5, 2015**

JOINT CITY COUNCIL/PLANNING COMMISSION STUDY SESSION

***Present:** Chair Rebecca Wayment, Commissioners Brett Anderson, Bret Gallacher, Val Halford, Kent Hinckley and Alex Leeman, Mayor Jim Talbot, Councilmen Doug Anderson, John Bilton and Jim Young, City Manager Dave Millheim, Associate City Planner Eric Anderson, Community Development Director David Petersen and Recording Secretary Lara Johnson. Commissioner Heather Barnum and Councilmen Brigham Mellor and Cory Ritz were excused.*

David Petersen provided the Commission and Council members a handout that included Cabela's anticipated timetable for their planning process. It was reviewed and discussed.

Item #3. Farmington City – Preliminary Plat Approval and Recommendation and Approval of Final Plat for “Park Lane Plat”

David Petersen explained this item is the land swap between the City and CenterCal. As part of the development agreement, Preliminary Plat and Final Plat approvals are needed before the agreement can be finalized. Since this is more of a “housekeeping” item, staff has combined Preliminary and Final Plats together.

Item #4. Scott Harwood/The Haws Companies – Recommendation and Approval of Schematic Plan for Cabela's 2 lot Subdivision

Eric Anderson said The Haws Companies (THC) is requesting to subdivide parcels E and H from the Park Lane Commons PMP that was previously approved. This will create two lots, the larger lot (lot 1) will be occupied by Cabela's and the smaller lot (lot 2) will be reserved for future development by THC. Since there is a dedication of Right-Of-Way, it must go through the major subdivision process. **David Petersen** emphasized that although it must go through the major subdivision process, this item is just a lot split.

Item #5. Modification of Street Cross-Section on Grand Avenue and Cabela's Drive

David Petersen showed the Cabela's Concept Site Plan which is found in the staff report. He explained, based on Chapter 18 of the ordinance, large footprint buildings are treated slightly different as the building cannot go over the block. Currently, the block face for Cabela's is Cabela's Drive, which will be a private street to be owned and maintained by Cabela's. The proposed width would be 67'; based on the ordinance, the standard for a local road is approximately 61-69'. **David Petersen** discussed the proposed Promenade, which is the Grand Avenue road to the north of the Cabela's building. The intent of this road is to be pedestrian oriented with large sidewalks, outdoor dining, a landscaped median, buildings brought to the street and more. As the City is still unsure what it will look like, **David Petersen** said staff is suggesting the developer set aside a 20' easement for the Promenade's future development. **David Petersen** also reviewed Cabela's Drive South as shown on the Site Plan. The City originally planned for approximately 40', but Cabela's pavement width is 37'. Staff is proposing the width of the asphalt be 37' to maintain the uniformity of the road.

Item #6. Scott Harwood/The Haws Companies – Approval to Amend the Project Master Plan for Park Lane Commons

Eric Anderson said this is more of a “housekeeping” item. Since the applicant is requesting to amend the Regulating Plan, as discussed under Item #8, it is appropriate to amend the PMP in conjunction with it. He said the Planning Commission is the approving body for this item. **Kent Hinckley** asked if the SPARC committee had an opportunity to review it. **Eric Anderson** said yes; since this item is a result of the proposed Cabela’s site, it has all been reviewed and approved by SPARC. **David Petersen** suggested the Commission move Item #8 to be discussed with Item #6.

Item #7. Micah Peters/Clearwater Homes – Approval for Temporary Use Permit for Sales Office

Eric Anderson said that the applicant is wanting to put a sales office in one of their model homes, but, based on the ordinance, it requires a temporary use permit to do so. He reviewed the two conditions. **Brett Anderson** asked if the sales office can sell for other developments or phases by the developer. **Eric Anderson** said no, since the model home is located in Phase I, the developer can only sell Phase I lots from the sales office. **Val Halford** asked what will be the hours of operation for the sales office. **Eric Anderson** said he is not sure, but reasonable hours of operation could be added as a condition to motion.

Item #8. Farmington City – Recommendation for Text Amendment to Chapter 18 of the Zoning Ordinance

Eric Anderson said this is in conjunction with Item #6. He showed the site plan for Cabela’s and where the change would be taking place. The reason for the amendment is to ensure the site fits the proposed Cabela’s plan.

REGULAR SESSION

***Present:** Chair Rebecca Wayment, Commissioners Brett Anderson, Bret Gallacher, Val Halford, Kent Hinckley and Alex Leeman, Mayor Jim Talbot, Councilmen Doug Anderson, John Bilton, Cory Ritz and Jim Young, City Manager Dave Millheim, Associate City Planner Eric Anderson, Community Development Director David Petersen and Recording Secretary Lara Johnson. Commissioner Heather Barnum and Councilman Brigham Mellor were excused.*

#1. Minutes

Alex Leeman made a motion to approve the Minutes from the January 22, 2015 Planning Commission meeting. **Bret Gallacher** seconded the motion which was unanimously approved.

#2. City Council Report

Eric Anderson gave a report from the City Council meeting on February 3, 2015. He said the City decided to modify the Street Cross-Section for Taylor Subdivision. He also said the Meadows at City Park Final Plat and Final PUD Master Plan was approved. **David Petersen** added the Commission should be seeing the application for Phase II of that development soon.

JOINT PLANNING COMMISSION/CITY COUNCIL ITEMS

#3. Farmington City – Applicant is requesting preliminary plat approval, and a recommendation and approval of Final Plat for the “Park Lane Plat” on property located at approximately 1100 West and Clark Lane in a GMU (General Mixed Use) zone. (S-1-15)

David Petersen explained the background of this item as it is simply a land swap with CenterCal and the City. Since there is a dedication of ROW, it must go through the major subdivision process. Preliminary Plat and Final Plat approvals are required before the development agreement between the City and CenterCal can be finalized.

Motion from the Planning Commission:

Kent Hinckley made a motion that the Planning Commission approve Preliminary Plat and recommend approval of the Final Plat for the “Park Lane Plat,” subject to all applicable Farmington City ordinances and development standards. Val Halford seconded the motion which was unanimously approved.

Motion from the City Council:

John Bilton made a motion that the City Council approve Final Plat for the “Park Lane Plat,” subject to all applicable Farmington City ordinances and development standards. Doug Anderson seconded the motion which was unanimously approved.

Finding:

In addition to exchanging deeds to make possible the Park Lane realignment, Farmington City and CenterCal entered into an agreement which also required approval of a subdivision plat. This is merely memorializing this requirement.

Item #4. Scott Harwood/The Haws Companies (Joint Public Hearing) – Applicant is requesting a recommendation and approval of Schematic Plan for the Cabela’s Subdivision consisting of 2 lots on 11.85 acres located at approximately Grand Avenue and Station Parkway in a GMU (General Mixed Use) zone. (S-3-15)

Eric Anderson said this is a simple minor subdivision lot split. Cabela’s plans to develop on the larger lot, Lot 1, but The Haws Companies (THC) will retain ownership of the smaller lot, Lot 2, for future development. Since there is dedication of ROW, the minor subdivision must go through the major subdivision process, which includes approval of Schematic Plan, and Preliminary and Final Plats.

The applicant was present, but did not have any comments for the City Council and Planning Commission.

Rebecca Wayment opened the public hearing at 7:12 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 7:12 p.m.

Brett Anderson did not have any concerns with recommending approval of the Schematic Plan. Bret Gallacher agreed.

Rebecca Wayment asked what is proposed for the smaller lot, Lot 2. **David Petersen** said there is not a site plan application for that lot. When an application is submitted, it will still go through the review process based on the zone, ordinance, parking requirements, etc. For now, the item before the Council and Commission is simply a subdivision.

Motion from the Planning Commission:

Kent Hinckley made a motion that the Planning Commission recommend approval of the Schematic Plan for the Park Lane Commons Phase II, subject to all applicable Farmington City ordinances and development standards, and City Council approval of proposed upcoming amendments regarding an easement, corner setback, standards for large footprint buildings, and other related changes to the Zoning Ordinance. **Alex Leeman** seconded the motion which was unanimously approved.

Mayor Jim Talbot said the Planning Commission held a public hearing prior to their motion to allow for the public an opportunity to voice opinion. He added the Council discussed this item in depth during the Study Session. The Council did not have any additional comments or questions.

Motion from the City Council:

Cory Ritz made a motion that City Council approve the Schematic Plan for the Park Lane Commons Phase II, subject to all applicable Farmington City ordinances and development standards, and City Council approval of proposed upcoming amendments regarding an easement, corner setback, standards for large footprint buildings, and other related changes to the Zoning Ordinance. **John Bilton** seconded the motion which was unanimously approved.

Finding:

The proposed subdivision will ensure compliance by the applicant with City Ordinance in conjunction with concurrent approval for the Cabela's site and allow for Lot 1 to be owned and maintained by Cabela's.

Item #5. Modification to the street-cross section on both Grand Avenue and Cabela's Drive, related to the proposed Cabela's site plan application (S-3-15)

David Petersen referenced the Cabela's Concept Site Plan that shows the modified street cross-section in the staff report. The proposed red line in front of the Cabela's store, as shown on the site plan, is Cabela's Drive. The proposed blue line just north of the Cabela's store, as also shown on the site plan, is tentatively Grand Avenue. He also said Cabela's Drive South is at the bottom of the site plan which connects to Park Lane. Cabela's will obtain an easement from CenterCal to provide access to the store from Cabela's Drive South.

David Petersen said the motion has three parts, as outlined below:

1. Cabela's Drive: proposing the cross-section be modified to 67' for back of curb to back of curb; based on the ordinance, a local road can range from 61-69' for back of sidewalk to back of sidewalk. The proposed cross-section would be similar in width.
2. Cabela's Drive South: proposing 37' asphalt strip with remaining part of Cabela's Drive South to be determined when development occurs on that parcel.

3. Grand Avenue: proposing 20' easement for Grand Avenue and that the street cross-section be deferred to when development occurs to one of the abutting parcels.

David Petersen suggested making three separate motions to ensure each part is adequately addressed.

Val Halford asked if the parcel north of Grand Avenue will be required to also dedicate 20' of ROW during its development. **David Petersen** said that cannot be determined at this time.

The applicant was present, but did not have any comments for the City Council and Planning Commission.

Brett Anderson feels that it meets the City's standards and is okay with its approval. The Commissioners agreed. **David Petersen** also added that the DRC has approved the site plan.

Motion from the Planning Commission for Cabela's Drive:

Kent Hinckley made a motion that the Planning Commission recommend that the City Council approve the modified street cross-section for Cabela's Drive. **Brett Anderson** seconded the motion which was unanimously approved.

Motion from the Planning Commission for Cabela's Drive South:

Kent Hinckley made a motion that the Planning Commission recommend that the City Council approve the Cabela's Drive South with 37' of asphalt and with the rest of the street cross-section to be determined at the time of further development. **Bret Gallacher** seconded the motion which was unanimously approved.

Motion from the Planning Commission for Grand Avenue:

Kent Hinckley made a motion that the Planning Commission recommend that the City Council approve a 20' easement for the street cross-section for Grande Avenue, which is west of Station Parkway, but that further changes will be made when the property adjoining Grand Avenue is proposed for development. **Alex Leeman** seconded the motion which was unanimously approved.

Finding:

The modification of the street cross-section allows for more walkable mixed-use development to better accommodate the pedestrian while at the same time addressing the needs of the motorist.

Mayor Jim Talbot said this item was discussed in depth during the Study Session. He said the Council has also worked with the City Manager Dave Millheim and **David Petersen**. He feels the approval of this modification allows the Cabela's project to move forward. The Council did not have any further discussion.

Motion from the City Council for Cabela's Drive:

Jim Young made a motion that the City Council accept the Planning Commission's recommendation for the modified street cross-section for Cabela's Drive. **Cory Ritz** seconded the motion which was unanimously approved.

Motion from the City Council for Cabela's Drive South:

Jim Young made a motion that the City Council approve a 37' easement for Cabela's Drive South with the final street cross-section to be determined at a later date. **Doug Anderson** seconded the motion which was unanimously approved.

Motion from the Planning Commission for Grand Avenue:

Jim Young made a motion that the City Council approve a 20' easement for the presently called Grand Avenue with the precise changes to the street cross-section to be deferred until the proposed development of the adjoining parcels. **John Bilton** seconded the motion which was unanimously approved.

PLANNING COMMISSION ITEMS ONLY

Motion to Amend Agenda Items:

Brett Anderson made a motion that the Planning Commission move agenda item #8 (Text Amendment of Chapter 18 of the Zoning Ordinance) to be discussed with agenda item #6 (Approval to Amend the PMP for Park Lake Commons). **Brett Gallacher** seconded the motion which was unanimously approved.

PROJECT MASTER PLAN (AMENDMENT)

Item #6. Scott Harwood/The Haws Companies (Public Hearing) – Applicant is requesting approval to amend the Project Master Plan for Park Lane Commons. (PMP-2-15)

Item #8. Farmington City (Public Hearing) – Applicant is requesting a recommendation for a Text Amendment of Chapter 18 of the Zoning Ordinance regarding amendments to the regulating plan. (ZT-3-15)

Eric Anderson said since there is a change to the Regulating Plan (item #8), an amendment to the Project Master Plan (PMP) (item #6) must also occur. Both amendments comply with the ordinance. **Eric Anderson** showed the proposed changes to the Regulating Plan, as shown in the staff report. The reason for the change is to accommodate Cabela's site plan. **David Petersen** said the biggest change will affect the Promenade, as discussed in the Study Session; however, the City does not know what it will look like at this time. The City would like it to be a nice pedestrian-oriented street to allow for walkability within the City and to the commuter station. **Eric Anderson** said staff is recommending approval of the change as it keeps within the appropriate block size as well as maintains the Promenade, although it has been slightly reconfigured.

The applicant was present, but did not have any comments for the Planning Commission.

Rebecca Wayment opened the public hearing at 7:38 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 7:38 p.m.

Brett Anderson said he feels this is a better layout and is comfortable its approval.

Alex Leeman asked for further clarification on some of the proposed roads on the Regulating Plan. **David Petersen** explained some lines are proposed lines by the traffic engineer.

Motion:

Brett Anderson made a motion that the Planning Commission approve the proposed major amendment to the approved Park Lane Commons Project Master Plan, subject to all applicable Farmington City ordinances and development standards and made a motion that the Planning Commission recommend that the City Council approve the zone text amendment to Chapter 18 of the Zoning Ordinance as it relates to the Regulating Plan. **Kent Hinckley** seconded the motions which were unanimously approved.

Findings:

1. The proposed amendment will ensure compliance by the applicant with City Ordinance in conjunction with concurrent approval for the Cabela's site.
2. The changes to the regulating plan improve upon the overall block pattern, block size, connectivity, pedestrian access/walkability, and the overall intent of Chapter 18 as it relates to the street network design for the whole mixed-use district.

TEMPORARY USE APPLICATION

Item #7. Micah Peters/Clearwater Homes (Public Hearing) – Applicant is requesting approval for a temporary use permit to establish a sales office within a model home for the Meadow View Subdivision Phase I on property located at 1563 West Spring Meadow Drive in an AE (Agricultural Estates) zone. (TUP-1-15)

Eric Anderson said the applicant is proposing a sales office inside the model home, but the ordinance requires the applicant to obtain a temporary use permit to do so. He explained the two conditions listed in the motion which are the removal of the sales office after the last lot in Phase I has been sold and that if the office is in the garage, the office is converted back into a garage.

David Petersen also mentioned temporary use permits for sales offices were once before the City Council to determine if the decision could be deferred to staff for approval. At that time, the Council voted that the permits still needed Planning Commission approval.

Rebecca Wayment asked if the sales office in the Phase I model home can also be used as a sales office for Phase II homes. **Eric Anderson** said a sales office in Phase I cannot be used to sell homes in Phase II. He also clarified a developer may have multiple model homes, but what the Commission is approving for this item is the sales office within the model home.

The applicant was not present at the meeting.

Rebecca Wayment opened the public hearing at 7:48 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 7:48 p.m.

David Petersen said the ordinance states reasonable hours of operation is 8 a.m. to 8 p.m. as per **Val Halford's** comment during the Study Session.

Motion:

Bret Gallacher made a motion that the Planning Commission approves the temporary/conditional use subject to all applicable Farmington City codes, development standards and ordinances, and the following conditions:

1. Approval of the temporary use shall be terminated once the last lot in Phase I of the subdivision has been sold;
2. If the temporary sales office is located in the garage, any alterations made to accommodate the office shall be removed, and the space shall be converted to function as a garage upon termination of the temporary office.

Val Halford seconded the motion which was unanimously approved.

Findings:

1. The proposed use of the particular location is necessary and does provide a service which contributes to the general well-being of the community.
2. Clearwater Homes has already built the model home and this use is permitted in the AE zone. Using the model home as such and as a sales office is a dual use; furthermore, sales trailers are not permitted in the AE zone.

MISCELLANEOUS

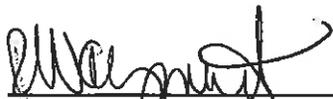
Motion for Sales Office Approvals:

Kent Hinckley made a motion that the City Council consider that staff be given authority to deal with sales offices within subdivision developments. **Alex Leeman** seconded the motion which was unanimously approved.

ADJOURNMENT

Motion:

At 7:53 p.m., **Brett Anderson** made a motion to adjourn the meeting which was unanimously approved.



Rebecca Wayment
Chair, Farmington City Planning Commission