

**FARMINGTON CITY
PLANNING COMMISSION MEETING
April 16, 2015**

STUDY SESSION

Present: Chair Rebecca Wayment, Commissioners Heather Barnum, Bret Gallacher, Alex Leeman and Kent Hinckley, Community Development Director David Petersen and Recording Secretary Lara Johnson. Also in attendance were Parks and Recreation Department Director Neil Miller and representatives from Design West Architects, VCBO Architecture and Hogan Construction. Commissioner Brett Anderson and Associate City Planner Eric Anderson were excused.

Item #3. Farmington City – Request for Conditional Use and Site Plan Approval for the Farmington City Regional Park and Gymnasium

David Petersen stated this is the single biggest use of funds in Farmington City's history. He briefly discussed the master plan, as found in the staff report. He turned the time over to VCBO Architecture and the other representatives for further detail on the master plan.

John Oderda, representative from VCBO Architecture, explained the easterly portion of the master plan will be included in the initial build-out of the park and gym (Phase I), with the 2 westerly softball fields (of the total 4-plex of softball fields) as alternate additions to Phase I based on cost. He said improvements to 650 West, the gym, most of the parking areas and the easterly 2 softball fields are currently being sent out to bid, which will be the determining factor in what will be built first. Heather Barnum asked if the park and gym will have phases. John Oderda explained the City Council approved a list of priorities as to where they would like the funds to be applied first; the phases are in reference to the breakdown of the master plan.

David Petersen said there are drainage constraints, which contributes to the placement of the gym. John Oderda said, due to budget constraints, grading and piping of the property can be challenging. Also, there are 4 gas lines that cross the property. Placing the gym in the southern area of the property will save money.

The Commissioners expressed concern that the community may park along 650 West. John Oderda said they have tried to address parking in the design of the facility and park. With the joint-use of parking with the school, there should be 750 stalls upon completion. Also, the entry to the gym is on the west side and is only accessible through the parking lot. A drop-off loop has also been included.

Bret Gallacher asked staff what the Planning Commission will be approving or recommending for approval during this meeting. David Petersen said the Planning Commission is the approving body on the conditional use and the site plan for the park and gym. He said all public uses, including parks, are conditional uses in all residential and agricultural zones within the City. If a use is listed as a conditional use, it is presumed that it will fit into that zone and reasonable conditions may be applied. With regards to the site plan, David Petersen said, in the past, Planning Commissioners have approved the layout and delegated all landscape, irrigation systems, grading of curb and gutter, elevations, etc. to staff. If there are changes to the site plan, a committee would meet together to determine if the change

is significant enough to return for Planning Commission approval. If the change is minor, the change is still reported back to the Planning Commission; if the Commission members disagree and feel the change is significant, the Commission can request the site plan to return again for approval.

REGULAR SESSION

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

#1. Minutes

There were not any minutes to approve at this meeting.

#2. City Council Report

David Petersen said there had not been a City Council meeting since the last Planning Commission meeting so there was nothing to report.

CONDITIONAL USE AND SITE PLAN APPLICATION

Item 3. Farmington City (Public Hearing) – Applicant is requesting conditional use and site plan approval for the Farmington City Regional Park and Gymnasium on 44.12 acres located at approximately 150 South 650 West in an AE (Agricultural Estates) Zone. (C-1-15)

David Petersen showed the site plan for the gym. He said there will be lots of attributes to help the park be successful, including connections to the trail system, a gym and field spaces to support the City's leagues and close vicinity to Station Park.

Neil Miller, Farmington City Parks and Recreation Department Director, said he is looking forward to the development of the park and gym as it is much needed and will become a great gathering place for Farmington.

John Oderda, 4641 Fortuna Way, Salt Lake City, representative from VCBO Architecture, explained that everything to the east of the north/south access that runs through the softball 4-plex down through the parking area is considered Phase I. It will include the gym, 650 West road improvements, some of the parking area and the 2 easterly softball fields. The 2 westerly softball fields are possible alternates to be included in Phase I. Phase I has been sent out for a base bid. If the bid is successful, everything in Phase I will be developed in the initial build-out. Everything west of the north/south access will be included as a future phase of the park.

Dustin Hislop, 255 S. 300 W., Logan, representative from Design West Architects, said they understand building the park will bring an increased amount of traffic to the area so they have tried to be sensitive to the residents in the area. The site plan includes all parking along the interior of the project. The gym entrance is on the west side and can only be accessed through the parking lot. There

will also be a drop-off loop included at the gym entrance. He reviewed the site plan more in depth, highlighting the bowery that may also be used for the Festival Days or other events, as well as the trail system that will loop the entire site and connect to the current trails system.

Kent Hinckley asked if the concession and restroom building near the softball fields will be included in Phase I and **Heather Barnum** asked if the number of restrooms found in the concession building was adequate. **John Odera** said yes, the concession and restrooms building will be included in Phase I; he showed the plans for the concession building as found in the staff report. He explained the restrooms were adequate for the number of softball fields. If a tournament were to be held that would bring in a larger number of spectators, he stated additional services would need to be brought in.

John Odera reviewed the plans for the gym, which will include striping for 3 full size basketball courts, 6 cross courts, 5 volleyball courts and 8 pickle-ball courts. The 2nd floor of the gym will include a stretching area, as well as a running track. The outside of the gym will include Farmington stone and is a design that is classic. He said the building drops down approximately 5' and is setback from the road.

Rebecca Wayment opened the Public Hearing at 7:28 p.m.

Lori Salvo, 1474 Brown Ln., would like to request more pickle-ball courts. She said she has been a physical education teacher for 29 years and has always taught pickle-ball in her classes. She said it is a sport that can be played among all ages, but seems to be growing the fastest with the older generation. She said some of the neighboring cities have pickle-ball courts and there are always long lines waiting to play. She would like the proposed courts to be doubled. **Heather Barnum** asked if there is an opportunity to generate revenue for the City with leagues, tournaments, etc. **Lori Salvo** said yes, many cities have tournaments, leagues and associations. She said one of the largest pickle-ball communities she has seen is among the retirement community in St. George.

Wendy Holt, 557 Oakwood Pl., said she is local resident and mom; she is very excited for the park and gym. She understands that there are budget restraints, but she would like to see an indoor swimming facility also included as part of the gym.

Sherri Derone, 2104 N. York Cir., said she is also an advocate for additional pickle-ball courts. She said in Mount Ogden there are beautiful tennis courts that are never being used, but there is always a line for the pickle-ball courts. She would like to have courts close that can be used.

Becky Hayward, 1663 W. 1410 N., said she would also like to request additional pickle-ball courts. She said **Lori Salvo's** husband has connection to another sport store that could come to Farmington to sell pickle-ball equipment which may also generate revenue for the City. She said it would be easy to keep the courts well utilized. She is also excited for the development of the park and gym as Farmington has been in need of a facility like this to provide additional recreational activities for its community.

Diane Memmott, 954 S. 250 E., owns a ½ acre lot adjacent to the south end of the project, near the location of the proposed gym. She is concerned on how the project will affect the value of their property. She has expressed concerns to the City; some of those concerns have been addressed. She also had concerns with lighting on the softball fields and the parking lots. **Kent Hinckley** asked which concerns have not been addressed by the City. **Diane Memmott** would like to see more of a buffer between her lot and the project.

Rebecca Wayment closed the Public Hearing at 7:47 p.m.

Bret Gallacher said he appreciated the input from the community in support of more pickle-ball courts. He asked why the City feels 8 indoor courts and 8 outdoor courts are adequate for the community. **John Oderda** said he worked closely with **Neil Miller** on determining the number of courts. He also said there is room for additional striping for pickle-ball courts in the gym. **Neil Miller** said he has talked with neighboring communities and confirmed what the residents stated, pickle-ball is growing in popularity; however, he is cautious not to overbuild. If more courts are needed, there is additional room for more to be added just south of the bowery. **Alex Leeman** asked when the pickle-ball courts will be built. **Neil Miller** said the outdoor courts will not be built in the first phase; however, the indoor courts will be included with the gym.

In reference to **Diane Memmott's** question regarding lighting on the softball fields, **Neil Miller** said the fields will include lighting similar to those near the Farmington skate park that can be turned on and off. **David Petersen** asked about the parking lot lights; he asked if the lights will point straight down and if the lights will remain on during the night. **John Oderda** said the lights will point down. As for the times the lights in the parking lot remain on, it is based on the City's preference.

Rebecca Wayment asked what are the gym's proposed hours of operation. **Neil Miller** said the proposed hours will be open at 5 a.m. and close at 10 p.m.

Kent Hinckley asked what the buffer width is between the Memmott's property and the gym. **John Oderda** said the buffer is 65' from the building to the Memmott property which is more than what is required. **David Petersen** said the Memmott's property is long; based on the setback requirements found in the ordinance, a home built on this property will have to front 650 West, leaving the gym placement facing their side yard. **David Petersen** explained some of the landscaping that will be included on the buffer. **Bret Gallacher** asked if the City offered to purchase the land from the Memmott family. **Neil Miller** said yes, but they were not interested in selling their property to the City. He also said the Memmott's adjacent property owner, Mr. McBride is comfortable with the buffer and the tree-lined landscaping.

David Petersen also explained that the height of the gym will be under 35', which is approximately the same height as the highest pitch of the homes located in west Farmington. The building is not that tall and the view will be broken up with landscaping. The standard distance from the gym to adjacent property is 55' and the City is providing 65'. **Kent Hinckley** said he would like to see some kind of privacy fence to help alleviate the headlights that will result from traffic entering the parking lot.

Neil Miller stated that the gym is located in the south eastern corner of the project because of the sewer. Any further to the north or west, sewer would become more challenging. **Mayor Jim Talbot** explained gravity flow will assist in sewer drainage with the proposed location of the gym which may save approximately \$300,000-400,000 in the development.

Mayor Talbot also added that special consideration for the adjacent residents has taken place during the site plan design. The softball fields are not located near residents, 10' sidewalks will surround and connect the project and so much more. He feels the large landscaping near the gym and the 65' buffer is adequate for the Memmott property. With regards to a fence, **Mayor Talbot** cautioned the Commissioners that the property owner may not want it, so it would be challenging to require it as a condition to the motion.

Rebecca Wayment asked if there are future plans for a swimming pool, as resident **Wendy Holt** asked during the public hearing. **Mayor Talbot** said the purpose of the park and gym was to establish opportunities to support the youth and non-youth programs for residents, as well as provide a gathering place for the community. He is unsure if a pool will ever happen; however, the gym has been developed to allow for a 30,000 s.f. expansion if future City leaders and residents ever wanted to pursue it.

Bret Gallacher asked if the tone among residents has changed as it was his understanding that approval of the RAP tax narrowly passed. **Mayor Talbot** explained that he feels that residents were not against the park or the need to expand recreational programs within the City, but that residents may have misunderstood the campaign. He feels residents may have simply seen the request for a tax increase, although the increase was so minimal.

Heather Barnum asked if official traffic studies have been done, specifically with regards to the Park Lane realignment and the new round-about on Clark Lane. She expressed concern that the round-about may not be well suited to handle the increase amount of traffic that the park and gym may bring. **John Oderda** said the City Engineer, Chad Bodell, did not have any reservations and feels the round-about is capable of the traffic increase. **David Petersen** also said that Tim Taylor did review the project; peak times will be different and will not affect the transportation network.

With regards to the trail that will surround and connect the project, **Heather Barnum** asked what other trails this trail will connect to. **David Petersen** said the park trail will connect to the D&RG, Legacy Parkway and Farmington Creek trails. **Rebecca Wayment** also requested markers be placed along the park trail.

Rebecca Wayment said she does not feel the design is the best representation of Farmington Rock. **John Oderda** said they are working under budget constraints, as well as looking to extend the Farmington Rock throughout the whole complex; they did not want to overload just the building. **Rebecca Wayment** would like to incorporate more rock on the building. **John Oderda** discussed some of the other places the rock may be incorporated. **Mayor Talbot** assured the Commissioners that he will do all he can to incorporate Farmington Rock, but also asked for their understanding as much of what can be done will be based on the bids that will return.

Bret Gallacher expressed concern that the pickle-ball courts will be built during a later phase as that was the largest representation from the community. He does not feel the City can know if the number of courts built is adequate enough if the courts go in at a later date. **Dustin Hislop** said the expansion for the outdoor courts can easily be made if there is a greater need. **Alex Leeman** stated he would like to see the pickle-ball courts higher up on the priority list as there is such a large support group for it. **Neil Miller** said there is the possibility of striping for an additional 4 indoor pickle-ball courts. Also, the pickle-ball supporters may also assist with outdoor expansions through donations and fundraisers.

Heather Barnum asked if a second bowery could help to bring in additional revenue for the City if it was rented out. **Neil Miller** said they could look into adding an additional bowery as they are very popular for family reunions and other such gatherings; however, the City does not make a lot of revenue from renting these types of spaces.

Bret Gallacher asked what the gym will charge for those coming to use the facility. **Neil Miller** said if there is a cost, it would be minimal for Farmington residents. They would like to avoid charging

Farmington residents, if possible, as the residents are already being taxed for the development of the park and gym.

David Petersen reviewed the motion, as well as added additional conditions. He said he does not want to address parking along 650 West at this point, but would like the Commission to reserve the ability to address it if it becomes a problem. He also mentioned that if the park layout does change, the ordinance calls for a committee to determine if the change is significant; however, it can also be added as a condition to the motion.

Kent Hinckley proposed adding a condition that, if the residents desire, the City install a privacy fence along the McBride and Memmott properties. **Alex Leeman** feels the accommodations the City has already made are adequate and is not in support of a privacy fence. He also feels including a privacy fence may set a precedence for requests from other property owners with park developments in the future. The Commissioners and staff discussed some of the concerns and complications with a privacy fence as there are restrictions based on the ordinance as a fence would be along the Memmott's side yard and the McBride's front yard. The Commissioners decided there are too many unknowns to determine an appropriate fence placement; it will not be included as a condition to the motion.

Rebecca Wayment is looking forward to the new park and gym; she feels it will be a huge asset for the community. She would like condition 8 (previously condition 6) to be amended to read "'Farmington Rock" must be a featured element on the building and in the landscape."

Heather Barnum suggested the Police Department should also be included as an approval body on condition 3 (previously condition 1) as they can provide feedback on security questions with lighting, parking, etc.

Motion:

Alex Leeman made a motion that the Planning Commission approve a conditional use permit and site plan for the Farmington City Regional Park and Gym with the following:

1. Site plan is not in its final form, as per Section 11-7-104(6), the Planning Commission hereby delegates review and approval of the final plan including detailed site drawings of landscaping plans consistent with the Commission's approval of the overall layout of the park to City staff;
2. Any condition of the final site plan shall be conditions of the conditional use permit;
3. The applicant shall complete all requirements for site plan approvals as well as all on-site and off-site improvements requirements as administered by the City Engineer, Public Works, Fire Department, Planning Department, Storm Water Official, Central Davis Sewer District, Weber Basin Water District and Police Department;
4. All landscaping shall be installed as shown on the approved site plan;
5. All lights shall be full cut-off lights and shall not shine onto adjacent residential properties;
6. The irrigation system for watering the landscape shall use secondary water and obtain approval from Weber Basin Water District;
7. All City Engineer comments on the improvement drawings will be amended prior to a pre-construction meeting;
8. "Farmington Rock" must be a featured element on the building and in the landscape;
9. All trails will be hard surfaced as determined by the Parks Department to accommodate individuals with disabilities;
10. Any expansion to the gym shall require conditional use approval;

11. In the event off-street parking routinely disrupts adjacent property owners, the City may consider parking restrictions similar to other restrictions elsewhere in the City;
12. Any significant changes to the site plan will return to the Planning Commission as determined by the process set forth in the ordinance.

Heather Barnum seconded the motion which was unanimously approved.

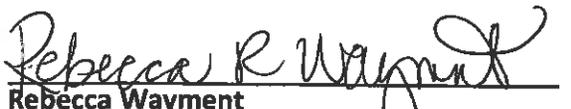
Findings for Approval:

1. The use requested is listed as a conditional use within the AE zone.
2. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.
3. The proposed use shall comply with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
4. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
5. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development.
6. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.
7. The proposed use is not detrimental to the health, safety and general welfare of persons residing or working in the vicinity and does not cause;
 - a. Unreasonable risks to the safety of persons or property because of vehicular traffic or parking;
 - b. Unreasonable interference with the lawful use of surrounding property; and
 - c. A need for essential municipal services which cannot be reasonably met.

ADJOURNMENT

Motion:

At 9:11 p.m., **Heather Barnum** made a motion to adjourn the meeting which was unanimously approved.


Rebecca Wayment
Chair, Farmington City Planning Commission