

**FARMINGTON CITY
PLANNING COMMISSION MEETING
June 18, 2015**

STUDY SESSION

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

Item #3. Ernie Wilmore/ICO Development – Requesting Recommendation for Schematic Plan Approval for the Residences at Station Parkway Subdivision

Eric Anderson said during financing of the project it was requested the project be phased. He said during Phase I, the applicant plans to build all infrastructure and some buildings, but more apartment buildings will come in during Phase II. Since there are 2 phases, the applicant must go through the subdivision process. Since there is no dedication of Right of Way (ROW), it is a simple subdivision with schematic plan approval and then Preliminary and Final Plat approval together. Rebecca Wayment asked if this is the same plan that were previously before the Commission. Eric Anderson said yes, they have just broken the plans into 2 phases.

Item #4. Pete Smith/Advanced Solutions Group – Requesting Recommendation for Schematic Plan and Preliminary PUD Master Plan Approval for Meadows at City Park Phase II Subdivision

Eric Anderson said this is Phase II at the Meadows at City Park. Rebecca Wayment asked if Phase I has started. Eric Anderson said no, the applicant has a large majority of improvements coming in with the 200 West access in Phase II and the road will connect the two phases. The applicant would like to have those improvements in as soon as possible. Eric Anderson reminded the Commission that this property is zoned R-4, which means the applicant could have the potential of up to 20 units; however, the applicant has requested a PUD which allows the Commission to set standards for design, landscaping, open space and more. Staff and many residents feel the proposed PUD is preferable than any alternative plan that could be proposed. Staff and the commissioners also discussed the provided landscape plan, as shown in the staff report and the possibility of requesting more landscaping.

Item #5. Walter Bornemeier – Requesting Recommendation for Minor Subdivision/Plat Amendment Approval in Shepard Creek Country Estates PUD

David Petersen said this is a lot split in the Shepard Creek Country Estates subdivision. The subdivision originally consisted of (7) 2 acre lots; 3 of the lots have already been subdivided in the subdivision. The applicant is proposing a lot split with each lot still over an acre in size. Staff also explained some of the concerns with the grade of lot 4A, placement of the driveway and road frontage.

Item #6. Harley & Jean Evans – Requesting Recommendation for Minor Subdivision/Plat Amendment Approval in Cornerstone Subdivision

David Petersen said when the Cornerstone subdivision was platted, the City was concerned about the length of the dead end road as it exceeded the 1,000 ft. limit; as a result, the City only allowed for 16 lots (the zoning at the time may have allowed for maybe up to an additional 6 lots) and required a

stub road to Fruit Heights. As the years past, Fruit Heights did not provide a connection to the stubbed road in the subdivision so the City vacated the ROW back to the applicant. The applicant is now requesting to split one lot. By doing so, it would require the applicant's non-conforming home as to building placement from the 1960's be removed and replaced.

Item 7. Davis School District – Requesting Conditional Use and Site Plan Approval and Recommendation for Schematic Plan Approval

Eric Anderson said the elementary school has been in the pipeline for a long time. He said the School District has been working through issues, including removing the school from the FEMA flood plains, the 1100 West road improvements and obstacles related to it. Eric Anderson said one of those obstacles is the pump station; the road will have a subtle curve around the station as moving it would cost a significant amount.

REGULAR SESSION

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

Item #1. Minutes

Kent Hinckley made a motion to approve the Minutes from the June 4, 2015 Planning Commission meeting. Brett Anderson seconded the motion which was unanimously approved.

Item #2. City Council Report

Eric Anderson gave a report from the June 16, 2015 City Council meeting. He said the May PUD Subdivision was approved; however, the City Council agreed with the Planning Commission that the shed did not qualify as "historic" and would not be an acceptable trade for the 10% open space requirement for a PUD. The Council voted the PUD must still include 10% open space. He also said the Villa Susanna Final PUD Master Plan and Final Plat was approved, Dan Rogers was appointed as the new member of the Planning Commission and the FY2016 Budget was adopted.

SUBDIVISION APPLICATIONS

Item #3. Ernie Wilmore – ICO Development (Public Hearing) – Applicant is requesting a recommendation for schematic approval for the Residences at Station Parkway Subdivision consisting of 2 lots on 13.03 located for approximately 550 North and Station Parkway in a TMU (Transit Mixed Use) zone. (S-22-15)

Eric Anderson said the applicant is phasing the project for financing of the subdivision. It will include 2 phases. The first phase will include construction of apartments, improvements, roads and infrastructure. The second phase will include additional apartments. This item is a simple lot split; it meets all criteria. Staff is recommending the Commission recommend this item for approval.

Ernie Wilmore, 1160 Kings Ct., Kaysville, said in order to get the financing per phase, the lender is requiring the applicant have land proportionate to the improvements and buildings for each phase. He said they plan to build the infrastructure, roads, utilities, and everything else that will connect the public improvements to the roadways for the buildings; however, the lender is first requiring that the land be separated to match up with the building improvements in a phased construction schedule.

Rebecca Wayment opened the Public Hearing at 7:15 p.m.

No comments were received.

Rebecca Wayment closed the Public Hearing at 7:15 p.m.

Brett Anderson said he does not have any concerns as this was previously seen by the Commission.

Heather Barnum asked if anything has changed with road widths, parking, etc. in the proposed plans. **Eric Anderson** said no, the only change is the phasing of the project.

Motion:

Heather Barnum made a motion that the Planning Commission recommend that the City Council approve the proposed Schematic Plan for the Residences at Station Parkway Subdivision subject to all applicable Farmington City ordinances and development standards. **Alex Leeman** seconded the motion which was unanimously approved.

Finding:

The subdivision does not change the layout of the approved site plan, including streets, building placement, utilities, etc. and the improvements will all be done at one time. This subdivision is a simple lot split meant to create two platted parcels on the map.

Item #4. Pete Smith – Advanced Solutions Group (Public Hearing) – Applicant is requesting a recommendation for schematic plan and preliminary PUD master plan approval for the Meadows at City Park Phase II Subdivision consisting of 14 units on 2.37 acres located at approximately 55 South and 200 West in an R-4 zone. (S-12-15)

Eric Anderson explained this development has taken a long time for approval because it transferred entitlement with several developers. The applicant received Phase I approval last summer, but is now seeking approval for Phase II as all infrastructure and improvements coming off of 200 West are included in the plans. The applicant would like the Phase II entitlements prior to construction of Phase I. **Eric Anderson** reminded the Commission that this property is zoned R-4; under a conventional subdivision the applicant is allowed 8-9 units per acre which would be approximately 20 units. The proposed subdivision has 14 units. He also said a PUD is preferable to an R-4 conventional subdivision as the Commission can require additional standards for landscaping, design and more. Staff is recommending the Commission recommend this item for approval.

Pete Smith, 1789 Spring Meadow Lane, said Phase II is an extension of Phase I. He said he has had to work through storm drain issues and the utility line with UDOT and the City. He said he is ready to finalize Phase I, but wanted approval of the general layout with Phase II. UDOT has approved the cut through for the 200 West road; approval of Phase II will allow this to happen at the same time

construction of Phase I takes place which will limit the impact to surrounding neighbors. **Pete Smith** said Phase II includes the same buildings and floor plans as Phase I, but is different from Phase I because the fire truck turnaround is eliminated with the construction of the 200 West road and the location and size of the detention basin has been changed. The detention basin will now be located at the south side of Phase II, will be larger than proposed in Phase I and will more than double the open space for the development.

Heather Barnum asked if he plans to construct Phase I and II building units together. **Pete Smith** said he is not sure as it depends on the market. He hopes to obtain approval for Phase II so he can finalize buyers which will allow him to build out the project as soon as possible.

Heather Barnum expressed concern that landscaping is not very detailed; she asked if more could be done with it. **Pete Smith** said yes, he can pursue those options. He added that he plans to grass the open space area, but is willing to look at more if needed. **Rebecca Wayment** asked what landscape screening will be included for the corner units. **Pete Smith** said there is not any screening for those lots as the corner units will face 200 West and will model the bungalow type homes located on 200 West to create a uniform look along the street.

Kent Hinckley asked if an HOA will maintain the landscaping and open space. **Pete Smith** said yes, an HOA will be established and maintained.

Rebecca Wayment opened the Public Hearing at 7:25 p.m.

Sheridan Prince, 86 S. 100 W., owns an adjacent lot to this subdivision. He had questions regarding the utilities and entitlement of the 200 West road as he plans to further develop his property someday. **Pete Smith** said it was his understanding that he would be able to hook up to the sewer line, but would be responsible for his own impact fees. **Eric Anderson** said the 200 West road is public. **David Petersen** also suggested that Mr. Prince meet with staff to answer further questions.

Rebecca Wayment closed the Public Hearing at 7:31 p.m.

Alex Leeman feels the plans are consistent with what was previously presented to the Planning Commission. **Heather Barnum** agreed and also liked that by having both phases approved, the applicant is able to move forward with the 200 West connection sooner than just having Phase I approved.

Kent Hinckley asked if there needs to be a condition that the applicant provide more detail for the landscaping of the project. **Eric Anderson** said yes, the Commission can choose to request more detail to be presented at Final PUD Master Plan.

Motion:

Kent Hinckley made a motion that the Planning Commission recommend approval of the enclosed Schematic Plan and Preliminary PUD Master Plan for the Meadows at City Park Phase II PUD subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The Nicholls Nook development agreement shall be amended prior to consideration of Final Plat and/or Final PUD Master Plan;
2. A landscape plan be included as part of the Final PUD Master Plan.

Heather Barnum seconded the motion which was unanimously approved.

Item #5. Walter Bornemeier (Public Hearing) – Applicant is requesting a recommendation for minor subdivision/plat amendment approval creating an additional lot in the Shepard Creek Country Estates PUD on 2.07 acres located at 351 Shepard Ridge Road in an LR-F (Large Residential-Foothill zone. (S-21-15)

Eric Anderson showed an aerial view of Shepard Ridge Road and the Shepard Creek Country Estates subdivision. He showed the location of the proposed lot division. He said the 2 lots will be sizeable; however, there are concerns with the home placement, access to the home and street frontage for lot 4B. **Eric Anderson** said in order for the lot split to take place, there needs to be a plat amendment to the Shepard Creek Subdivision PUD. Prior to the plat amendment seeking approval by City Council, a notice will be sent to all property owners within the plat stating that they have 10 days to submit any protestation to the amendment. This notice has not yet been sent to residents, but will be prior to it going before City Council. Staff thought it would be appropriate for the Commission to review the plat amendment simultaneously with the minor subdivision to address the previously stated concerns.

Rebecca Wayment asked if the home on lot 4A will remain. **Eric Anderson** said yes, the concerns are with lot 4B as a portion of the lot is very steep and staff is unsure a home will fit. **Alex Leeman** asked where the driveway would be located if a large portion of the lot is so steep. **Eric Anderson** said he is unsure, but said that staff feels one possible option is the east side of the lot with a reciprocal access easement that allows lot 4B to cross lot 4A. **Heather Barnum** asked if a driveway could connect to 1400 North. **Eric Anderson** said 1400 North may be too steep to have a 14% grade driveway. **Rebecca Wayment** asked if the driveway comes across lot 4A from the curve in the Shepard Ridge Road, would the house still face 1400 North. **Eric Anderson** said yes, the Ordinance requires the home to face the front of the road.

Brett Anderson reviewed the Ordinance which states there must be “good cause” for the split to be approved. He feels that is a subjective phrase, but in his opinion, a “good cause” may be using the land for someone to live there in lieu of it just sitting unused. **Eric Anderson** also reminded the Commission that **David Petersen** said several lots in the subdivision have already been split.

Alex Leeman said other similar requests were made conditional to final approval. He said that it may be appropriate to pass the final approval if the lot proves to be buildable and there is reasonable access to it.

The Commissioners discussed more driveway options as well as possible conditions to the motion. **Heather Barnum** suggested moving Finding #5 (the owner demonstrates the building site is buildable for a single family home) as a condition. It was also discussed that a condition be added that a driveway access easement be arranged.

The applicant was not present at this time.

Rebecca Wayment opened the Public Hearing at 7:42 p.m.

No comments were received.

Rebecca Wayment closed the Public Hearing at 7:42 p.m.

Heather Barnum said she likes **Alex Leeman's** suggestion that the conditions must be met prior to approving the lot split. **Rebecca Wayment** also asked if the barn will be removed after the split. **Eric Anderson** said yes, it is an accessory building, but cannot stand alone if the home is located in the other lot unless it is accessory to that home or to the use of the land.

Brett Anderson reviewed his thinking surrounding approval based on "good cause." He feels splitting the lots will still allow for two large lots. He does not see any detriment to its approval. **Heather Barnum** added that the notice surrounding the plat amendment will also ensure others can voice any concerns.

Motion:

Alex Leeman made a motion that the Planning Commission recommend that the City Council approve the proposed minor plat and amend the Shepard Creek Country Estates PUD thereby subdividing Lot 4 thereof and creating one additional lot as requested by the applicant subject to the City implementing notice procedures for such petitions as set forth in State Law and with the following conditions:

1. The owner demonstrates to City staff that a building site is possible on the new lot for a single family home;
2. A driveway access easement will be arranged with adjacent property owners onto Shepard Ridge Road if necessary;
3. The approval is subject to all applicable Farmington City ordinances and development standards.

Kent Hinckley seconded the motion which was unanimously approved.

Findings for Approval:

1. The applicant's request is consistent with previous subdivisions which have occurred within the boundaries of the original plat. Shepard Creek Country Estates PUD was recorded June 10, 1980 as a seven lot subdivision. Since that time 3 of the 7 property owners have subdivided their properties. Now the plat includes 10 lots, and will include 11 lots if the Bornemier request is approved.
2. The new lot, and remaining portion of the existing Bornemier Lot, both exceed the minimum 20,000 square foot lot size standard in the LR zone, and are compatible with the other lots in the subdivision.
3. There is good cause for the amendment because it is in keeping with what other property owners within the subdivision have already done.
4. No public easement, right-of-way, or easement will be vacated or amended.

Item #6. Harley and Jean Evans (Public Hearing) – Applicant is requesting a recommendation for minor subdivision/plat amendment approval creating an additional lot in the Cornerstone Subdivision on .65 acres located at 696 West Emerald Oaks Drive in an LS-F (Large Suburban-Foothill) zone. (S-23-15)

Eric Anderson said the Cornerstone subdivision is in the northeast corner of the City. The applicant is seeking to do a lot split on lot 19. When the subdivision was platted, the City required Evan's Way be stubbed for a connection to Fruit Height; however, Fruit Heights did not require the connection on their side. The plat was amended to remove the stub street whereby the affected lots were increased in size. **Eric Anderson** said this is a minor subdivision/plat amendment request as there will not be any dedication of ROW. He also reminded the Commission that a notice of a 10-day protestation period prior to the plat amendment's review before the City Council will also take place.

Eric Anderson said the existing older home is nonconforming as to building placement. He said it was his understanding that if the lot split does take place, the house will be torn down.

Rebecca Wayment asked what the minimum lot size is for the zone. **David Petersen** said the minimum is 20,000 sq. ft., but the alternate lot size for the LS (Large Suburban) zone is 12,000 sq. ft.

David Petersen explained the history of the subdivision and the surrounding area. He said when the applicant wanted to develop, the dead-end street was over 1,000 ft., which was considered non-conforming based on the Ordinance. As a compromise, the City only allowed 16 lots in the development and required a stubbed street to Fruit Heights. Fruit Heights did not require the connection so the stub does not go anywhere. Since the street did not go through, the City vacated the ROW back to the applicant. The applicant is seeking one additional lot. **David Petersen** presented the following information regarding lot number and sizes of neighboring subdivisions for the Commission to review in comparison with what is being presented:

- A. Somerset Farms. Number of lots: 150, average lot size: 10,990 s.f., smallest lot size: 7,094 s.f.
- B. Summerwood. Number of lots: 19, average lot size: 41,866 s.f., smallest lot size: 23,636 s.f.
- C. Cornerstone. Number of lots: 16, average lot size: 29,000 s.f., smallest lot size: 19,755 s.f.
- D. Somerset Hollow. Number of lots: 94, average lot size: 10,993 s.f., smallest lot size 8,132 s.f.
- E. Summer Wood Phase II-IV. Number of lots: 7, average lot size: 24,000 s.f., smallest lot size: 19,796 s.f.

David Petersen discussed each subdivision and how it compared to the Cornerstone subdivision.

Brett Anderson asked if there had been a discussion regarding moving the boundary line for lot 17. **David Petersen** said he thought the applicant may like the one larger lot. **Brett Anderson** suggested the applicant may want to make all 4 lots more sizable by adjusting lot boundaries to make the plans more consistent with the neighborhood.

Jean Evans, 713 Springwood Dr., said she is happy to entertain any boundary changes if staff will allow for the changes.

Heather Barnum asked if there is a set timeline the applicant is seeking to meet. **Jean Evans** said no, there is not a problem if the lot split is delayed.

Rebecca Wayment opened the Public Hearing at 8:13 p.m.

Karen Fouad, 2103 N. Evans Way, said she lives in the Cornerstone development and is opposed to the proposed smaller lots. She feels the Cornerstone development is unique as it was designed to have larger lots with larger custom homes. She would like to maintain the integrity of the original plat and see the final 3 lots develop consistent with the original plan. She also provided the Commission with a personal letter stating more information regarding reasons for her opposition to the lot split. The email is included in the record.

Shey and Jody Johnson, 1158 Deer Ridge Rd., Fruit Heights, said they purchased and built a home approximately 6 years ago on the lot east of lot 17. They said they paid a premium price for their lot for their view. They did not know what was planned prior to the meeting, but were happy to see the split was planned for lot 19. They do not have any concerns if the plan is to not move the boundary lines for lot 17. **Jody Johnson** expressed concern that, based on **David Petersen's** presented information, there are areas similar in size; however, with this particular location of the lot split, smaller lots will change the look of the area.

Andrew Conlan, 1174 Deer Ridge Rd., Fruit Heights, said he lives near the Johnsons and came to the meeting to see what was being proposed. He said he does not have a problem with shifting the boundaries of lot 17, but feels splitting lot 19 would impact the area.

Byron Lusk, 726 Emerald Oaks Dr., agreed with Karen Fouad's remarks regarding the characteristics of the area. He also said he felt a few of the subdivisions presented are not comparable to the Cornerstone subdivision. He said people purchased their homes with the understanding that the plat would not change. He feels those in the subdivision paid a premium price for the larger lots and that the applicant has been sufficiently compensated from those lots. He said he also spoke with each of the property owners in the Cornerstone subdivision; 10 out of the 16 lots do not feel the lot split is a good idea as it is out of the character of the neighborhood. He said he would like to see the nonconforming house come down, but feels that is a separate issue.

Gina Kearns, 691 Springwood Dr., said she feels the community that has been created for the Somerset area is unique as it is a very tight knit neighborhood. She said the larger lots in the area is what drew her to live here. She does not feel splitting the lot would be consistent with the area. She also expressed concern with adjusting the lot boundaries and the home placement on the corner lot in the cul-de-sac. She hopes a reasonable solution can be determined.

Carrie Whitlock, 731 Springwood Dr., said she lives adjacent to the applicants, the Evans family. She said she is interested in purchasing one of the lots after it is split. She said she understands the residents' points of view. She said she loves the area and the neighbors, but thought taking down the nonconforming home and having a nicer home built in its place would improve the area. She expressed gratitude for the Evans family and explained she thought the lot split would be a good idea. She is also concerned with causing strife in the neighborhood by having a smaller lot.

Rebecca Wayment stated numerous emails have been received in opposition to the lot split as well as a phone call **Kent Hinckley** received which also opposed the split. These have been included in the record.

Rebecca Wayment closed the Public Hearing at 8:33 p.m.

Rebecca Wayment said she is interested in the idea of a boundary shift so the 4 lots can be larger and more consistent with the area.

Alex Leeman said he is split on his decision. He said the lot split would resolve the neighborhood's concerns with the nonconforming house. With regards to comparing lot sizes, he feels that many of the larger lots are on similar lot widths, but are much deeper. He said if you look at street frontage and lot width, the proposed lots are not that much different.

Kent Hinckley opposed the lot split for the following reasons:

1. The purpose of the planning process that applicants go through is to let future buyers know what is intended in the subdivision;
2. Existing property owners bought because the subdivision is low density;
3. Comparing surrounding lot sizes is appropriate when the development is initially approved; however, after lots are sold, it is no longer appropriate to compare lot sizes as property owners purchased the lots based on what was platted.

Brett Anderson referred back to the ordinance’s requirement that a “good cause” must be present to approve a lot split. He feels one could argue tearing the house down and using the land is a good cause. He also expressed concern that proposing a boundary line adjustment may result in future boundary line adjustments. **Eric Anderson** explained boundary line adjustments can be a simple process and are similar to plat amendments.

Heather Barnum asked what is motivating the lot split as she feels the lot may not be desirable to sell if a home must be demolished. **Jean Evans** explained there is a well on the corner of the lot. They are not willing to sell the property where the well is located as they want to keep it in the event of an emergency. If it could be arranged that the piece of property where the well is located can be independent, they are comfortable not doing the lot split. By doing the lot split, they will remain property owners to the lot with the well.

The commissioners discussed the lot split versus the boundary adjustment. **Brett Anderson** said he feels the lot split is a means to an end that the nonconforming home will be removed and the applicant is able to keep the property where the well is located.

Kent Hinckley reiterated that he does not feel it is appropriate to change the size of lots after the lots have been platted. **Alex Leeman** understands that concern; however, he feels property owners should be able to choose what they would like to do with their property. **Rebecca Wayment** is interested in seeing plans for the boundary adjustments to make 4 reasonably sized lots.

David Petersen said it sounds like the Commissioners might be comfortable approving 4 lots as long as the 4 lots are sizable; however, the Commissioners would like to review a plan with 4 sizable lots. **Rebecca Wayment** said yes, she personally is not comfortable approving the plans as it currently stands. She asked staff what the applicant’s next step is if the motion is denied. **David Petersen** said the Commission could deny the request and encourage the applicant to bring back a 4 lot plan with boundary adjustments or the denial could then be presented to the City Council to see how they will vote; it is up to applicant which route they want to take.

Motion:

Kent Hinckley made a motion that the Planning Commission deny the item based on the following reasons:

1. The purpose of the planning process that applicants go through is to let future buyers know what is intended in the subdivision;
2. Existing property owners bought their property because the subdivision is low density;
3. Comparisons to surrounding lot sizes was appropriate when the development was initially approved after most of the lots have been sold, it is not an appropriate consideration any longer;
4. Questions were also had about how the applicant may accommodate the borders of the lots to meet the requirements of 20,000 sq. ft. for the zone, and how the lots would then compare to the surrounding area.

Alex Leeman seconded the motion which was unanimously approved.

CONDITIONAL USE AND SITE PLAN APPLICATION

Item #7. Davis School District (Public Hearing) – Applicant is requesting a conditional use and site plan approval, and a recommendation for schematic subdivision approval for the Elementary School #61 on 10.55 acres of property located at approximately 750 South and 1100 West in an AE (Agricultural Estates) zone. (SP-6-14)

Eric Anderson said the elementary school has been in the pipeline for a long time. There have been issues with removing the property out of the FEMA flood plain. Also, there were concerns with the sewer station, but have been resolved by including a slight curve in the road. The applicant is also working with the County on issues regarding the low banks on Farmington Creek. Other site plan issues have been addressed, and staff is comfortable moving this development forward.

Doug Cromar, 24 S. 26 E., Salt Lake City, representative from CRS Engineers and **Breanna Bonsavage**, 524 S. 600 E., representative from VCBO architects said they are both working together on the site plans. **Doug Cromar** said there are a couple issues that still remain. The Davis County Flood Control is working to take care of the FEMA flood plain. He said Davis County Flood Control will install approximately 200 linear feet of fill along the bank of Farmington Creek which will raise where the breach occurs. After its completion, CRS Engineers will resurvey the creek and re-submit a letter of recommendation to amend the FEMA flood plain. The school is currently under construction; however, 1100 West construction has not yet begun until the flood plain issues have been resolved. He said they are still working to resolve an issue with the storm drain crossing Glovers Lane to the south; they are working the City and property owners on obtaining an easement to resolve the issue. **Doug Cromar** said they are also working to replat 1100 West and the school site to a single lot subdivision so the plat can obtain the proper signatures so it can be finalized.

Eric Anderson said he forgot to mention that there is also the subdivision portion of this motion. There was a land swap with Fieldstone Homes with Farmington Park's subdivision. That part of the motion is to memorialize that swap and to record the plat.

Brett Anderson asked if there is a continuous fence along the east side of the school where the park will be located. **Doug Cromar** said the City park will be located on the south side of the school; there will not be a fence along the west, south and north side of the school but will be along the east side adjacent to the Fieldstone Homes subdivision. The Commissioners were concerned that a connection through the fence should be created for easier access to the school. **David Petersen** explained when there is a connection, parents use it as a drop-off location. The school district does not want a connection through the fence or a pedestrian trail leading to the school because it results in complaints from residents.

Brett Anderson said he has been asked if the current dirt being placed on the location site is to settle the ground by the weight of the dirt. **Doug Cromar** said some monitoring of ground settling has taken place, but the fill that is being added is to raise the site to ensure storm water drains toward the road.

Rebeca Wayment asked if it is a 2-story elementary school. **Breanna Bonsavage** said yes, it will be 2-stories and just under 85,000 sq. ft. It will be an active learning school; the first prototype of its kind was recently constructed in Woods Cross and opened last year.

The Commissioners discussed traffic concerns, especially with the upcoming high school that may also be underway and the possibility of the West Davis Corridor. **David Petersen** said they are working hard to ensure the City is appropriately planning the layout of the infrastructure to

accommodate needs and/or changes. **Heather Barnum** agreed; she feels it needs to be done right the first time.

Rebecca Wayment opened the Public Hearing at 9:32 p.m.

Bruce Bassett, 1132 W. Glovers Lane, said he is in support of the elementary school plans as submitted, but had questions regarding the construction of 1100 West. He asked about questions regarding the sewer, storm drain, and other services that may be coming with the school's construction. The applicant and staff responded, but **David Petersen** also suggested the resident make an appointment with staff to provide further detail on utilities that may be available to meet his needs. The applicant also offered to meet with Mr. Bassett to answer any questions.

Rebecca Wayment closed the Public Hearing at 9:36 p.m.

Brett Anderson said he appreciates that the applicant brought this before the Commission for input when it was not required. **Heather Barnum** also appreciated the thorough discussions that have taken place regarding storm drain, FEMA requirements, etc.

Although it is listed on the approved City park plans, **Kent Hinckley** requested a condition be added that there will not be a fence between the school property and the City park.

Motion:

Kent Hinckley made a motion that the Planning Commission approve the enclosed Conditional Use and Site Plan for the Davis School District Elementary #61, and recommend schematic subdivision plan approval related thereto, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. SWPPP Corrections and storm water permit and bond must be done before construction begins;
2. The 1100 West ROW shall be shown on the Final Plat and shall be dedicated to the City as ROW and be included in the owner's dedication;
3. Applicant shall obtain Final Plat approval for the subdivision lot split and exchange transacted with Fieldstone Homes;
4. The applicant shall provide a description of the property that will be removed from the flood plain prior to construction;
5. The applicant shall obtain/provide storm drain easements to drain the storm-water across private property, off-site south of Glover's Land to Farmington Bay;
6. If the applicant is the first in, they will need to design and build 675 South, and will need to receive staff approval prior to construction;
7. The applicant shall provide a 10' PUE on the north side of the property, and will need to record said easement prior to construction;
8. Final Approval of the Site Plan consistent with all requirements set forth in Chapter 7 of the Zoning Ordinance shall be delegated to City staff, including but not limited to the landscape plan;
9. Preliminary and Final Plat shall be held jointly;
10. Lighting shall be designed, located, and directed so as to eliminate glare and minimize reflection of light onto neighboring properties;
11. Any signs planned for the new elementary school shall be consistent with the Farming City Sign Ordinance and compatible with the character of the neighborhood;

12. Improvement drawings, including but not limited to a grading and drainage plan, shall be reviewed and approved by the City Engineer, Public Works Department, Fire Department, Building Inspection, Central Davis Sewer District, and Weber Basin Water Conservancy District;
13. No fence between the school property and the City park.

Heather Barnum seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed elementary school is an integral component in planning and accommodating for Farmington's projected future growth.
2. The proposed use of the proposed elementary school is compatible with the surrounding community, including the surrounding subdivisions, the 1100 West park, the Farmington Bay Wildlife Refuge Area, etc.
3. State Law (Code 10-9a-305) exempts school districts from having to conform to municipality land use ordinances, which in this case includes the City's requirement for a conditional use. However, the applicant has been amenable to going through the conditional use approval process because of the partnership nature of this project and wanting to be transparent throughout the process.
4. The proposed elementary school will complete their proportionate share of 1100 West to Glover Lane and will extend the road beyond their property as a system improvement to be possibly reimbursed by the City.
5. Likewise, the school district has committed to participating in one-third of the cost to construct a bridge at 1100 West extending the road north past 500 South where it currently ends.
6. The ordinance allows for flexibility on approving this site plan and conditional use in that the Planning Commission can approve this project and leave final approval to City Staff. In this way, the City can ensure that all outstanding issues are resolved and the approval of the Site Plan conforms to City ordinances and Development Standards.
7. The proposed subdivision is memorializing a deed swap and bringing the subdivision into compliance with City ordinance.

OTHER BUSINESS

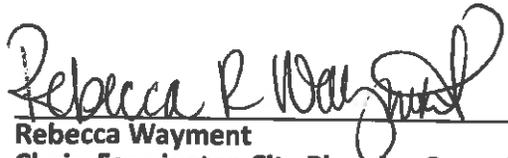
Item #8. Miscellaneous: Discussion on Farmington Rock

The Commissioners and staff discussed in detail if the requirement for Farmington Rock should be included or removed from the Ordinance. **Heather Barnum** asked if there are other types of materials that may be used in lieu of the actual "Farmington rock" so the requirement is not as burdensome on the developers. **David Petersen** said we will seek out a recommendation from the Historic Preservation Commission to determine their suggestion on keeping or removing the rock requirement. **Brett Anderson** suggested creating some type of incentive program for developers to incentivize them to use "Farmington rock" in lieu of leaving it as a forced requirement within the Ordinance. **Rebecca Wayment** would like a requirement as to the percentage of use the rock must have in lieu of developers fulfilling the requirement by tossing the rock into the landscape. **Alex Leeman** is comfortable with a possible incentive for using the rock, but feels requiring the rock may be restricting property owners their rights'. **David Petersen** suggested that the ordinance requires "Farmington rock" unless a waiver is obtained by the architectural review committee. The Commissioners felt this was a possible solution.

ADJOURNMENT

Motion:

At 10:16 p.m., **Kent Hinckley** made a motion to adjourn the meeting which was unanimously approved.



Rebecca Wayment
Chair, Farmington City Planning Commission