

**FARMINGTON CITY
PLANNING COMMISSION**

February 20, 2020

STUDY SESSION

***Present:** Chairman Roger Child, Vice Chairman Alex Leeman, Rulon Homer, Mike Plaizier, Larry Steinhorst and Alternate Commissioner Inger Erickson. **Staff:** Community Development Director David Petersen, City Planner Meagan Booth, Recording Secretary Carly Rowe and Planning/GIS Specialist Shannon Hansell. Greg Wall and Russ Workman were excused.*

Chad Boshell, City Engineer showed a map of the status of the West Davis Corridor and answered any questions that the Commissioners had regarding access points. Dave Petersen also informed the Commissioners that on March 17, 2020 the City Council, staff and those Commissioners who can attend will be going to Thanksgiving Point on a field trip.

REGULAR SESSION

***Present:** Chairman Roger Child, Vice Chairman Alex Leeman, Rulon Homer, Mike Plaizier, Larry Steinhorst and Alternate Commissioner Inger Erickson. **Staff:** Community Development Director David Petersen, City Planner Meagan Booth, Recording Secretary Carly Rowe and Planning/GIS Specialist Shannon Hansell. Greg Wall and Russ Workman were excused.*

Roger Child opened the meeting at 7:08 PM

Item #1 Minutes

Rulon Homer made a motion to approve the minutes from the February 6, 2020 Planning Commission meeting. **Mike Plaizier** seconded the motion, which was unanimously approved.

Item #2 City Council Report

Dave Petersen gave a report from City Council on February 18, 2020. Regarding spring cleanup, Robinson Waste will help with spring cleanup and provide dumpsters. The previous company is no longer in business. There will be an update regarding this in the Newsletter. Zone Text amendments for Site Plan deadline and Final PUD recommended by Planning Commission were approved. Finally, the cross-section for Flatrock Ranch subdivision is under consideration.

SUBDIVISIONS

Item #3 Steed Metes and Bounds Subdivision (Public Hearing) – Applicant is requesting approval for a two-lot subdivision by metes and bounds located at 79 south 100 East in the in the OTR (Original Town site Residential) zone. (S-3-20)

The applicant and owner of the property at 79 South 100 East wishes to divide their single parcel of land into two lots without requiring the recordation of a subdivision plat. The owner has thus applied for a metes and bounds subdivision.

Roger Child opened the Public Hearing at 7:15 PM.

Russ Christensen, the buyer, questioned why sidewalk would need to be installed, **Shannon Hansell** replied that sidewalk is an improvement requirement with subdivisions. **Dave Petersen** further explained the logic behind the improvements. He also said Mr. Christensen was welcome to ask that Public Works reconsider the installation of the sidewalk.

Shauna Martin, questioned whether the land would be used for residential or commercial, whereas Mr. Christensen replied that it would be for residential only.

Roger Child closed the Public Hearing at 7:21 PM.

MOTION

Alex Leeman made a motion to move that the Planning Commission approve the proposed lot split by metes and bounds subject to all applicable Farmington City development standards and ordinances, and that the applicant shall immediately install sidewalk and ADA ramps at the southwest corner of 100 East and 100 South, unless reconsidered by Public Works.

Rulon Homer seconded the motion, which was unanimously approved.

Findings for Approval:

1. The division does not involve the extension of streets and utilities.
2. The area is not traversed by proposed streets.
3. The lot split is in accordance with the Farmington City General Land Use Plan and Zoning Ordinances.
4. No undevelopable remnant parcels will be created in the lot split.

Item #4 Phil Holland\Wright Development Group – Applicant is requesting final plat approval for the East Park Lane Phase 2 Subdivision consisting of two commercial lots on approximately 4.25 acres of property located north of the north end of Lagoon Drive at approximately 850 North in the CMU (Commercial Mixed Use) zone. (S-26-18)

On February 5, 2019, after receiving a recommendation from the Planning Commission, the City Council rezoned the subject property from LS (Large Suburban) and A (Agriculture) to CMU (Commercial Mixed Use) and approved a schematic plan showing, among other things, two commercial lots on the west side of the proposed northerly extension of Lagoon Drive.

Because there is no connection to Main Street as part of this phase, the Lagoon Drive extension constitutes a dead end street greater than 1,000 feet in length. This extension violates Section 12-7-040 D 3 of the Subdivision Ordinance. In response, the City received a letter from the agent detailing secondary access through AW Development LLC (Mercedes-Benz Dealership) drive aisle. This aisle connects Bourne Circle to the frontage road adjacent to HWY 89. If streets are dedicated and improved to Main Street as per the approved schematic plan, or Lagoon Drive is extended to US HWY 89, HNJ Investment Company LLC may release the easement.

There will be a detention basin owned by the developer, whereby the future use of the basin is intended for the possible future Phase III residential portion of the project east of Lagoon Drive. A deed restriction should be in place to ensure use of the basin by Phase III. Lots 201 and 202 will manage their entire water run-off on-site and not use the detention or the pipe leading to it from the future Phase III.

MOTION

Rulon Homer made a motion to move that the Planning Commission approve the final plat for the East Park Lane Phase II Subdivision, subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The Lagoon Drive extension must comply with the City's dead end street standards—the developer shall establish a second point of independent access acceptable to the City.
2. The developer/property owner shall maintain the detention basin, access, and pipes leading to it, until such a time Phase III is developed and an HOA is established to take over basin maintenance.
3. The developer shall provide a deed restriction acceptable to city to ensure the basin and pipes remain in place for the future Phase III.
4. The existing public utility easement (PUE), which traverses between Lots 201 and 202 to the detention basin must also be identified as a storm drain easement on the plat.
5. The developer must obtain a Storm Water Permit; Storm Water Bond Agreement; State Storm Water Pollution Prevention Plan; Farmington City Long-Term Storm Water Management Agreement, Farmington City Long-Term Storm Water Management Plan, etc.

6. The final plat shall meet all conditions of the approved schematic plan and preliminary plat.
7. The applicant shall address all other outstanding DRC comments including, but not limited to, sewer easements.

Mike Plaizier seconded the motion, which was unanimously approved.

Findings for Approval:

1. The proposed subdivision, along with the conditions set forth in the motion, conforms to all of the development standards as set forth in the Farmington City Subdivision and Zoning Ordinances.
2. The proposed plat continues a planned connection from Park Lane to points north, and conforms to the Master Transportation Plan and creates connectivity throughout the City.
3. The subdivision of this property will allow for future development, which fits the CMU zone and is consistent with the master plan for this area.
4. The application for final plat is consistent with the zone change and schematic plan recommended and approved by the Planning Commission and City Council, and the preliminary plat approved by the PC.
5. The deed will enable storm drain solutions in the future Phase III.

ZONE TEXT AMENDMENTS

Item #5 Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend Chapter 18 of the Zoning Ordinance removing residential uses as allowed uses in the GMU zone (ZT-3-20).

Standards for Zoning Ordinance and Map amendments are contained in Chapter 6 of the Zoning Ordinance. Specific Planning Commission review criteria are provided in Section 11-6-020 of this chapter as follows:

Planning Commission Review: All proposed amendments must be first submitted to the planning commission for review and recommendations. Notice and public hearing requirements shall be as provided in Utah Code Annotated sections 10-9a-205, 10-9a-502 and 10-9a-503. The planning commission shall study and examine each application and proposed amendment. The planning commission should consider the following issues when reviewing each proposed amendment: 1) is the proposed amendment reasonably necessary; 2) is the proposed amendment in the public interest; and 3) is the proposed amendment consistent with the city general plan and in harmony with the objectives and purpose of this title. After study and analysis, the planning commission shall prepare written recommendations regarding the application and proposed amendment and forward the same to the city council for its consideration.

Roger Child opened the Public Hearing at 7:38 PM.

Zach Hartman, a representative of a landowner with a GMU designation – The Evan’s Family – requested a hold on this agenda item. An application for a Project Master Plan (PMP) was turned in Thursday afternoon. He asked that this item be tabled until that application can be reviewed and considered. Dave Petersen told the commissioners that he was okay with the table to allow staff to review the PMP.

Roger Child closed the Public Hearing at 7:46 PM.

MOTION

Alex Leeman made a motion that the Planning Commission table this agenda item until the Project Master Plan application that was turned in on February 20, 2020 is reviewed.

Larry Steinhorst seconded the motion, which was unanimously approved.

Item #6 Farmington City (Public Hearing) – Applicant is requesting a recommendation to consider amend the zoning ordinance requiring a Special Exception Application, verses a Conditional Use Application, for Accessory Building

Heights as set forth in Sections 11-10-050 B, 11-11-070 B.1., 11-12-090 E.2., 11-13-060 B.1., 11-14-060, 11-17-070 E.4. And 11-22-040 B.2. (ZT-4-20).

The request is to amend the text of the zoning ordinance to require a Special Exception Application, verses a Conditional Use Application, in regards to Accessory Building Heights as set forth in Sections 11-10-050(B), 11-11-070 B.1., 11-12-090 E.2., 11-13-060 B.1., 11-14-060, 11-17-070 E.4. and 11-22-040 B.2.

Per **Utah State Code 10-9a-507**, “(2) (a) A **conditional use** SHALL be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.” Therefore as a Conditional Use, the height of an accessory building shall be approved if conditions are proposed to mitigate impacts. Regarding Special Exceptions, however, the Planning Commission has authority to approve or deny, through the approval standards, which gives more discretion to the city.

Roger Child opened and closed the Public Hearing at 7:58 PM. There were no members of the Public in attendance for this item and no comments were received.

MOTION

Mike Plaizier made a motion to move that the Planning Commission recommend approval of the proposed amendments to the following sections of the Zoning Ordinances subject to all applicable Farmington City ordinances as shown in Exhibit A (attached) and with the following findings:

Rulon Homer seconded a motion, which was unanimously approved.

Findings for Approval:

1. In most cases, the property owner is asking for an exception to the height requirement required by the zoning ordinance, because this is a fixed dimensional standard, the application type should be a special exception verses a conditional use.
2. The approval standards in 11-3-045 will be used to evaluate approval or denial of a special exception application.
3. Per **Utah State Code 10-9a-507**, “(2) (a) A **conditional use** SHALL be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.” Therefore as a Conditional Use, the height of an accessory building shall be approved if conditions are proposed to mitigate impacts. Regarding Special Exceptions, however, the Planning Commission has authority to approve or deny, through the approval standards, which gives more discretion to the city.

Item #7 Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend 11-11-060 7.A regarding the location of Accessory Buildings and Structures. (ZT-5-20).

Roger Child opened and closed the Public Hearing at 8:03 PM. There were no members of the Public in attendance for this item and no comments were received.

MOTION

Larry Steinhorst made a motion to move that the Planning Commission recommend the City Council approve the proposed amendment to 11-7-060 A.7 of the Zoning Ordinance as follows:

7. An accessory building may be located in a side corner yard or front yard of a lot; providing, that the building is an architectural and integral part of the main building and in no event shall the accessory building encroach into the required front yard or required side corner yard ~~beyond the nearest corner of the main building.~~

Alex Leeman seconded the motion, which was unanimously approved.

Findings for Approval:

1. The existing phrase, "beyond the nearest corner of the main building" can be redundant and not needed especially if such corner is placed right at the required setback line.
2. The following amendment removes the interpretation of the nearest corner of the building.
3. The text change better clarifies the primary intent of the existing language which is accessory buildings are not allowed in the "required" front and side corner yards

OTHER BUSINESS

Item #8 Miscellaneous, correspondence, etc.

- Other

ADJOURNMENT

Inger Erickson made a motion to adjourn at 8:05 PM. Rulon Homer seconded the motion, which was unanimously approved.



Roger Child, Planning Commission Chair