

**FARMINGTON CITY
PLANNING COMMISSION**
March 5, 2020

STUDY SESSION

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

Representatives from STACK Real Estate presented the proposals for the North Farmington Station Project Master Plan (PMP) that will require rezoning of multiple properties. The application was submitted on March 2, 2020 for staff review and will be on the next Planning Commission meeting.

REGULAR SESSION

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

Roger Child opened the meeting at 7:09 PM.

Item #1 Minutes

Alex Leeman made a motion to approve the minutes from the February 20, 2020 Planning Commission meeting. **Rulon Homer** seconded the motion, which was unanimously approved.

Item #2 City Council Report

Dave Petersen said there was no major Planning Commission items on the agenda. During the City Council meeting, the Youth City Council was sworn in and there were several Historic Preservation Committee members appointed. Summary action items included the City entering into an inter-local agreement with Weber Basin Water District for the Bear River pipeline that is going to come down where the Haight Creek condominiums are located to 950 N and go west. It will be in alignment with the connector road.

SUBDIVISION

Item #3 Guy Haskell (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval of the proposed Sydney’s Corner Subdivision Phase 2 consisting of 4 lots on .94 acres of property located on the southwest corner of 650 West and Glover Lane in an AE (Agriculture Estates) zone. (S-1-20)

The applicant, Guy Haskell, is requesting schematic approval for 4 Lots on .94 acres of property located on the southwest corner of 650 west and Glovers Lane to create the Sydney’s Corner Phase 2 Subdivision. As shown in the attached schematic plan, the subdivision will mirror Sydney’s Corner Subdivision, across the street to the east. The applicant will need approval of 3 TDR lots to develop the proposed subdivision from the City Council and approval of a special exception by the Planning Commission.

The minimum lot size for a conventional subdivision in the AE zone is 1 acre; therefore, the applicant could get a yield of 1 lot. The applicant is requesting 4 lots with an average lot size of .22 acres or 9,583.2 square feet. The alternative lot

size is 12000 square feet, however the number of lots created using the alternative lot size cannot exceed the amount of lots obtained through a yield plan, and therefore the applicant still would need to use 3 TDR lots to develop the proposed subdivision.

Section 11-3-045 of the Zoning Ordinance states in part:

A special exception is an activity or use incidental to or in addition to a principal use permitted in a zoning district; or an adjustment to a fixed dimension standard permitted as an exception to the requirements of this title; or a transfer of development right (TDR), or rights, established because of blight which results in an additional lot, or lots, or a dwelling unit, or units.

Therefore, the applicant is wishing to use a special exception to develop the property and pursue the four lots as proposed.

Roger Child opened the Public Hearing at 7:23 PM.

No comments were received.

Roger Child closed the Public Hearing at 7:23 PM.

MOTION

Rulon Homer made a motion to move that the Planning Commission recommend that the City Council approve the schematic plan and special exception for the Sydney Corner Phase 2 Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The applicant shall obtain approval of the 3-lot TDR by the City Council.
2. The applicant shall address all outstanding DRC Comments.
3. Transfer lots considered as a special exception may only occur because of blight, the applicant must complete a blight study, as defined and consistent with State Code, and the City must establish a finding of blight for the receiving area in order to approve such transfer.

Alex Leeman seconded the motion, which was unanimously approved.

Findings for Approval:

1. The City will receive compensation in the form of a TDR transaction through cash payment.
2. All lots front an existing fully improved public ROW (650 West and Glover Lane).
3. The development mirrors the development across the street and is consistent with the General Plan.
4. The subdivision will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
5. The parcel size is comparable to the existing Sydney's Corner Subdivision is of sufficient size to accommodate the special exception.

Item #4 Andrew Hiller–Applicant is requesting final plat approval for The Preserve at Farmington Creek subdivision consisting of 11 lots on 5.18 acres of property at approximately 90 West 675 North in the LR (Large Residential) PUD zone. (S-6-19)

Regarding this application referenced above, the Planning Commission passed a motion to recommend the City Council approve a schematic plan and rezone the property on July 18, 2019. On August 6, 2019, the City Council approved the schematic plan, but tabled action on the zone change and Preliminary PUD Master Plan to allow time for input from

Davis County Flood Control regarding Farmington Pond and Dam. The City Council approved the Rezone and Preliminary PUD Master Plan as of October 8, 2019.

As a reminder, the development is proposed as a PUD, in order to allow for flexibility in lot size and setbacks as well as to preserve natural trees and vegetation on the site. The developer is proposing a new concrete bridge, which meets city and county standards for a typical municipal street while keeping the old wood bridge for pedestrian access.

Existing access to the site is via 90 West across an old wooden bridge crossing Farmington Creek. The applicant will work with the City to dedicate the street prior to recordation, and must provide proof of adequate easements. The new road attached to 90 West, will be called Hidden Hollow. As a private road, it will be maintained and owned privately, including storm drain lines.

MOTION

Greg Wall made a motion to move that the Planning Commission approve the Final Plat for The Preserve at Farmington Creek Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The developer must follow all requirements of Chapter 30 Foothill Development Standards.
2. The applicant shall provide a maintenance plan acceptable to the City for the common areas, internal private streets, the wood bridge etc.
3. Davis County must dedicate 90 West as a public right-of-way, proof must be provided by applicant.
4. This bridge must have stamped structural calculations and design.
5. The new street, Hidden Hollow, must be assigned a numerical coordinate.
6. The applicant must obtain a Davis County Flood Control Permit, which shall accommodate, among other things, long term maintenance of the dam and access.
7. The applicant must obtain a UDOT Encroachment Permit.
8. Any outstanding DRC issues shall be addressed prior to recordation.

Larry Steinhorst seconded the motion, which was unanimously approved.

Findings for Approval:

1. The proposed subdivision is consistent with the General Plan.
2. The PUD preserves the environmentally sensitive area next to Farmington Creek, and provides pedestrian access to Farmington Creek via the wood bridge.
3. Access will be improved at this location, by means of Hidden Hollow and 90 West.
4. The proposed Final Plat submittal is consistent with all necessary requirements as found in the City's Subdivision Ordinance.

Item #5 Taylor Spendlove/Brighton Homes - Applicant is requesting Schematic (Concept) Design plan approval for the townhome portion of the Farmington Station Parkway mixed-use development located at approximately 525 North Station Parkway. (SP-1-20)

The Planning Commission on August 12, 2019 recommended that the City Council rezone the subject property from A to GMU and on December 12, 2019, they recommended subdivision schematic plan approval. Nevertheless, at the same Dec. 12th meeting the Commission also tabled consideration of schematic site plan review to allow time for the applicant to resolve 10 issues related to said schematic site plan, and the City Council added an 11th issue at their December 17th meeting. The following is a response (*in italics*) as to what the developer has done to date after each of the 11 issues.

1. The proposed east to west road “dead-ends” at the west boundary line of the Cook property. The first sentence of Section 12-7-040 D3 of the Subdivision Ordinance, and subparagraph b. thereto, state: “Dead end streets shall serve as access for not more than twenty four (24) dwelling units and shall not exceed one thousand feet (1,000') in length” and “Exceptions to the requirement for a second point of independent access may be granted by the city council, after receiving a recommendation from the planning commission, upon a finding that the topography or other physical conditions of the development site make it impossible to provide a second access which complies with street design standards established by the city and that an increased street length and/or density will not unreasonably impact the ability to provide emergency and other public services”.

The developer is proposing ~~60~~ 50 dwelling units on this potentially dead-end street.

Response: the developer is setting aside an easement across the two parcels to the north to ensure a direct second point of access to Station Parkway for the townhome portion of the project. At the same time the applicant is working to achieve access “via crash gates” through the assisted living site south of the development.

2. The proposed OS zone within the two townhome parcels, the one hotel parcel, and parcels A, B and C may not be wide enough as per the regulating plan and consistent with previous such designations by the City on other parcels in the past.

Response: the applicant widened the proposed OS area and staff walked the site to make sure the space is wide enough to accommodate the trail and accompanying recreation purposes.

3. The developer is proposing the OMU zone for the two hotels and GMU for the townhomes. As the parking needs increase on-site for the two hotels and the OMU area increases in size (and if the OS zone potentially increases in size as well) where will the City establish the final location of the GMU zone? Must the applicant reduce the number of townhomes on-site?

Response: the applicant reduced the number of townhomes from 60 to 50.

4. The SPARC (Site Plan and Architectural Review Committee) has not yet reviewed the latest schematic plans prepared by the applicant.

Response: the SPARC reviewed the proposal on January 29, 2020.

5. Shepard Creek traverses through the site. The existing FIRM (Flood Insurance Rate Map) designates the flood plain on the Cook Property as Flood Plain X (un-determined) because FEMA has not conducted a study on the property. An engineer, independent from FEMA, should model Shepard Creek to provide a more accurate flood plain determination. This will help identify buildable areas and/or ensure that the location of structures, including the elevation of buildings, are placed and set appropriately. In the event the study is not done, and the entire area is inundated by a flood event, FEMA will likely come in after the fact and to do a study for the entire greater area, which may place many properties unduly within the flood plain.

AND

6. Because of the proximity of Shepard Creek, as per an interlocal agreement between the City and County, a flood control permit is required as part of the process. The creek at this location has little or no banks. Preliminary input from the County may prove invaluable at this stage of site plan review.

Response: The City Engineer commented that the applicant must satisfy flood plain and flood control permit issues, but during the final plat/site plan part of the process.

7. A dead-ends exists within the townhome portion of the plan. How will snow plows, garbage trucks, etc. serve these private streets?

Response: Interior dead-end streets greater than one lot in length have been removed from the site plan.

8. The developer proposes to construct the buildings in such a way that they may be platted later as buildings lots. If so, will each building receive individual service laterals/meters now to avoid utility payment and maintenance conflicts later?

Response: The project is designed to accommodate individual meters or one master meter at the discretion of the City.

9. How will the residents of the town homes deal with garbage pick-up? If individual containers are proposed for each resident, is there space to place them “at the curb” and store them on-site, and can the trucks maneuver the site to pick up garbage? Or will the developer provide dumpsters for groups of town homes? —if so, the site plan should be updated accordingly.

Response: The development is designed for “at the curb” pick-up.

10. Angled parking often presents site-distance issues as motorists attempt to back their vehicles from their spaces. Can the developer, or should he, re-design the street for parallel parking?

Response: The applicant removed angled on-street parking from the project and replaced it with parallel parking.

11. The proposed east to West Street (“River Rock Road”) must be realigned to the north to better ensure more developable property (on the south side of the road) on property to the west of the Cook property.

Response: The existing proposed site plan set forth in this staff report incorporates this realignment.

MOTION

Alex Leeman motioned to move that the Planning Commission approve the schematic (concept) site plan for the townhome portion of the Farmington Station Parkway mixed-use development subject to all applicable Farmington City Development standards and ordinances and the following:

1. The applicant must obtain preliminary plat and final plat approval for the Farmington Station Parkway subdivision.
2. The preliminary plat and final plat (and improvement drawings) must show and accommodate future storm water detention needs for the entire project area.
3. The developer must loop water lines through the entire project, including the OMU areas, acceptable to the City.
4. Access easements acceptable to the City shall be shown on the preliminary and final plats for the project.
5. The applicant shall provide flood plain and flood control (permit from County) acceptable to the City Engineer prior to final plat approval.
6. Zone designations must change as per the approval of the City Council.

Rulon Homer seconded the motion, which was unanimously approved.

Findings for Approval:

1. The motion is consistent with the previous recommendation/approvals (including findings) regarding the proposed rezone of the property and the subdivision schematic plan recommendations by the Planning Commission.
2. Section 12-7-040 D of the City’s Subdivision Ordinance states in part, “Street patterns in the subdivision shall be in conformity with a master street plan for the most advantageous development of adjoining areas and the entire neighborhood or district”. The development now accomplishes this.

OTHER BUSINESS

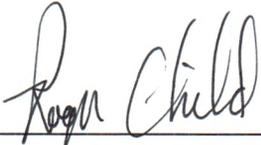
Item #6 Miscellaneous, correspondence, etc.

- a. **March 17th Field Trip Details to Thanksgiving Point**

- Staff, Planning Commission, and City Council who are able to attend will meet at the Frontrunner station at 2 PM to ride to Thanksgiving Point, where they will take a tour around the developments that STACK Real Estate has done in that area.
- b. **Adam Nash** (1500 E Vine St. Holladay, UT) presented a proposal of townhomes on the triangle parcel of land located at approximately Clark Lane and 1525 West. Mr. Nash will bring in site plans regarding the townhomes. The commissioners thought it would be a great idea for this parcel of land to stay residential to benefit the surrounding neighborhoods.

ADJOURNMENT

Alex Leeman motioned to adjourn at 8:29 PM. **Greg Wall** seconded the motion, which was unanimously approved.



Roger Child, Planning Commission Chair