

FARMINGTON CITY
PLANNING COMMISSION

AUGUST 6, 2020

ELECTRONIC AND IN PERSON MEETING

STUDY SESSION

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

Staff and Planning Commission went to the site of the proposed Item #4 Park and Main Subdivision to view the site.

REGULAR SESSION

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

Chairman Roger Child opened the meeting at 7:00 PM.

Item #1 City Council Report

Planning/GIS Specialist **Shannon Hansell** reported on City Council that was held on Tuesday August 4, 2020. The council discussed the Patsy's Mine closure, the City does want to protect it, and it is the National Forest Service who will have their preference. Secondly, the Davis County Housing Authority presented a power point on Moderate Income Housing; **Mike Plaizier** was present and discussed his background on it as well. Originally, the Saltzgeber plat amendment was on the agenda but it was tabled and there was no additional time to discuss further. She plans to email the Davis County Housing Authority to get some solutions to the questions presented at the City Council meeting. **Brigham Mellor** also gave a presentation regarding the future of the Business Park. **Todd Godfrey** weighed in his thoughts as well.

SUBDIVISION/ZONING AMENDMENTS

Item #2 Richard Haws (Public Hearing) – Applicant is requesting approval to condominiumize the Arbinger Building located at 686 N. Arbinger Way located in the OMU (Office Mixed Use) zone. (S-14-20)

Associate City Planner **Meagan Booth** presented this agenda item. Outward Partners, LLC is proposing a five-unit condominium project, located in a new 3-story building. The subject property is zoned OMU (Office Mixed Use). The applicant would like to convert the office space into individually-owned units sharing common space e.g. parking area, etc. It is important to the City to understand who will be responsible for the utility payments related to this project. The property owner has submitted a plan showing which owner (or entity) is responsible for the utility payments. Staff's recommendation is for approval. Any new construction or remodeling will require a building permit, and the City Attorney will review the Covenants, Conditions, and Restrictions (CC&Rs).

Commissioner **Greg Wall** asked if a condo owners association had been created. **Booth** replied that it had, and any remodel would be considered a Tenant Improvement (TI).

Mark Treu (382 W 1750 South, Kaysville) is a representative of the Arbinger Institute and welcomed any questions that staff or the Commission may have. There were no additional comments at this time.

Roger Child opened and closed the Public Hearing at 7:08 PM due to no comments.

Item #5 Farmington City (Public Hearing) – Applicant is requesting a recommendation of zoning map amendments concerning the rezone of City-owned remnant rights of way. (R.O.W) (Z-8-20)

Alex Leeman motioned to continue the agenda item to August 20, 2020. **Greg Wall** seconded the motion, which was unanimously approved.

CONDITIONAL USE APPLICATIONS

Item #6 Robert and Suzanne Wilkes (Public Hearing) – Applicant is requesting conditional use approval for an increase in height for a detached garage located at 390 S 950 W in the AE (Agricultural Estates) zone. (C-4-20)

Applicant, who is present, is requesting a conditional use approval for an increase in height for an accessory building (detached garage) from 15 feet to 19 feet 1 inch. This is in the Creekside Estates Subdivision.

Roger Child opened the Public Hearing at 11:02 PM due to no comments received. One email will be included.

(Email) **Shane and Stacy Roylance** (lot 107), **Brent Bishop** (lots 103 and 104) and **Scott Samuelson** (lot 105) emailed comments in favor of this permit that will be entered into the record.

MOTION

Russ Workman made a motion to move that the Planning Commission approve the conditional use application to allow an increase in height as requested, subject to all applicable codes, development standards and ordinances.

Rulon Homer seconded the motion, which was unanimously approved.

Findings for Approval:

1. If the owner could place the garage clearly in the rear yard the request is not necessary because the ordinance allows for taller buildings in this yard. However, a storm water easement prevents them from moving the building to this location.
2. The use is not contrary to the goals, policies and governing principles of the comprehensive plan for Farmington City.
3. The subject property is large enough that a detached garage will fit on the property without any foreseeable adverse effects and is not detrimental to the health, safety or general welfare of persons residing or working in the vicinity.
4. The accessory buildings is subordinate in height to the main building.
5. The garage will be located at least fifteen feet (15') from any dwelling on an adjacent lot;
6. The detached garage will not encroach on any recorded easement;
7. The proposed structure is compatible with the character of the site, adjacent properties and surrounding neighborhoods.

ZONE TEXT AMENDMENT APPLICATIONS

Item #7 Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend 11-32-060 of the zoning ordinance allowing the Planning Commission to review additional driveway width as a Special Exception versus a Conditional Use. (ZT-13-20)

Russ Workman motioned to continue the agenda item to August 20, 2020. **Alex Leeman** seconded the motion, which was unanimously approved.

Item #8 Farmington City – Applicant is requesting a recommendation to amend chapter 18 of the zoning ordinance removing residential use as allowed uses in the GMU (General Mixed Use) zone. (ZT-3-20).

Booth addressed the Commission. The Planning Commission considered this request on February 20, 2020. The Commission held a public hearing, but tabled action “until the Project Master Plan that was turned in on February 20, 2020, is reviewed.” The Planning Commission reviewed and recommended the Farmington Station II PMP on May 21, and the City Council approved it on June 9, 2020. The requested zone text change is consistent with this approved PMP. Because of the June 9 decision, an applicant may now request a residential use in the GMU portion of the Farmington Station II area through the process set forth in Section 11-18-140 of the Zoning Ordinance. [Note: other GMU areas outside Farmington Station II PMP are “built-out” and/or are master planned for non-residential uses.]

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 11:08 PM.

Zach Hartman (Park City, Utah, representing the Evans family) addressed the Commission. He said he is working with the Boyer Company and is close to having a detailed plan ready. He asked the Commission to table this decision. He is concerned about the width of Commerce Drive and wants to avoid imminent domain issues and open conflict. He would like all parties to be able to perform. For the office space, they have signed a joint venture agreement with the Boyer Company. There will be no land transaction until the plat records, at which point there will be no sale. This allows them to compete with Silicon Slopes, so there is no charge per square foot land basis. The Boyer Company and the Evans family will share in the cash flow long term. On the multifamily side, they have signed an agreement with Castle Creek Development, which has done other work in the area. They have signed a ground lease with Maverick. They are in negotiation with a small medical office user. They just went under contract to sell a south parcel for a car wash. That will come in separately and not central to the main development. This area is behind Cabela's.

Community Development Director **Dave Petersen** addressed the Commission via Zoom. The City Council asked that this be brought to them at their next meeting. This needs to be addressed tonight, or a special meeting before the next City Council will become necessary. The urgency is the pending legislation. There is a real chance the Evans family could amend the Project Master Plan and ask to do all residential because the underlying zone allows it. This would help the City have more control of that. The developer has already committed that this would not happen. **Petersen** said it is important not to lose this commercial area.

Wall said he is not in favor of changing the rules in the middle of the application process.

Leeman said applications are vested in the zoning ordinances that exist at the time the application is filed. If they move forward with their current plan, they could have residential in the areas that are GMU. However, if they abandon their

current plan and want to file a new one, the City wants the new one to be under current law. This is trying to keep the applicant from starting a new game.

Wall said he stands corrected. As long as the developer doesn't change his current game, he is vested as far as when he applied.

Hartman said if his original application was the one that had been approved, he we agree with that. However, it was cleaned down in order to move the process along. It was a basic agreement/template, and there has been some push back of what they intend to do in the RMU. He expects some abuse on the RMU density. They have tried to mitigate it. He knows the City wants to encourage him to develop the 64 acres of office space. The width of the road may affect the number of residential units he can get on the site.

Leeman said the City wants **Hartman** to go forward with his current plan, not give up and put it all into residential. At the same time, the Commission needs to address this land use issue. He said the Commission has not been party to the negotiations happening with the Evans property. He said the only issue in front of the Commission at this time is if there should be residential in the GMU remaining in Farmington.

Lance Evans, property owner, said the GMU left is on 25 acres of his property. There is also some on Cabela's parking lot, some office, a hospital, bank, apartment building, and assisted living. He said this is the only GMU left in the city.

Dave Petersen said there has not been a taking because they have a vested right with the PMP that was approved, which allows a huge percentage of their GMU land to be residential. Commerce Drive swings far to the east, and the office portion is pretty small. Residential on the GMU of the Cook property has already been approved, in addition to the assisted living. The City waited to approve this in order to help the developer.

Roger Child closed the Public Hearing at 11:30 PM.

MOTION

Greg Wall moved that the Planning Commission recommend the City Council approve the proposed amendments to TABLE 18.3 (ALLOWABLE LAND USES) as set forth in Section 11-18-030 of the Zoning Ordinance, subject to all applicable Farmington City ordinances and standards, as follows:

The "P" (Permitted) in the cells regarding 1) "Medium density residential – single-family small lots and attached units or townhomes/condominiums limited to duplexes, triplexes, fourplexes, fiveplexes, or sixplexes"; 2) "High Density residential -- Condominium and apartment style"; 3) "Live/work residential"; 4) "Residential facilities for people with disabilities"; 5) "Assisted living facilities", and 6) "Residential facilities for the elderly" related to the GMU (General Mixed Use) district are hereby removed and replaced by an "N" (Not Permitted).

Along with findings 1-4, and supplemental information 1-3.

Alex Leeman seconded the motion.

Rulon Homer, Alex Leeman, Greg Wall voted yes.

Russ Workman, Roger Child, Inger Erickson voted no.

Vote is tied 3-3, which results in a denial.

Vote is tied 3-3, which results in a denial.

Findings for Approval:

1. The proposed amendments are reasonably necessary because the GMU zone is intended to provide for a mix of uses including, among other things, commercial, office, retail and multiple unit and attached residential uses. Remaining undeveloped land designated and/or master planned for GMU is in close proximity to the Residential Mixed Use (RMU) zone, a large assisted living facility, and a recent conceptually approved townhome project. If more land in the GMU zone is developed as residential uses, these areas will not be "mixed" use, but primarily a single use district contrary to the intent and purposes of this zone.
2. The requested zone text change is consistent with the recently approved Farmington Station II PMP; moreover, other GMU areas outside Farmington Station II PMP are "built-out" and/or are master planned for non-residential uses.
3. The public is best served by the proposed amendments. Presently, a majority of the Farmington work force leaves the community and county to find work elsewhere, which causes congestion and does not support efforts for cleaner air. Moreover, the proposed amendments help diversify the City's tax base by providing more non-residential property taxes, and an increased sales tax base by offering the possibility of a greater day-time population to shop at existing commercial retail areas in Farmington.
4. The proposed amendments are consistent with the City's general plan, in harmony with the objectives and purposes of the Zoning Ordinance, and support the following:
 - a. The Farmington City General Plan is based on the overall goal of creating within the community a healthy, attractive, and pleasant living environment for its residents. This goal is the most significant element underlying the General Plan;
 - b. Providing for harmonious, coordinated, and controlled development within the City;
 - c. Lessening congestion in the streets (including the freeways and interchanges);
 - d. Securing economy in governmental expenditures;
 - e. Stabilizing and preserving the property values and encouraging the expansion of the tax base; and
 - f. Fostering the city's industries.

OTHER BUSINESS

Item #9 Miscellaneous, correspondence, etc.

- a. Other

ADJOURNMENT

Rulon Homer made a motion to adjourn at **11:47 PM**. **Greg Wall** seconded the motion, which was unanimously approved.



Roger Child, Planning Commission Chair



#3

Carly Rowe <crowe@farmington.utah.gov>

Fwd: Request for Rezone, Schematic Plan and Preliminary P.U.D. Master Plan Approval for Chestnut Farm Phase 5

Meagan Booth <mbooth@farmington.utah.gov>
To: Carly Rowe <crowe@farmington.utah.gov>

Thu, Aug 6, 2020 at 10:29 AM

Meagan Mullen Booth
Associate Planner
Office: 801-939-9220
Cell: 385-270-7567



----- Forwarded message -----

From: **Kirt Peterson** <kirt@horizonutah.net>

Date: Thu, Aug 6, 2020 at 10:27 AM

Subject: Request for Rezone, Schematic Plan and Preliminary P.U.D. Master Plan Approval for Chestnut Farm Phase 5

To: Meagan Booth <mbooth@farmington.utah.gov>

Ms. Booth,

I live at [412 South 1525 West Farmington, Utah 84025](#). I will not be able to attend tonight's virtual planning meeting; however, I would like to voice my support for the overall design and layout of the above referenced project. The vehicular and pedestrian connectivity of the area is a critical component of the development and appears to be met by the proposed design. Please read my letter of support into the record at the meeting tonight.

Sincerely,

Kirt Peterson



1466 North HWY 89, STE 220

Farmington, UT 84025

Cell: 801-809-4210

Ph: 801-683-7386

Ph: 801-312-9341 direct

Fax: 801-451-0443

#3

August 5, 2020

To: The Farmington Planning Commission:

From: James Daly, Candace Daly, Landon Daly, Amy Daly

Owners, 1296 West 475 South, Farmington, UT 84025

Concerning the hearing on August 6, 2020. We regret that we will be out of town when this hearing is held but want you to hear our concerns.

We appreciate that the Planning Commission, City Council and City Manager reviewed the previous hearings on pushing 475 through and this new development will not do that. The street is way too narrow for major traffic to travel on this road. Thank you.

Our next concern with this change for Symphony Homes is with the lot size.

Per Farmington Cities zoning laws an Agriculture lot is 1 acre and an Agriculture Estate lot is .50. We are fine with .50 acre lots but are concerned that this letter is miss leading. It was not until the plat was posted that you could see that the lots are well under the .50-acre zoning Agriculture Estates require. It was not until we made inquiries that we found out Symphony intends to use the existing master plan for Chestnut Farms.

We bought lots in West Farmington in order to enjoy the space half acre (.50 lots) allow. Many of the lots on our street are larger than half acre we believe our street can really only handle the capacity for more homes at the half acre lot size.

I know the 1/3 acre lots mean more money for Symphony but it reduces the atmosphere and esthetics that we bought into when we purchased our lot. Once these homes are built Symphony moves on. They build these for income not to live here for the rest of their lives.

Please maintain the integrity of our West side by requiring .50 acre lots for the new area proposed by Symphony as lots 508 thru 517 and increase the size of those lots to the required .50 acre in Agriculture Estates. Several of the lots in the Phase 4 are bigger that is what I would like to see for the acres included in 508 thru 517. We believe this development should maintain that look and feel of our street.

I know that some people want smaller lots because they don't want to do yard work or have a large garden or a shed behind their home. They can purchase in an area that was not designed for larger lots. There are plenty of people who want the larger lots like we have.

Thank you,

Daly's

James F. Daly
Candace Daly
Amy Daly
Landon Daly



#3

Carly Rowe <crowe@farmington.utah.gov>

Zoning change 475 S 1350 W

Chad Soffe <chadsoffe@gmail.com>
To: crowe@farmington.utah.gov

Thu, Aug 6, 2020 at 4:50 PM

Planning & Zoning Commission,

As the property owner at [1418 W 475 S](#), I oppose the zoning change, allowing 25 homes to be built on the 10 acre lot across from my home. I bought my home knowing that the property across the street was zoned agricultural, and that is how I would like it to remain. I was also told by the previous owners, my real estate agent and the city when I called them before buying the home that the street would always be a dead end. If Symphony is still suggesting, or trying to make 475 a through street I strongly oppose that move. If that happens our road will become a highly traveled short cut to the high school.

475 South is not wide enough for that volume of traffic and a portion of my front yard was donated to the city by the previous owners so that the dead end could be established and maintained as a dead end street.

Thank you for the work that you do to make Farmington the best City in Davis County, and a great place to live and raise a family.

--

Chad A. Soffe
1418 W 475 S
Farmington, UT 84025
801-707-8631



#3

Carly Rowe <crowe@farmington.utah.gov>

475 South 1350 West - Rezone

Steve Bouck <stevebouck@gmail.com>

Thu, Aug 6, 2020 at 4:19 PM

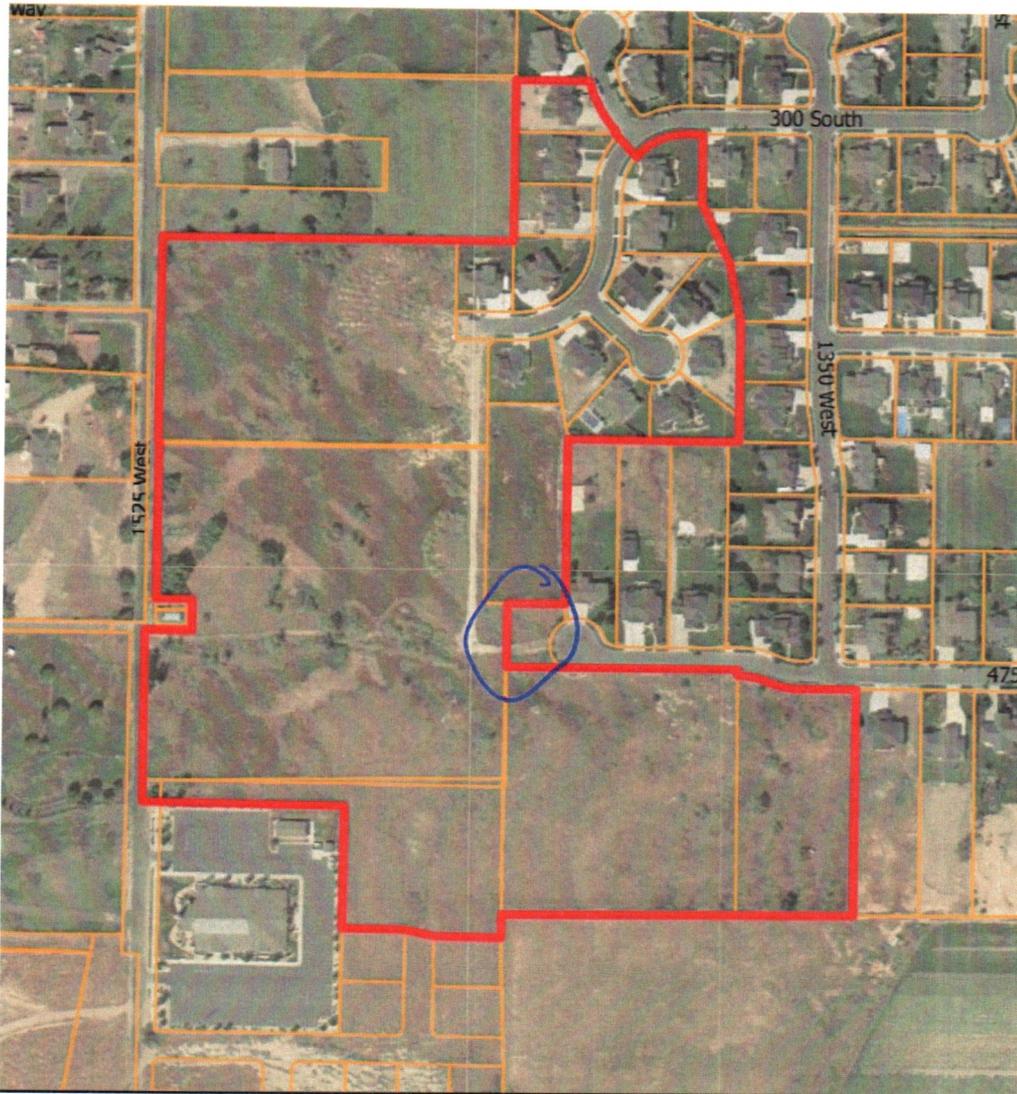
To: rchild@farmington.utah.gov, Alex Leeman <aleeman@farmington.utah.gov>, rhomer@farmington.utah.gov, rworkman@farmington.utah.gov, gwall@farmington.utah.gov, mplaizier@farmington.utah.gov, lsteinhorst@farmington.utah.gov, ierickson@farmington.utah.gov, crowe@farmington.utah.gov
Cc: David Petersen <dpetersen@farmington.utah.gov>

Dear Planning Commission,

This is Steve Bouck
1392 W 475 S, Farmington, UT 84025.

I have read the packet and would like to discuss a couple of things. I will join via zoom, but this might be just as easy.

1. The vicinity map shows the lot at the end of 475 south as not included in the PUD. Why is this?



2. The lots exactly north and east of the 17 lots attached to 475 South are larger than the new proposed lots. In the last meeting, several neighbors asked for larger lots to be required to maintain the normal lot size and feel of the 475 neighborhood. The request was denied or tabled as the proposed homes are part of the Chestnut Farms PUD and



#4

Carly Rowe <crowe@farmington.utah.gov>

FW: Proposed Park & Main PUD Development

Dave Dixon <dave@dixonslc.com>
To: "crowe@farmington.utah.gov" <crowe@farmington.utah.gov>

Thu, Aug 6, 2020 at 6:38 PM

From: Dave Dixon
Sent: Thursday, August 6, 2020 9:40 AM
To: Dave Petersen <dpetersen@farmington.utah.gov>; Isteinhorst@farmington.utah.gov; ierickson@farmington.utah.gov; rchild@farmington.utah.gov; Dave Dixon <dave@dixonslc.com>
Subject: Proposed Park & Main PUD Development

Dear Dave and Planning Commission Members,

I was made aware of the proposed Park & Main PUD Development last night by a resident on Main Street. I read through the packet for this agenda item and while in principle I am in favor of the development, there are some aspects that concern me that I wanted to point out for the Commission's consideration.

1. The property has two zones and the developer provided a yield plan to show the potential for the residential zone as a basis for design, but then proposes reducing the residential area by more than doubling the commercial zone without redoing the yield plan. A bit of a "bait and switch" tactic.
2. It was the City's intent to greatly minimize commercial development on the east side of Main Street in this area when the Master Plan recommended no commercial development on this corner and small commercial development on the other corners of this intersection. Following that recommendation, the BP zone was created near the intersection and a small business parcel was allowed on the north east corner. This is the gateway to the bedroom community to the east and needs to be protected from commercial creep. Increasing the size of the business zone to greatly increase the size of the building at this site is inappropriate and not supported by our General Plan. The scale of the building developed by Bob Aamodt on the south east corner is more in keeping with the intent of the General Plan.
3. The property could be developed as currently zoned using the adopted residential zoning ordinances. The Conservation Subdivision Ordinance would allow for appropriate density increases in exchange for enhancing and protecting the back hillside and the Business Park parcel could stand on its own. The tradeoffs proposed by the developer to allow for the property to be developed as a PUD with a much larger commercial building and large parking lot with the smallest of allowed lot sizes for the residential parcels fall far short of the requirements for a PUD as follows (underlined for emphasis, my comments in red):

11-27-070 Preliminary (PUD) Master Plan Review by Planning Commission.

Approval of the Preliminary (PUD) Master Plan shall

be made only after the Planning Commission makes the following findings:

- (a) That the proposed layout will provide a more pleasant and attractive living environment than a conventional development established under the strict applications of the provisions of the underlying zones. The Planning Commission shall consider the architectural design of the buildings and their relationship on the site and their relationship to development beyond the boundaries of the proposed Planned Unit Development. The Planning Commission shall consider the landscaping and screening as related to the several uses within the proposed

Planned Unit Development and as a means of its integration into its surroundings.

As the gateway to the east side residential community, the proposal is less attractive than what adherence to the underlying zoning would allow and insensitive to the residential scale of the buildings on the east side of Main Street. No landscape screening has been shown yet for the building or large parking lot exposed to view from Main.

(b) That the proposed Planned Unit Development will create no detriment to property adjacent to the Planned Unit Development and to this end the Planning Commission may require that the uses of least intensity or greatest compatibility be arranged around the boundaries of the project. The Planning Commission may require that yard and height requirements of the adjacent zone apply on the periphery of the Planned Unit Development.

The proposed two-story building changes the residential character of the east side of Main street. That does not enhance the residential community. The property size and configuration do not allow for the more intense use to be pushed away from residential development. As recommended in the General Plan, the residential sectors of the City need to be protected and have top priority In the City when it comes to development.

(c) That the proposed Planned Unit Development will provide more efficient use of the land and more usable open space than a conventional development permitted in the underlying zone. The Planning Commission shall consider the residential density of the proposed development and its distribution.

The developer has provided no additional open space in exchange for the PUD, only what would be required by the underlying zone if he were to develop under the Conservation Subdivision Ordinance;

(d) That the increased density allowed within the Planned Unit Development will be compensated by better site design and by the provision of increased amenities, common open space, and recreational facilities. To insure this requirement is achieved, site plans and other plans should be prepared by design professionals.

No increased amenities provided.

(e) That any variation allowed from the development standards of the underlying zone will not increase hazards to the health, safety, or general welfare of the residents of the proposed Planned Unit Development. Based on its action on the Preliminary (PUD) Master Plan, the Planning Commission shall make recommendations to the City Council. A recommendation for approval of the Preliminary (PUD) Master Plan shall also include a list of recommendations for deviation from the requirements of the underlying zone requirements.

In short, I appreciate the developer's intent to provide single-family homes on the property and I applaud his design for accessing the garages from a single point of access with visitor parking shared with the office building. I would approve of a slightly larger single-story office building on the corner in exchange for more landscaping around the development

and a berm to hide the parking lot from Main Street. I disagree with the proposed expansion to more than double the size of the commercial parcel with its associated impacts and lack of amenities. We would be better off sticking with the current zoning and creating more residential lots under the Conservation Ordinance.

Thanks for listening,

David J. Dixon, AIA

1047 N. 100 W.

Farmington, UT 84025



#4

Carly Rowe <crowe@farmington.utah.gov>

Fwd: Contact Form Submission

Heidi Gordon <hgordon@farmington.utah.gov>

Wed, Aug 5, 2020 at 9:29 AM

To: Carly Rowe <crowe@farmington.utah.gov>, Meagan Booth <mbooth@farmington.utah.gov>, Shannon Hansell <shansell@farmington.utah.gov>, Dave Petersen <dpetersen@farmington.utah.gov>

----- Forwarded message -----

From: **Nancy Neelsen** <nneelsen5@gmail.com>

Date: Wed, Aug 5, 2020 at 8:53 AM

Subject: Contact Form Submission

To: <hgordon@farmington.utah.gov>

Name: Nancy Neelsen

Email: nneelsen5@gmail.com

Message:

To the Members of the Planning Commission:

We have lived across Compton Road to the east of the proposed construction and rezoning site for over 20 years, and thus are directly affected by these decisions. I realize that this 3.1 acre lot cannot remain empty forever, but I am requesting some consideration for the type of housing and office building to be constructed.

We have enjoyed a level of privacy on our west deck where we have a hot tub, and a building over two regular stories would make that quite uncomfortable for us as well as the new occupants below. Lighting may also be a problem. I believe that there is enough surrounding light in the area to keep it safe without any extra nighttime lights. We already have an issue with the Hampton Inn lights shining into a bedroom window.

Thank you for listening to my concerns.

Sincerely,
Nancy Neelsen



Carly Rowe <crowe@farmington.utah.gov>

Fw: Conditional use permit for detached garage.

R. Wilkes <wilkesod@hotmail.com>

Wed, Aug 5, 2020 at 2:52 PM

To: "rchild@farmington.utah.gov" <rchild@farmington.utah.gov>, Alex Leeman <aleeman@farmington.utah.gov>, "rhommer@farmington.utah.gov" <rhommer@farmington.utah.gov>, "rworkman@farmington.utah.gov" <rworkman@farmington.utah.gov>, "gwall@farmington.utah.gov" <gwall@farmington.utah.gov>, "mplazier@farmington.utah.gov" <mplazier@farmington.utah.gov>, "lsteinhorst@farmington.utah.gov" <lsteinhorst@farmington.utah.gov>, "lerickson@farmington.utah.gov" <lerickson@farmington.utah.gov>, "crowe@farmington.utah.gov" <crowe@farmington.utah.gov>

Members of the planning commission,

Here are two more email responses from my neighbor immediately to the east, and then the neighbor that owns 2 of the other lot's in the cul-de-sac regarding our application for a conditional use permit application which will appear on the agenda for the planning meeting this Thursday August 6th.

Robert Wilkes
801-295-2020

Sent from [Outlook](#)

From: Brent Bishop <bbishop@rememberllc.com>

Sent: Monday, August 3, 2020 1:53 PM

To: Scott <samue008@yahoo.com>

Cc: R. Wilkes <wilkesod@hotmail.com>; Shane Roylance <shaneroylance@gmail.com>; Brent Bishop <bbishop@contentwatch.com>

Subject: Re: Conditional use permit for detached garage.

We are fine with it.
Brent Bishop
Lots 3&4

Sent from my iPhone

On Aug 3, 2020, at 12:11 PM, Scott <samue008@yahoo.com> wrote:

I do not have any reservations about this.

Scott Samuelson
Lot #105

[Quoted text hidden]



Carly Rowe <crowe@farmington.utah.gov>

Fw: Conditional use permit for detached garage.

R. Wilkes <wilkesod@hotmail.com>

Wed, Aug 5, 2020 at 2:46 PM

To: "rchild@farmington.utah.gov" <rchild@farmington.utah.gov>, Alex Leeman <aleeman@farmington.utah.gov>, "rhomert@farmington.utah.gov" <rhomert@farmington.utah.gov>, "rworkman@farmington.utah.gov" <rworkman@farmington.utah.gov>, "gwall@farmington.utah.gov" <gwall@farmington.utah.gov>, "mplazier@farmington.utah.gov" <mplazier@farmington.utah.gov>, "lsteinhorst@farmington.utah.gov" <lsteinhorst@farmington.utah.gov>, "lerickson@farmington.utah.gov" <lerickson@farmington.utah.gov>, "crowe@farmington.utah.gov" <crowe@farmington.utah.gov>

Members of the Planning Commission,

Here is an email from the neighbors who own the lot immediately south of mine voicing no objection to our conditional use permit application.

Robert Wilkes

Sent from [Outlook](#)

From: Shane Roylance <shaneroylance@gmail.com>

Sent: Monday, August 3, 2020 7:17 PM

To: R. Wilkes <wilkesod@hotmail.com>

Cc: Brent Bishop <bbishop@contentwatch.com>; Scott Samuelson <samue008@yahoo.com>

Subject: Re: Conditional use permit for detached garage.

We do not have any reservations about this.

Shane and Stacey Roylance
Lot 107

On Mon, Aug 3, 2020 at 10:04 AM R. Wilkes <wilkesod@hotmail.com> wrote:

Neighbors,

We are wanting to put a detached garage just past the north east corner of our garage. We have a conditional use permit application (because the building will be more than 15 feet tall) going before the planning committee on Thursday evening. Do any of you have any reservations about a building in this location. It won't block any of your views.

If you don't have any reservations will you respond to this email with your name and lot number and/or address. I'll forward the email string to the city. If you do have reservations, I want to visit with you about them so we're all happy.

Thanks.

Robert Wilkes

Sent from [Outlook](#)