

**FARMINGTON CITY
PLANNING COMMISSION MEETING
January 19, 2017**

STUDY SESSION

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

Item #3. Jerry Preston – Requesting Final Plat Approval and Recommendation for Final (PUD) Master Plan Approval for the Residences at Farmington Hills Subdivision

Eric Anderson said this item is for final plat for the Residences at Farmington Hills Subdivision. He said this item has been thoroughly vetted through soils reports, review by the City Engineer, third party consultant review, and much more. He said usually there are not many conditions on a final plat; however, due to the complexity of this subdivision, there are quite a few conditions to the motion. **Bret Gallacher** asked if the applicant was aware of the conditions. **Eric Anderson** said he typically sends the proposed conditions to the applicant prior to the meetings so the applicant is aware of what will likely be voted on.

Bret Gallacher asked for further clarification on condition #5. He said the condition states there will be periodic inspections on-site of the development activity, but he asked for clarification on “periodic.” **Eric Anderson** said geotech engineers, like GeoStrata, have normal inspections they do during the development of a project; he said the condition was added to ensure it was being done. He said he does not know the exact number of inspections or over what length of time, but knows inspections take place quite often. **Alex Leeman** said he has reviewed this issue with his work. He said the inspections occur only during construction until the last hole is dug. He said a geotech or civil engineer has to sign off on certain events that take place during the construction; however, the engineer must be present to make the observations in order to sign it. He said geotech and civil engineers schedule their own observations specific to what part of the process needs to be signed off on. **Eric Anderson** pointed out that geotech engineers have the highest insurance rates; geotech engineers would want to regularly inspect the construction process to ensure liability is not on them.

Connie Deianni asked for clarification on where the location of the parking lot will be, as per condition #6. **Eric Anderson** said the parking lot for the Flag Rock trailhead will be on Parcel A off of 100 N. He said condition #6 is addressing the fact that Parcel A is too big, and that Lot 105 should cut some of Parcel A off. He said the City was concerned there would be a remnant piece of property left to maintain after the construction of the parking lot, so including some of the property into Lot 105 will resolve that concern.

Connie Deianni also asked what “booster pumps” are, as mentioned in condition #7. **Jerry Preston** said until the new water tank is in, the water pressure may be too low for the residents on the east side of Flag Rock Drive. The booster pumps will allow high water pressure for those lots. **Eric Anderson** said the booster pumps must be approved by the Division of Environmental Quality, as stated in Condition #7.

Eric Anderson pointed out a lot of these conditions have been met or will be met during the construction of the project, but are included to ensure that they are met. **Bret Gallacher** asked if the City Council had heard these conditions. **Eric Anderson** said yes, this project has been thoroughly vetted, and had even gone above and beyond what is typically done, including 5 public hearings.

Item #4. Scott Harwood/The Haws Companies – Requesting Minor Plat Approval for the Park Lane Commons Phase IV Subdivision

Eric Anderson said this application is for final plat approval on a minor subdivision. The minor plat is altering the Park Lane Commons Phase II (Cabela's Subdivision) and Phase III (which contains the proposed Western States Assisted Living Center). The subdivision is proposing to subdivide Lot 201 (in Phase II) into two lots, 402 and 403. Since this action involves both a subdivision and is changing the existing Park Lane Commons Phase II subdivision plat, it is both a plat amendment and a minor subdivision. Also, Lot 301 from Park Lane Commons Phase III is being added into the proposed Phase IV, which is also a plat amendment. The plat amendment was approved by the City Council on September 20, 2016. **Eric Anderson** said what is being considered tonight is just the final plat for the minor subdivision for Phase IV. He also said the applicant has addressed all concerns.

REGULAR SESSION

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

Item #1. Minutes

Rebecca Wayment made a motion to approve the Minutes from the January 5, 2016 Planning Commission meeting. **Bret Gallacher** seconded the motion, which was unanimously approved.

Item #2. City Council Report

David Petersen gave a report from the January 17, 2017 City Council work session, as there was no regular meeting. He said the City Council met together to discuss their thoughts regarding the future of Farmington. He said the focus was on the office park designated area near Shepard Creek. **Heather Barnum** asked if there was discussion regarding the Evans' property that the Planning Commission discussed at the last meeting. **David Petersen** said it was mentioned, but mostly the office park area was discussed. He said the City Council also discussed "big box" retailers and were in favor of the Planning Commission's recommendation during the last meeting that retailers larger than 20,000 sq. ft. must come in under Section 140. He said there were concerns over whether or not 20,000 sq. ft. would be large enough, but he feels that number would not significantly change.

SUBDIVISION

Item #3. Jerry Preston – Applicant is requesting final plat approval and a recommendation for final (PUD) master plan approval for the Residences at Farmington Hills Subdivision consisting of 23 lots on

44.3 acres located at approximately 300 East between 100 and 400 North in an LR-F (Large Residential - Foothill) zone. (S-8-15)

Eric Anderson said this item has been thoroughly discussed with the Planning Commission and City Council, as well as with multiple public hearings. He said the big issues were regarding the soil and concerns of landslides, fault lines, and more. The applicant obtained geotech and geohazard reports, and the City obtained a third party geotech engineer to review these reports. All issues in the geotech and geohazard reports have been reviewed and addressed. **Eric Anderson** said the motion has multiple conditions due to the complicated nature of the application; however, all conditions have been met or will be met as construction proceeds. He also said all lot sizes and other standards of the underlying LR-F zone have been met. Staff is recommending approval of this item.

Jerry Preston, 177 N. Main St., said he is available for questions.

Bret Gallacher asked the applicant if he is comfortable with all proposed conditions. **Jerry Preston** said yes, he is comfortable with the conditions. He also said the geologist will be doing all site observations during construction.

Heather Barnum said that **Bret Gallacher** mentioned a question regarding the phrase “periodic inspection” as found in condition #5. She asked the applicant if these inspections just take place during construction, if there is a systematic way to complete the inspections, and how often inspections are prescribed. **Jerry Preston** said the inspections are prescribed as per the report from the geologist and geotech engineer. He said the geologist will observe during the construction of the project, including when cuts and fills are taking place. He said once the improvements are completed and the infrastructure is built, the geologist will be done with their inspections. **Heather Barnum** asked the applicant if he knows the application of “periodic inspection.” **Jerry Preston** said yes, although the geotech report provides a better description than “periodic inspection.” He said he will turn the inspections over to the geologist to find out how many inspections they need to complete in order to be comfortable moving forward. **Heather Barnum** said a slight clarification on condition #5 regarding the recommendation for inspections, as per the geotech report might be an appropriate addition to the condition.

Heather Barnum asked if the attorney has reviewed the conditions. **Eric Anderson** said the attorney has not seen this staff report, but reviewed the preliminary plat and was involved with the project early on. His involvement in the beginning helped address residents’ concerns regarding the liability of the City in the event something ever happened with the development.

Rebecca Wayment said she is comfortable moving forward with this project now that it has been thoroughly vetted. She said she is also happy to see that the public will still have access to Flag Rock trail.

Motion:

Bret Gallacher made a motion that the Planning Commission approve the final plat and recommend that the City Council approve the final PUD master plan subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The developer must purchase property now owned by the City within the proposed development prior to recordation;

2. The applicant must deed trail rights-of-way, for public access to the City for the Flag Rock Trail and the lower firebreak road trail, and these easements shall be shown on final plat at time of recordation;
3. The applicant shall provide any additional information to the geotech and geohazards reports as recommended by the *Review of Geologic and Geotechnical Investigation Reports – Farmington Hills Development* in the form of an addendum to the GeoStrata reports;
4. The applicant shall follow all recommended conditions outlined in the *Review of Geologic and Geotechnical Investigation Reports – Farmington Hills Development*.
5. GeoStrata shall conduct periodic inspections, as per the engineering report and/or industry schedule, of development activity on-site to ensure the infrastructure improvements, single-family homes, and other structures are installed and/or constructed consistent with the standards set forth in their studies. All such work must receive approval from GeoStrata in writing, including engineer stamps;
6. The applicant shall reduce the size of Parcel A to comprise the parking lot only, the remainder shall be added to Lot 105 prior to recordation;
7. Approval on condition that booster pumps are approved by the DEQ;
8. Applicant shall provide temporary staging and soil storage on owner's property near tank site;
9. Applicant shall provide temporary construction access on Lots 116 -118 for the water tank site to be vacated upon completion of construction; timeline to be agreed upon by applicant & City;
10. The applicant shall dedicate any easements required by, but not limited to, Central Davis Sewer, Benchland Water, Farmington City, Weber Basin Water Conservancy District, and Davis County and show those easements on the final plat prior to recordation;
11. Any outstanding comments from the City Engineer must be addressed prior to recordation.

Alex Leeman seconded the motion, which was unanimously approved.

Findings for Approval:

1. The proposed final plat meets the requirements of the subdivision and zoning ordinance.
2. The developer has demonstrated that the roads providing access to and from the site meet the City's slope standards for such roads.
3. The anticipated trail rights-of-way meet the 10% open space requirement for the PUD, in that only a small area of the project near 100 North will have the PUD overlay, and the developer is not seeking a bonus of lots over and above the lots allowed by the yield plan.
4. The primary responsibility of this small PUD is to maintain the common drive for lots near what is now the east end of 400 North Street.
5. The requested zone designation of LR-F is consistent with the General Plan and the same as the zone designation for the abutting property.
6. The applicant has provided all of the requirements of Section 11-30-105 as part of final plat and improvement drawings.
7. The applicant has provided additional geotechnical and geohazards studies beyond what is normally required for foothill development.

Item #4. Scott Harwood / The Haws Companies – Applicant is requesting minor plat approval for the Park Lane Commons Phase IV Subdivision consisting of 3 lots on 11.58 acres located at the northwest corner of Station Parkway and Cabela's Drive in a GMU (General Mixed Use) zone. (S-14-16)

Eric Anderson said the applicant is requesting minor plat approval for the Park Lane Commons Phase IV subdivision. The minor plat is altering Park Lane Commons Phase II (the Cabela's Subdivision) and Phase III (which contains the proposed Western States Assisted Living Center). The subdivision is

proposing to subdivide Lot 201 (in Phase II) into two lots, 402 and 403; because this action involves both a subdivision and is changing the existing Park Lane Commons Phase II subdivision plat, it is both a plat amendment and a minor subdivision. Additionally, Lot 301 from Park Lane Commons Phase III is being added into the proposed Phase IV, which is also a plat amendment. The plat amendment was approved by the City Council on September 20, 2016. **Eric Anderson** said the applicant has met all the conditions from schematic plan to staff and the DRC's approval. Staff is recommending approval, as per the staff report.

Eric Anderson also mentioned that there is one condition to the motion regarding the extension agreement for Market Street. The City Council has approved the extension agreement; however, the agreement has not yet been entered into by the applicant and the City. He said once both parties enter into the agreement, the condition will be met.

Scott Harwood, 33 S. Shadow Breeze Rd., Kaysville, said this item has been 7 months in the making, and that they are ready to move forward. He said he is available for questions. The Planning Commission did not have any questions for the applicant or further discussion on the item.

Motion:

Alex Leeman made a motion that the Planning Commission approve the minor plat subject to all applicable Farmington City ordinances and development standards, and the following condition: that the property owner enter into an extension agreement with the City for the extension of Market Street, and public access easement, running north to south length of the western boundary of the plat. **Connie Deianni** seconded the motion, which was unanimously approved.

Findings for Approval:

1. As part of Phases II and III, most improvements were installed, inspected, and approved by the City.
2. The City always anticipated that the Cabela's out-parcel would be subdivided and planned accordingly.
3. The lot dimensions and all improvements meet Farmington City development standards and ordinances.
4. The proposed subdivision is compatible with and conform to the approved Park Lane Commons Project Master Plan and related development agreement with the City, and the underlying zone.

ADJOURNMENT

Motion:

At 7:23 p.m., **Rebecca Wayment** made a motion to adjourn the meeting, which was unanimously approved.



Heather Barnum
Chair, Farmington City Planning Commission