

**FARMINGTON CITY  
PLANNING COMMISSION MEETING  
October 4, 2018**

---

**STUDY SESSION**

*Present: Vice Chair Connie Deianni, Commissioners Roger Child, Amy Shumway, Rulon Homer, Community Development Director Dave Petersen, City Engineer Chad Boshell and Recording Secretary Tacy Stine. Chair Kent Hinckley and Commissioners Russ Workman and Shawn Beus were excused.*

**Item #1. Minutes**

**Rulon Homer** made a motion to approve the Minutes from the September 20, 2018 Planning Commission meeting. **Amy Shumway** seconded the motion, which was unanimously approved.

**Item #2. City Council Report**

**Dave Petersen** said the Kirkham property was rezoned and the schematic plan was approved. The Hughes Farm subdivision had violations of the conservation easement. People put fences, trampolines, retaining walls. He said the City Council entertained a conservation amendment from the citizens. Staff worked with them and the City Council approved it. He said adjusted fees to consolidate a fee schedule was approved. On-street parking has tightened up. He said it's more like other cities now. Things like RVs and ATVs can only be parked on the street for loading and unloading purposes, up to twenty-four hours. He said that's standard for most cities in Davis County

**Item #3. Study Session and/or Action Items**

**a. Storm Drainage Issues – Chad Boshell / City Engineer**

**Dave Petersen** said the Chestnut Farms came in to add the two Swedin properties to the overall master plan. He brought up the public's issue with drainage problems in the area. He thinks the Planning Commission should be educated and informed to better understand the issue.

**Chad Boshell** explained about drainage patterns and problems from the last few years in the Chestnut Farms area. He said when the lots on 475 South were approved it was with onsite retention. All backyards were supposed to have retention ponds. He said some do, but while other residents say they do, they actually don't. Before the platted subdivisions came in, they were conveying water onto the neighbors. When the subdivisions came in they could no longer do this because they hadn't done what they were supposed to do. He said staff met with Symphony Homes, and Symphony paid quite a bit of money, while the City did the work to put in a storm drain line on the south property line of Chestnut Farms. He said, as far as he knew, there hasn't been a problem the last four years. He said they even upsized it in case there is more development so they could take on the water. He said it solved problems for the Cooks, the Williams and the Bensons. He said some homes might have a water problem, but, in his opinion, it's not Symphony Home's problem, it's the resident's problem. Some homes put in a walkout basement. The ground water level is very shallow, so he said staff aggressively advised them not to put in walkout basements. He said they had suspicions there would be a problem. Phase 4 of Symphony Homes has been approved by the Planning Commission, but it hasn't been approved by City Engineers yet, but there is a master plan detention basin. **Dave Petersen** brought up that at the last Planning Commission meeting John Wheatley had said they have a pipe in place if people

want to use it, but Joel Cook was the only one who opted to participate. **Chad Boshell** said in four years he hasn't had one complaint about ground water flooding from any residents. **Roger Child** brought up the concern about lot size, but he said everyone who built on that street knew that every home on the east side of their subdivision is a small lot. They already built their houses next to smaller lots and made that decision. For them to complain about additional small lots isn't warranted, in his opinion. **Dave Petersen** asked if there's a relationship between the new phase being built and the drainage problem. **Chad Boshell** said he doesn't see one, especially with what Symphony is planning on doing to collect the water and drain it. **Connie Deianni** asked if the permanent drainage pond in Phase 4 would be developed before the houses are put in. **Chad Boshell** responded that the pond has to be built before the houses. Until they've bonded for all the improvements, he won't let them move forward.

**b. Frontage Road Traffic Study**

**Dave Petersen** brought up the traffic study done on the bend of the frontage road and 200 West where the assisted living center and senior living are proposed to go. He said the developer did the traffic study. The principle findings show that during peak hours it's operating at a level service C, which **Dave Petersen** said is good. Regarding the south bound left-hand turn movement into the subdivision, the report considered a raised median, but it could cause problems. **Chad Boshell** said it could cause drainage problems. **Dave Petersen** also said buses and trucks could run into the median. **Chad Boshell** said staff went and observed and what they saw didn't go along with what the study showed. He said traffic got very backed up. **Dave Petersen** said the study recommended a pork chop. **Chad Boshell** said pork chops force one to do a right in/right out and that it tends to be more dangerous and often doesn't work. **Dave Petersen** said they looked at U-turn movements, but it wouldn't work, either. He said they had the City traffic engineer, **Tim Taylor**, look at it. **Mr. Taylor** said the queue lane is a problem. Just one car could cause problems. **Chad Boshell** said it could back up onto the off ramp. **Dave Petersen** said **Tim Taylor** proposed going to three lanes of traffic and having a line of movement into the development.

**c. Mountain View Subdivision dead-end street issue**

**Dave Petersen** said Farmington City has a dead-end street limitation ordinance. He read section a of the ordinance then said technically Mountain View could probably do lot 10, but they can't do the last 4 lots. He then read section c and said the fire department and public works department like the idea of finishing everything now. They have approved turnarounds like it before. It's flat and not impossible to do if they built the whole thing at once. He said there are certain things to consider. First, Mountain View is ready to fulfil the second point of access requirement. They have an easement on the property at the end of 250 South and are prepared, temporarily, to have a road base road go out to 250 South for their second point of access. **Rulon Homer** asked if that meant the traffic would come out on 250 South. **Dave Petersen** said yes, though it would only come out under emergency situations. He said one of the earlier plans showed a second point of access with a paved road, but were told no by the Planning Commission and City Council because they didn't want traffic impacting 250 South. He said, in a way, the Planning Commission and City Council made it impossible to have that second point of access. City staff, public works and the fire department would like the Planning Commission and the City Council to approve the last four lots and approve the exceptions requirement.

**Motion:**

**Roger Child** made a motion that the Planning Commission recommend that the City Council approve the Mountain View Subdivision as designed with a hammerhead turnaround and approve an exception to the requirement for a second point of independent access. **Amy Shumway** seconded the

motion, which was approved by **Connie Deianni**, **Roger Child** and **Amy Shumway**. **Rulon Homer** abstained.

**d. Home Occupation / Land Use Determination**

**Dave Petersen** said someone wants to buy a home in West Farmington that is zoned AE and wants to put a dog-grooming business in their home. A boarding kennel is not allowed in the AE zone, but they wouldn't be doing that because they wouldn't be boarding any dogs overnight. He said there isn't really a use in the Agriculture zone that is "dog grooming". **Connie Deianni** asked about home occupation. **Dave Petersen** replied that the home occupations chapter states that the only employees you can have are family members that live onsite as well as one outside member. He said there can be no exterior modifications, no electrical or mechanical instruments that make noise, no display of products, no ad signs, but it does allow a 12X12 inch sign that can be placed in the front window. He said it can't bring extra vehicle traffic into the neighborhood. He said there are some home occupations that are conditional uses, things like preschools or piano teachers. If more than 25% of the home is used for the business it has to be a conditional use. He said there is nothing that says dog grooming is prohibited. Based on the information he asked if this person should be allowed to buy this home and have a dog grooming business in it or not.

**Amy Shumway** said they wouldn't be able to sell products, and they can't have more than one employee. **Dave Petersen** said it is a city ordinance.

**Rulon Homer** asked if traffic would be an issue. **Dave Petersen** said only if it generates more traffic than that of a usual single family home. **Connie Deianni** said to make any money, there would have to be a certain amount of dogs at any given time, which would require more than one person working at a time and would create more traffic. **Dave Petersen** said it depends on the interpretation of what making more money is.

**Amy Shumway** said in her opinion it's like a beautician and barber. It would have to be no assistants, just the one person in the home doing it. She said it almost fits in there.

**e. Other**

**Connie Deianni** said she received an email about touring the old Heidelberg restaurant. She thought everyone had received it, but she was the only one. It gave a history about the Heidelberg and the grist mill, about how someone bought it and has been restoring it. The email said she was concerned about the subdivision going in at the end of Main Street that will cut in front of it. She sounded like she was concerned about preserving the restaurant historically. **Connie Deianni** wondered if there was any reason she shouldn't go and shared concern about her being the only one who received the email. She said perhaps it's not as transparent as it appears to be. **Dave Petersen** said it may be nice for the commission to tour the site as a group and said **Connie Deianni** could respond that she talked it over with the Planning Commission, and they'd like to go see it as a commission. He said she could perhaps invite the person who sent the email to the study session at the next meeting to set up a time for the tour.

**Connie Deianni** made a motion to adjourn at 7:52 pm, which was unanimously approved.



~~Kent Hinckley~~ Connie DeIanni  
**Chair, Farmington City Planning Commission**