

**FARMINGTON CITY
PLANNING COMMISSION MEETING
November 15, 2018**

STUDY SESSION

Present: Chair Kent Hinckley, Commissioners Roger Child, Connie Deianni, Amy Shumway, Russ Workman, Rulon Homer, Community Development Director Dave Petersen, Associate City Planner Meagan Booth and Recording Secretary Tacy Stine. Commissioner Shawn Beus was excused.

SUBDIVISION

Item #3. Brock Johnston – Applicant is requesting final plat approval for a one lot subdivision (3.59 acres) located at approximately 575 South 650 West in an AE (Agriculture Estates) zone. (S-25-18)

The Miller Meadows subdivision is near the high school. In 2004 there was a preliminary plat approved for the entire site and memorialized by a development agreement. Dave Petersen said it was a conservation subdivision and based on the area, they had to provide a specific amount of open space. The owners would now like to have a home site on one of the conservancy lots but not develop the other lots associated with this phase (phase 7); hence, the developer presented a one lot subdivision, but it caused problems. When the City does a subdivision they usually get streets with it and follow the preliminary plat. He said the City has very few opportunities to get streets. He said the question was how the City could ensure that they get this street in the future. He said the City and developer formulated a plan, or a compromise. Portions of the plat to be developed in the future shall be identified as parcels A and B. Dave recommended that the developer place the following notes on the plat:

1. Parcel A does not constitute a building lot. Farmington shall issue no building permit thereon until such a time as a plat amended thereto is approved and recorded by Farmington City.

2. The temporary open space easement and drainage easement on Parcel B shall remain and Farmington City shall issue no building permit thereon until such time as a plat amendment thereto is approved and recorded by the City, modifying and completing the final configuration of lots, conservation or drainage easements, and/or including any waiver or partial waiver of open space, conservation land approved by Farmington City consistent with the ordinances in the preliminary plat.

3. In the event that Farmington City approves and records any amendment to parcels A or B, 550 South Street shall be improved in its entirety concurrently with the development of either parcel, whichever occurs first.

He said the notes represent a compromise that met everyone's needs. He also said it's not without precedence. It has been done before. If the Planning Commission agrees, a staff report will be written up and this item will appear again on an upcoming agenda for consideration by the planning commission.

REGULAR SESSION

Present: Chair Kent Hinckley, Commissioners Roger Child, Connie Deianni, Amy Shumway, Russ Workman, Rulon Homer, Community Development Director Dave Petersen, and Recording Secretary Tacy Stine. Commissioner Shawn Beus was excused.

Item #1. Minutes

Rulon Homer made a motion to approve the Minutes from the November 1, 2018 Planning Commission meeting. **Connie Deianni** seconded the motion, which was unanimously approved.

Item #2. City Council Report

Dave Petersen gave a report from the November 13, 2018 City Council meeting. He said there were six public hearings. It was all about establishing CRA's, a development tool for the area north of Cabela's and trying to figure out a way to use property tax increment financing to reinvest for future improvements. He said the City Council went through each of the motions quickly.

Connie Deianni asked if the City Council discussed the trail easement on Creekside. **Dave Petersen** said they couldn't make a decision on it. The City Council is getting a lot of pressure from the trails committee, but the owners who want to buy lots don't want the trail. He said it's an important link and that all City departments have been behind it. Despite that the City Council is getting pummeled on both sides to approve or not approve.

SUBDIVISION

Item #3. Brock Johnston – Applicant is requesting final plat approval for a one lot subdivision (3.59 acres) located at approximately 575 South 650 West in an AE (Agriculture Estates) zone. (S-25-18)

Motion:

Russ Workman made a motion that the Planning Commission continue with the item in a future meeting.

Amy Shumway seconded the motion, which was unanimously approved.

Item #4. Utah First Federal Credit Union (Public Hearing) – Applicant is requesting approval for a special exception for a drive-up window in conjunction with a proposed credit union located at the southwest corner of Park Lane and 1100 West Street in a GMU (General Mixed Use) zone. (SP-4-18).

Dave Petersen said the drive up window is a special exception in this zone. Utah First Federal Credit Union wants to put their building right on the corner. The drive-up window has two bays.

Russ Workman Asked about whether or not the applicant plans to provide access south to Clark Lane.

Rob Merrick, 730 Pacific Ave, Salt Lake City, said they are trying to meet codes as far as the setback ratio. It is rotated to try to maximize views while still having the main entrance respect codes. The side of the drive up is pushed back as far back on the south as it can go. They tried to have access to the sidewalk. He said the median would limit the right in/right out. The South side will be developed to allow access off of Clark Lane.

Rulon Homer asked if the parcel to the south will be developed in the future. **Rob Merrick** said there isn't a buyer so he doesn't know what they're doing with it yet.

Kent Hinckley opened the public hearing at 7:25 p.m.

Hilary Hallows, 1190 W Clark Lane, Farmington, said there is some concern with access on the south side of Clark Lane. She said a lot of attention was given to the landscaping, but access coming from the south will add traffic on the road. She said the plans were only put online today. She wants wanted to know what's going to happen on the south parcel. Is it going to be a nice barrier or will it be left open to the back side for everyone to view? Will the same care be taken? She also wanted to know how long the land would be left vacant and if there would be anything hiding the drive through or if it would remain an empty lot with an asphalt road.

Kent Hinckley closed the public hearing at 7:29 p.m.

Russ Workman said the only decision the Planning Commission is presented with is whether to approve the drive through or not.

Dave Petersen said he thinks it would be wise to meet with the HOA in the Avenues about what's planned for and what properties are entitled to do. He said the intent was as a mixed use area. Townhomes there can have first floor business.

Roger Child asked what curb cuts are planned on Park Lane. **Dave Petersen** said right now there is no curb cut planned. When the other parcel to the west is developed it might change, but right now we don't know what the final configuration may be.

Roger Child asked what the zoning is for the property. **Dave Petersen** said it is general mixed use. **Roger Child** asked how wide the street is at that location. **Dave Petersen** said it's very wide. Clark Lane used to be a major connection but it has become more of a local street. **Dave Petersen** said another thing in the works is from the D&RG to the Legacy trail. He said it will be a great bike connection. **Roger Child** asked if the intent is to push traffic to Park Lane or Clark Lane and if there are enough curb cuts. **Dave Petersen** said yes, and the long range plan is not to dead end to Clark Lane. He said Park Lane will eventually fail. In the event that the area becomes too crowded with traffic the plan is to have Clark Lane connect to give neighborhoods an out to bypass the area.

Kent Hinckley reminded that the credit union will only have two bays. **Russ Workman** said two is good unless there is a line going out to the road. **Dave Petersen** said he didn't think that would happen because so many people do their banking online.

Motion:

Russ Workman made a motion that the Planning Commission approve the special exception, subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The applicant shall screen the drive-thru with sufficient plantings and/or a screen between it and the sidewalk.
2. The Applicant shall record a notice against the property stating that there be a hard median on 1100 West that would interfere with northbound traffic and that the access across the 1.7 acres adjacent to the south may be temporary and may be reconfigured as this area develops.
3. The existing BOR easement must be vacated before the city issues a building permit for the credit union.

Amy Shumway seconded the motion, which was unanimously approved.

Findings for Approval:

1. The SPARC reviewed the site plan and had no concerns with the drive-thru.
2. A drive-thru is an essential part of any modern day financial institution, and in order for Utah First Credit Union to realize its full potential, and service its customers, a drive-thru is necessary.
3. The applicant has met with staff and revised their site plan to not only conform to the Zoning Ordinance, but to make future development to the south more efficient.

ADJOURNMENT

Motion:

At 7:53 p.m., **Connie Deianni** made a motion to adjourn the meeting, which was unanimously approved.



Kent Hinckley
Chair, Farmington City Planning Commission