

FARMINGTON CITY
PLANNING COMMISSION MEETING
February 22, 2018

STUDY SESSION

Present: Commissioners Alex Leeman, Roger Child, Connie Deianni, Kent Hinckley and Rulon Homer, Community Development Director David Petersen, and Recording Secretary Heidi Gordon. Commissioner Bret Gallacher and Associate City Planner Eric Anderson were excused.

Item #3. Ken Stuart – Requesting a metes and bounds subdivision (lot split) creating 2 parcels on 2.64 acres of property located at 950 North 2000 West in an LR (Large Residential) zone.

David Petersen with time running short he moved forward to agenda item #4.

Item#4. Josh Cummings/MJC – Requesting a zoning map amendment for 2.6 acres of property located on the northeast corner of Park Lane and Main Street from an LR-F (Large Residential – Foothill) to a BP (Business Park) zone.

David Petersen explained that most of the property is zoned LR (Large Residential) with a small piece that is zoned BP (Business Park). There has been a lot of concern from the citizens on this proposal. The developer approached the city and said they would like to request the item be removed from the agenda so that they can hold one or two neighborhood meetings. They would like to address questions and concerns before having this go before the Planning Commission.

Connie Deianni questioned when the developer would like to hold the neighborhood meetings.

Dave Petersen said that he did not know, but he recommends that the Planning Commission's public hearing be put on the March 22nd agenda, this will give the applicant 4 weeks to meet with citizens on his own.

Alex Leeman brought up the 4 story office building that they are proposing and the BP zone has a 3 story height limit. How could that be done?

David Petersen said that the 4 story building violates city code and no application has been received for site plan review. He explained the developer wanted to put the concept out there so that people were aware of exactly what he would like to do.

REGULAR SESSION

Present: Commissioners Alex Leeman, Roger Child, Connie Deianni, Kent Hinckley and Rulon Homer, Community Development Director David Petersen, and Recording Secretary Heidi Gordon. Commissioner Bret Gallacher and Associate City Planner Eric Anderson were excused.

Motion:

Kent Hinckley made a motion that the agenda item #4 be moved to item #1. Connie Deianni seconded the motion, which was unanimously approved.

Item#4. Josh Cummings/MJC Holdings – Requesting A zoning map amendment for 2.6 acres of property located on the northeast corner of Park Lane and Main Street from an LR-F (Large Residential – Foothill) to a BP (Business Park) zone.

Alex Leeman said that what the commission would normally be doing at this meeting tonight would be making a recommendation to the City Council and the residents would be able to come and voice any questions or concerns. However, at this time, the applicant has decided to change course a little bit. The applicant has asked that the Planning Commission pull this item off the agenda tonight because, he would like to have a meeting with the neighborhood so that he can get feedback from the residents before he brings the item back to the Planning Commission. He read a note from the developer stating there would be a neighborhood meeting held at City Hall, Wednesday February 28th at 7:30 p.m. [Note: the neighborhood meeting will be organized by the developer, not the City.]. He explained that the next meeting on this item, if a motion is approved by the Planning Commission to continue to a future date may be on the 22nd of March and there will be no notice's sent out on the item for the 22nd as they have already been notified to come to tonight's meeting.

Motion:

Kent Hinckley made a motion to continue the public hearing (item #1) to March 22, 2018. Connie Deianni seconded the motion, which was unanimously approved.

Item #1. Minutes

Rulon Homer made a motion to approve the Minutes from the February 8, 2018 Planning Commission meeting. Roger Child seconded the motion, which was unanimously approved.

Item #2. City Council Report

David Petersen said they adopted a transportation utility fee. This fee will go into effect July 1st. The reason for the fee is that we are falling behind on our road maintenance. The fee will be \$3.00 a month for a single family home. The businesses will pay an ERU (Equivalent residential unit) fee using the Institute of Transportation Engineer's Manual, which is based how much traffic they have and the square footage of the building. There is an appeal process so that people can question the fees assessed on their property. They also discussed the Taylor Ridge Subdivision and that went through.

Item #3. Ken Stuart – Requesting a metes and bounds subdivision (lot split) creating 2 parcels on 2.64 acres of property located at 950 North 2000 West in an LR (Large Residential) zone.

David Petersen said the property is located on the northwest part of Farmington. There is wetlands on the 2.64-acre parcel that cannot be developed on, with almost a ½ acre that he could make a lot on. His home will be in Farmington City but the street where he will access his home will be located in Kaysville City. Utilities will be in Farmington but the streets will be maintained by Kaysville City. The applicant has discussed the proposal with Kaysville City.

Alex Leeman said that as it is the sidewalk does not continue past the Elliot's home. Can we do anything about that?

David Petersen explained because of the wetlands being so close there is probably nothing the City can do about that.

Kent Hinckley questioned why the applicant wants a lot split if he owns both parcels.

Ken Stuart 1305 N. 1700 W., said the flood insurance would significantly lower if he splits the lot. He is opposed to the easement having to be put into place before building permit. He would like to move forward on the lot and start building with a letter of intent that would grant the easement to Farmington City or do a fee simple transfer.

David Petersen questioned if there is a letter of intent and there is a recorded easement would the applicant be okay with having it connected to his building permit application?

Ken Stuart agreed to having the building permit tied to the recorded easement. He feels that a fee simple transfer would be a better option though.

Alex Leeman asked if we had the applicant to either sign a letter of intent to either grant a public access easement to the trail or make a fee simple transfer to be determined between the applicant and City prior to the issuance of the building permit.

Ken Stuart expressed concern about waiting to pull a building permit until the easement has been worked out. He was hoping that it would be at occupancy.

David Petersen said he would not be opposed to pushing it up until occupancy.

PUBLIC HEARING OPEN 7:43 pm

Lynette Elliott 1926 W. 900 N., questioned what the stand is from the Army Corp. of Engineers regarding the pond that is directly west of them and borders on the Stuart property? Will it remain exactly as it is?

Alex Leeman said he believes that it may stay the same.

Alex Leeman closed the public hearing at 7:48 p.m.

Rulon Homer questioned how the City feels about acquiring the land.

David Petersen said that the City has done it with several trails and might be okay with this.

Roger Child asked if the City owns any water rights or if there was a water detention basin there?

David Petersen said he thinks there is no water rights there. The only interest for the City may be for the trails system.

Motion:

Kent Hinckley made a motion that the Planning Commission approve the proposed lot split by metes and bounds, subject to all applicable Farmington City ordinances and standards and the following conditions:

1. The applicant shall grant the City a fee simple title for the existing trail along Haight Creek and for the property to be used for a sidewalk along 950 N. The title transfer shall be recorded prior to occupancy and the title transfer shall be as agreed to by the applicant and the City.
2. The applicant shall obtain a letter verifying that Kaysville City will require the installation of curb and gutter, asphalt extension, and sidewalk concurrent with the issuance of a building permit for the property.

Roger Child seconded the motion, which was unanimously approved.

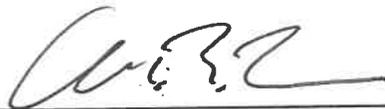
Item #5. Miscellaneous

The City received an application from Phil Holland requesting favorable consideration to amend the General Plan by adopting his East Park Lane Sub area master plan proposal for the area north of the Chevron. A public hearing is scheduled before the Commission on March 8th. The area is already master planned for commercial mixed uses, but Mr. Holland's proposal may bring more clarity to what City could receive in the way of applications for the future.

ADJOURNMENT

Motion:

At 7:54 p.m., **Connie Deianni** made a motion to adjourn the meeting, **Rulon Homer** seconded the motion, which was unanimously approved.



Alex Leeman
Chair, Farmington City Planning Commission