

FARMINGTON CITY
PLANNING COMMISSION MEETING
March 22, 2018

STUDY SESSION

***Present:** Chair Alex Leeman, Commissioners Roger Child, Connie Deianni, Kent Hinckley, and Rulon Homer, Community Development Director David Petersen, Associate City Planner Eric Anderson, and Recording Secretary Lara Johnson. Also in attendance was Brad Christopherson from Hayes Godfrey Bell. Commissioner Bret Gallacher was excused.*

Planning Commission Training

Brad Christopherson from Hayes Godfrey Bell provided the Planning Commission training on the Open and Public Meetings Act as found in the Utah Code Title 52 Chapter 4 for Municipalities/Planning Commissions. Listed below are key points that were discussed:

- The intent of all political subdivisions is to conduct people's business in open meetings. This means if there are four Planning Commission members together (i.e. a City event), City business cannot be discussed unless it has been noticed. It is also important to remember that this applies to email chains; City discussions with four or more Planning Commission members through email cannot take place.
- If a discussion can be had over a phone call versus an email, use a phone.
- An emergency meeting can be held, but it is important to notice the meeting as soon as possible in an effort to inform the public to the best of the City's ability.
- The official record of the meeting is the minutes; it is important to read the minutes prior to voting on it. It is appropriate to abstain from voting on the minutes if the Commission member was not in attendance during the meeting of which the minutes were taken.

David Petersen passed out the City's existing notification process for land use applications, as well as citizen suggested changes to the process. Each suggestion was discussed; however, Planning Commission members expressed concern that additional notification steps, beyond what is currently being done, could complicate the process. All information is readily available to the residents via the City website and email list; residents can access this information when it is made public. Commissioners felt adding additional steps would be unnecessary if residents already have access to the information they are seeking.

The commissioners suggested placing a permanent footnote in the City newsletter stating where information for public meetings can be found and how to get on the City's email list for agendas of the upcoming City meetings.

Item #4. Chris Haertel – Requesting a metes and bounds subdivision (lot split) creating 2 parcels on 2.53 acres of property located at 310 West State Street in an OTR (Original Townsite Residential) zone.

David Petersen said that staff met with the applicant yesterday. During the discussion, the applicant realized the property line had been drafted incorrectly, which could result in the applicant not having enough room to move forward with his plans. The applicant asked that his application be

removed from the agenda. **Eric Anderson** suggested moving this item to the beginning of the agenda, and then making a motion to remove it. **Alex Leeman** also added that by removing the application from the agenda, the application will have to be renoticed when it comes before the Planning Commission again.

Item #5. Chase Freebairn / Ivory Homes – Requesting a recommendation for schematic plan approval for the Estates at Lund Lane Subdivision consisting of 22 lots on 9.93 acres of property located at approximately 200 East and Lund Lane, and a rezone from an A (Agriculture) to an LR (Large Residential) zone

Alex Leeman said one email was received from David Rathborn stating he was opposed to the applicant's request for schematic plan approval and a rezone. **Kent Hinckley** asked if Centerville is located on the other side of Lund Lane. **David Petersen** said yes, Lund Lane is the Farmington/Centerville boundary line. He also added that the mailing does extend to residents of Centerville, so Centerville residents may attend the public hearing.

Item #6. 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

Eric Anderson said the applicant asked that the Planning Commission pull their application from the agenda. He said this item can also be moved to the beginning of the agenda, and a motion to remove the application can then be made.

REGULAR SESSION

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

Item #1. Minutes

Rulon Homer made a motion to approve the Minutes from the March 3, 2018 Planning Commission meetings. **Roger Child** seconded the motion, which was unanimously approved.

Item #2. City Council Report

Eric Anderson said the City Council meeting was cancelled due to the political caucuses being held the same night. He said the next City Council meeting will be April 17, 2018.

Reorder and Removal of Agenda Items

Alex Leeman said that applicants for Item #4. and Item #6. have requested their applications be removed from the agenda. The Planning Commission will reorder the agenda items in order to remove those items.

Motion to Reorder Agenda Items:

Connie Deianni made a motion that the Planning Commission move Item #4 (Chris Haertel – metes and bounds subdivision) and Item #6 (Josh Cummings/MJC Holdings – zoning map amendment) to the beginning of the agenda. **Roger Child** seconded the motion, which was unanimously approved.

Motion to Remove Item #4. Chris Haertel – metes and bounds subdivision:

Kent Hinckley made a motion that the Planning Commission remove the item until it is ready to be reconsidered, and that the item be renoticed when the applicant is ready to move forward on it. **Rulon Homer** seconded the motion, which was unanimously approved.

Motion to Remove Item #6. Josh Cummings/MJC Holdings – zoning map amendment:

Kent Hinckley made a motion that the Planning Commission remove the item until it is ready to be reconsidered, and that the item be renoticed when the applicant is ready to move forward on it. **Connie Deianni** seconded the motion, which was unanimously approved.

***Alex Leeman** noted that when the applicants are ready to move forward with their applications, the items will be renoticed and that public hearings will be held when the applications are back on the agenda. He also added that the best place to get current information regarding the Planning Commission and City Council meetings is the Farmington City website. He said residents can also contact the City Office to be put on an email list to receive an electronic copy of the agenda.

**Also, subsequent agenda items have been renumbered.

SUBDIVISION

Item #3. Alan Cottle – Applicant is requesting preliminary plat and final PUD master plan approval of the Brownstone PUD Subdivision consisting of 14 lots on .99 acres of property located at approximately SR106 and 200 East in a BR (Business Residential) zone. (S-15-17)

Eric Anderson said the applicant received schematic plan and preliminary PUD master plan approval at the end of last year. The applicant is now requesting the next step, preliminary plat and final PUD master plan approval. **Eric Anderson** showed an aerial view of the property, as well as the proposed layout. He reminded the Commission that the applicant is proposing a crash-gate to State Route 106 as UDOT will not currently allow access to it. He said that may change; however, it will most likely remain a crash-gate, and access to the subdivision will be off of 200 E. **Eric Anderson** said the applicant is proposing 14 townhome units. He said the applicant's request for a PUD is not for increased density, but for setback flexibility. The property is located within the BR zone, which defers residential requirements to the R-8 zone. The R-8 zone allows up to 15 units per acre; since the property is exactly one acre, what the applicant is proposing is within the allowed density for the zone. He also added that the PUD allows for a private road, which the applicant needs for the road configuration he is proposing. **Eric Anderson** said that as part of the final PUD master plan, the applicant is to provide a landscape plan and elevations of the units, which is included in the staff report. He said staff is recommending approval of the preliminary plat and final PUD master plan as both match what was previously approved by the Planning Commission and City Council.

Kent Hinckley said that Condition #4 to the proposed motion is that the applicant address all outstanding comments from the DRC prior to final plat approval. He asked what outstanding comments remain. **Eric Anderson** said this is a "catch-all" condition to ensure all issues are resolved. He said that

most comments have been addressed, including comments regarding storm water and sewage, but that this comment ensures everything is followed through on.

Alex Leeman said the Planning Commission previously had concerns regarding the retaining walls along property lines. He asked if there is more information on the walls. **Eric Anderson** said the applicant would be able to answer that question.

Alan Cottle, 1073 Woodmoor Dr., Bountiful, said he has been able to hold meetings early on with neighbors in order to resolve concerns. He said he previously did drawings for staff of the rear and side elevations. He said there will be a small retaining rock wall, that will be fully landscaped up to the edge of it. He said the west side of the subdivision will have a 6' retaining wall, but that side of the subdivision is adjacent to a vacant field. He said there is a possibility of a subsequent phase of the project into the vacant field. If that phase does happen, the retaining wall would be removed. **Connie Deianni** asked about the retaining wall behind the 6 hillside units. **Alan Cottle** said it would be a 2-step system with a concrete retaining wall with a step over planter, and then another concrete wall. **Alex Leeman** asked if there was previously a condition approved at schematic plan for the applicant to take curb, gutter, and sidewalk to the end of 200 E. **Eric Anderson** said yes, there was previously a condition for that, and that it needs to be added to this motion. **Connie Deianni** asked if the curb, gutter, sidewalk is for either sides of the road, or only the applicant's side. **Alex Leeman** said it is for the applicant's side of the road (the west side) for the whole length of the road. **Connie Deianni** said she remembered discussing options for additional parking spaces for visitors. **Alan Cottle** said they are continuing to work with UDOT to remove the crash-gate and allow access to State Route 106; however, UDOT is adamant that the crash-gate remains. If so, there will be room for an extra parking space in addition to access for the crash-gate.

Alex Leeman explained an application's process. He said currently, the application is being considered for preliminary plat. He said at this point, the Planning Commission reviews the application to ensure it complies in every way it should with the controlling ordinance. He said one thing to be aware of is that at preliminary plat, vesting comes into play. If the preliminary plat is approved, the applicant's right to the 14 lots is cemented; however, in this specific case, the applicant is already allowed up to 15 units.

Alex Leeman said that nothing much has changed since schematic plan, and that he is pleased that the applicant took the initiative to meet with neighbors as well. **Connie Deianni** said she also feels better knowing the retaining wall will be rock and the 2-step system.

Motion:

Connie Deianni made a motion that the Planning Commission approve the preliminary plat and recommend that the City Council approve the final PUD master plan for the Brownstone PUD Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall enter into a development agreement memorializing the approved master plan prior to or concurrent with final plat;
2. The applicant shall obtain approval from the Fire Marshall for the private road prior to submittal of final plat;
3. All driveways must meet the 14% slope requirement as set forth in Section 11-32-060(A)(4), and compliance must be demonstrated for each driveway prior to or concurrent with final plat consideration;

4. All outstanding DRC comments for preliminary plat shall be addressed on final plat;
5. Sidewalk, curb, and gutter be installed on the west side of 200 E. down to State St.

Kent Hinckley seconded the motion, which was unanimously approved.

Findings for Approval:

1. The proposed plans meet the requirements of the subdivision and zoning ordinances of a BR (PUD) zone.
2. The proposed development is an in-fill project and allows the property owner the highest and best use of his property.
3. The HOA is intended to maintain the common areas of the project.
4. The proposed plans are consistent with the General Plan.
5. The attached landscape plan is of a high design quality and meets the standards set forth in Section 11-27-070.
6. The attached elevations are of a high design quality and meet the standards set forth in Section 11-27-070.
7. The proposed project is removed from the road and set amidst high intensity uses such as the Monte Vista School, the Davis School District Administration Buildings, and commercial uses like the Chevron Gas Station, the Rock Hotel Dental Offices, etc.

SUBDIVISION / REZONE

Item #4. Chase Freebairn / Ivory Homes (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the Estates at Lund Lane Subdivision consisting of 22 lots on 9.93 acres of property located at approximately 200 East and Lund Lane, and a rezone from an A (Agriculture) to an LR (Large Residential) zone related thereto (S-2-18 & Z-2-18).

Eric Anderson showed an aerial view of the property, and pointed out that Lund Lane is Farmington’s southern boundary with Centerville. The applicant’s proposed property for this subdivision consists of 4 total parcels: 2 large parcels and 2 small. He showed the General Plan designation for the property, as well as the surrounding area. The property is zoned A, with the eastern portion zoned LR. **David Petersen** explained that when zoning came to Farmington City in 1957, all property along the state route was zoned residential with all outside property as agriculture to match what was in the county. Additionally, when property is annexed into the City, the property is sometimes zoned agriculture as a “holding zone” for when the property owner wants to submit an application for a rezone. **David Petersen** said when the property along Lund Lane was annexed into the City, it was annexed as agriculture, and the property owner was ok with that designation because she did not know what she wanted to do with the property yet.

Alex Leeman asked about the skinny strip of property to the north. **Eric Anderson** said it is a “survey gap,” which happens all over the City. **David Petersen** said survey gaps are resolved prior to final plat.

Eric Anderson said the yield plan for the 4 parcels is 19 lots with the minimum lot size for a conventional subdivision for the LR zone as 20,000 sq. ft. The applicant is proposing 22 lots, which is 3 additional lots. If the property is rezoned, the applicant can take advantage of the alternative lot size, as allowed through the Ordinance. In order for the applicant to take advantage of the alternative lot size, he needs to apply for a Transfer of Development Rights (TDR) for the 3 lots. **Eric Anderson** explained that the City could have allowed the development of 100 lots in lieu of the regional park; in exchange for

the regional park, the City created a “lot bank” of those 100 lots. Developers now have the option to request a TDR, which means the developer purchases lots from the lot bank for their subdivision, and sends open space back to the park. The TDR is a discretionary decision; the City can approve or deny the request. **Eric Anderson** said staff feels the additional 3 lots the applicant is requesting through TDR makes sense in this situation as the lot sizes and density fit with the surrounding area. **David Petersen** said the Master Plan has always called for low density residential for this area. He also pointed out that the proposed lot size is bigger than many surrounding subdivisions, but that it is still consistent with the area.

Chase Freebairn, 978 E. Woodoak Ln, Salt Lake City, said Ivory Homes is excited about this subdivision as many of their homebuyers want to be in Farmington. He said the property is the southern boundary of the City, and will be consistent with the neighbors. He said the proposed lots are larger and the homes will be higher-end estate homes. He said they are requesting TDR for 3 lots. **Alex Leeman** asked if a survey of the wetlands has been completed. **Chase Freebairn** said a wetland delineation will have to be done prior to preliminary plat. He said that he anticipates some of the wetlands will have to be mitigated, but that they have a number of different processes to use to mitigate it. He said the property covers some of the same wetlands that were mitigated for the Tuscan Village subdivision, and those wetlands were successfully mitigated. **Alex Leeman** asked if geotech, and other studies will have to be completed for the property. **Chase Freebairn** said they have completed a geotech and fault line study of the property. Both reports showed that the property was fine. He also noted that there is a higher water table for the property, but that the higher water table is typical for the area within the City.

Roger Child asked if the applicant had met with any of the neighbors in the area. **Chase Freebairn** said they have not met with any neighbors at this time. He said with larger subdivisions, they usually make an effort to meet with the neighbors; however, since the proposed subdivision is smaller and is consistent with the surrounding area, they did not feel the need to do so. He said they are happy to hold a meeting if there are questions or concerns from neighbors.

Connie Deianni asked the applicant their plans if the Army Corp of Engineers say the wetlands are not buildable. **Chase Freebairn** said the worst-case scenario would be that the subdivision would be shifted to the east to avoid the wetlands, but they do not anticipate that would happen. He said there is currently a home already located just north of the property in the wettest area. He feels that home did not have any issues mitigating the wetlands, so they should be ok as there is usually a way to mitigate.

Roger Child pointed out that this property is the entrance into Farmington. He wondered if there is anything that could be included on the property to signal the entrance into the city. **Chase Freebairn** said an entry monument or other sign could be included as part of the negotiation process. He said they have not gotten to that point yet, but they are not opposed to the idea.

Alex Leeman explained the final decision on the schematic plan is made by the City Council, but the Planning Commission would like to hear the comments from the community regarding this application. He urged the public to follow this application through the process, and to share their comments during the City Council’s public hearing as well.

Alex Leeman opened the public hearing at 7:39 p.m.

Cynthia Birrell, 38 E. 1600 S., said that she and the neighbors knew someday development would come to this property. She and many of her neighbors that back 1600 S. would like to meet with the developer to look at purchasing additional land to extend their backyards. She said she is in favor of

the 19 lots the applicant is allowed based on the yield plan. She said she feels their homes are already close together, and increasing the density behind them will add to the congested feel of the neighborhood. She said she is also in favor of making a cul-de-sac in lieu of the 10 W. connection. She said they currently have concerns with people speeding down their narrow street; she feels having a connection on 10 West would create more traffic to the area. She said they have enjoyed having the agricultural property behind them; she would like to see more space between neighbors and the option to expand their backyards. **Alex Leeman** said discussions with Ivory regarding the potential of purchasing land will have to take place directly with the applicant. The Planning Commission has no say or control over the matter.

Jeff Carrel, 1631 S. 100 E., asked about the proposed price point of the homes, and if the homes would maintain a similar style to the homes in the surrounding area. He feels maintaining a similar look would help the area feel more connected. **Chase Freebairn** said the price point has not yet been determined; however, he said his rough estimate would be to put the price point of the homes in the mid-\$500,000 to \$600,000 range.

Dee Evans, 44 W. Lund Lane, said his main concern is the storm water run-off. He said when it rains, all the water runoff from a nearby subdivision floods his driveway and pasture. He said it seems all the storm water drainage for the area sends the water into Lund Lane, which has an open ditch. He feels there is already too much water in the ditch. He is concerned another subdivision will cause more secondary runoff onto his property. He said he feels the lot sizes are similar to what is already in the area. He said he does not hate the development, but does not necessarily want it. He said he also recognizes the need for development, and feels the proposed development will be a nice addition because it will clean the property up. He also expressed concern regarding the snow removal from the sidewalks on 200 E. He said there is a fence along the lots that back 200 E., and it was his understanding that property owners were responsible to care for sidewalks along their property. He said the lots that back 200 E. are not removing their snow from the sidewalks, which is a hazard for schoolchildren and the community. He would like to see a little more accountability for these property owners, but also expressed concern that the same thing could happen with the proposed lots in this subdivision.

Tricia Evans, 44 W. Lund Lane, said that she also has concerns with the snow removal from sidewalks for homes that back 200 E. She said that with a fence along the back of the proposed lots on Lund Lane, she is concerned that property owners would also neglect their responsibility to care for their sidewalks. **Alex Leeman** said that per the City's Ordinance, property owners are responsible for the removal of snow from their sidewalks. He said this would also apply to the lots that will back Lund Lane. He said it would be up to the developer if an HOA would be created for the snow removal or if it would be up to the individual property owners. He said since it is already required within the Ordinance, the Commission cannot add an additional requirement. He advised Mrs. Evans to contact the City Office if it is ever a concern. **Tricia Evans** also expressed concern regarding the storm water drainage. She said their driveway gets washed out every time it rains. She feels they are taking the brunt of a nearby subdivisions' storm water runoff, and is frustrated at how costly it is becoming for them. She is concerned that putting more water from this subdivision into the current open ditch will cause even more problems.

Alex Leeman entered into the record an email received from **David Rathborn** opposing the proposed subdivision.

Alex Leeman closed the public hearing at 7:54 p.m.

Chase Freebairn said they would be happy to have a neighborhood meeting to educate the neighbors on the product and product type. He said the proposed subdivision is low density, which would be approximately 2.23 units per acre. He said traffic would connect on 10 W., but that there is a stubbed street to improve neighborhood connectivity. He added that the traffic would be very low impact, but that this is only a schematic drawing to aide what land use is appropriate for this property's rezone.

With regards to Mr. Carrel's concern about building similar styles to what is already found in the area, **Chase Freebairn** said he is happy to give the address for other Ivory Homes products so Mr. Carrel can see it. He said it is important to note that there are different points and styles in the market at different times, but that the product type may be similar.

Chase Freebairn said a higher level of detail regarding the storm water drainage will take place at preliminary plat. He said he understands the Evans family's concerns; he would also be upset if there was runoff water in his yard. He said they take storm water drainage very seriously; they will have to account for how to store it and remove it from the property efficiently. He said they plan to pipe the storm water through a drain line all the way to the Wood Park subdivision. He feels the drain line and other infrastructure improvements may alleviate water going down the road into Mr. Evans' property. He said it is also important to them to ensure their homebuyers don't have water in their yards, so they are motivated to remove the water off the street.

Chase Freebairn reemphasized that it is the responsibility of the homeowners to remove the snow off of the sidewalks fronting their homes.

Alex Leeman said the first item that will be voted on is the rezone of the property, which is a discretionary act. He said that he feels this subdivision fits with what has been done within other areas in the City. He feels the proposed density is what many residents beg developers to build. He said he understands the concerns regarding 10 W.; however, the road was stubbed for the sole purpose that it would later be connected to ensure connectivity for the area.

Alex Leeman said the applicant is proposing the schematic plan for this development, which is the first of a 3-step approval process before ground can break. He said the next step is preliminary plat, which will be more in depth. He thanked the residents for their concerns that were brought up. He recognizes storm water is a hot issue; he appreciated the Evans' comments regarding it, as it will help ensure the applicant provides details on how to address and control it.

Motion for the Rezone:

Kent Hinckley made a motion that the Planning Commission recommend that the City Council approve the rezone from A to LR for approximately 8.5 acres of property located at approximately 200 East Lund Lane as identified on the attached maps and parcel ID numbers 070700024, and a portion of 070700089, subject to all applicable Farmington City ordinances and development standards. **Rulon Homer** seconded the motion, which was unanimously approved.

Findings for Approval:

1. The existing Agriculture Zone is inconsistent with the LDR General Plan designation.
2. The existing Agriculture Zone is the default zoning designation annexed into the City, as was the case with the subject property.
3. The proposed rezone is consistent with the LDR General Plan designation.

4. The proposed rezone is consistent with the zoning of surrounding neighborhoods and would allow densities similar to those in existing adjacent subdivisions.

After the motion for the rezone took place, the commissioners discussed the proposed schematic plan.

Connie Deianni suggested one of the conditions to the motion should include something regarding the storm water drainage. She said she recognizes it is too early in the process to resolve the concern, but she does not want the concern to get lost in the next step of the process. **Alex Leeman** said that he does not want any specifications regarding how the storm water will be addressed, but suggested the condition simply state that more detail should be included at preliminary plat as a way to “book mark” the issue.

Kent Hinckley reiterated that the Commission acknowledges the concern about traffic on 10 W., but feels there is not anything that can be done about it. He said he feels this subdivision will not add a lot of additional traffic. He feels splitting the traffic to go both ways into the subdivision (Lund Lane and 10 W.) will be advantageous. **David Petersen** added that how 1600 S. is currently configured, 6 cul-de-sacs and one stubbed street all feed into the road. He said adding an additional connection should provide traffic relief for the people on 1600 S. He also added that 1600 S. is a narrower street, but studies have shown narrower streets help to slow the traffic, making it safer to pedestrians.

Roger Child asked what the maximum depth is for a cul-de-sac in Farmington. **David Petersen** said the maximum depth is 1,000 feet for a cul-de-sac, but also limits the cul-de-sac to 24 lots. He said the applicant is proposing 22 lots, so it would not be an issue.

David Petersen said on a good snow year, the City starts to send notices to property owners if the snow has not been removed. If it is still not addressed, Public Works takes care of it. He said the applicant does not have enough width from the north to south for the lots to front Lund Lane.

David Petersen said Lund Lane needs to be improved; however, some of the properties on Lund Lane do not have agreements to improve their portion of the ROW. He said that improving Lund Lane would be a good item to look at for this year’s fiscal year budget. **Alex Leeman** asked if Lund Lane improvements could be included as part of the motion. **David Petersen** said the street improvements that are needed are off-site, so it would not be appropriate to include it as part of the motion. He said the Commission can encourage staff to meet with the properties owners and City Council to see what can be done in order to improve Lund Lane.

Roger Child mentioned that since this property is an entrance into Farmington, he feels some kind of marker stating that would be appropriate for the developer to include, as well as a nice, continuous fence. He feels a vinyl fence may not be the look the City is interested in, but something like cultured stone would be more appropriate.

Alex Leeman encouraged staff to talk with the City Council and the property owners on Lund Lane to improve the sidewalk from 200 E. to the Frontage Rd.

Motion for Schematic Plan:

Connie Deianni made a motion that the Planning Commission recommend that the City Council approve the schematic plan for the Estates at Lund Lane Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall obtain a wetland delineation, and have that delineation approved by the US Army Corp of Engineers prior to or concurrent with preliminary plat;
2. The City Council, through a vote of not less than four (4) members shall approve the 3 lot TDR transaction;
3. All outstanding comments from the DRC for schematic plan shall be addressed on preliminary plat;
4. Storm drainage plan be adequate for the proposed project.

Kent Hinckley seconded the motion, which was unanimously approved.

Findings for Approval:

1. The proposed plans meet the requirements of the subdivision and zoning ordinances for an alternative lot size in the LR zone, if the rezone does occur.
2. Schematic plan does not vest the property, and will be null-and-void if the rezone is not passed.
3. The proposed development will provide single family residential developments similar to those of surrounding subdivisions.
4. The proposed alternative lot size is more consistent with surrounding properties than a conventional subdivision would be in the LR zone.

OTHER

Item #5. Miscellaneous: a) Bangerter Family Agriculture Protection Application

David Petersen said the Bangerter family has filed an Agriculture Protection application. The application will first come before the Planning Commission, and then to the City Council. The meeting to consider the application will be April 19th. Staff and the commissioners also discussed how the Bangerter's property may also be affected with the proposed plan for the West Davis Corridor.

ADJOURNMENT

Motion:

At 8:25 p.m., **Connie Deianni** made a motion to adjourn the meeting, which was unanimously approved.



Alex Leeman
Chair, Farmington City Planning Commission