

**FARMINGTON CITY
PLANNING COMMISSION MEETING
March 8, 2018**

STUDY SESSION

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

Item #3. Robert Dale – Requesting final plat approval of the Oakwood Estates Phase IX Subdivision consisting of 1 lot on .41 acres of property located at 485 West Oakwood Circle in an LR-F (Large Residential – Foothill) zone.

Eric Anderson said that the preliminary plat for the whole subdivision was approved years ago. The owner has slowly developed the subdivision by one or two lots at a time through the years. He said that all the improvements are installed and everything has been taken care of with the preliminary plat.

Item #4. Brock Loomis/Jack Fisher Companies – Requesting a zoning map amendment for 1.1 acres of property located at approximately 56 South 1100 West from an A (Agriculture) to an RMU (Residential Mixed Use) zone.

Eric Anderson said that originally Henry Walker Homes purchased the property by their development with the intent to move the sewer and water lines into that portion of land, which brought it out to 1100 West and bypassed the gas line easement. Henry Walker Homes then sold the property to Oakwood Homes. They now would like to put seven townhomes on that piece of property.

Alex Leeman questioned how they have solved the expense issue of addressing the gas lines.

Eric Anderson said that they have avoided the high-pressure gas lines entirely.

Kent Hinckley said that he would like to put a condition on the approval that the developer would have to provide City staff with a site plan that is consistent with the proposal of the Oakwood Homes – Avenues at the Station, prior to review and acting on this request before it goes to City Council. This will ensure that the developer cannot get more high-density housing with the RMU zoning.

Item #5. Phil Holland/Wright Development – Requesting approval of the East Park Lane Small Area Master Plan as an element of the General Plan for approximately 85 acres of property located between Park Lane, Highway 89, Main Street, and 1100 North in an A (Agriculture), CMU Commercial Mixed Use), and LS (Large Suburban) zone.

Eric Anderson said that this development is an element of the General Plan. The General Plan is a guiding document that is defined by State law as “advisory”. Every city has to have a general plan. The zoning ordinance is the land use law.

Connie Deianni questioned the General Plan and that we may need to look back into that.

Alex Leeman said that rezones are legislative decisions. Elected officials such as the City Council can make those decisions.

Roger Child said that the General Land Use plan was a public process, which included public input.

Eric Anderson said that looking at the last page of the General Plan excerpt from the CMU section it says, specific to the designation of commercial mixed use land use north of Park Lane and East of Highway 89 the following recommendations will be considered, protecting the low density residential character of and along Main Street. Encouraging non-residential land uses and development immediately north of Park Lane allowing CMU type land uses along both sides of Lagoon Drive north extension.

Connie Deianni said that she is concerned about the traffic flow heading towards Main Street.

Eric Anderson pointed out that there will be access to the other major roads including a slip ramp to US Hwy 89.

Item #6. Nathan Peterson – Requesting a conditional use approval to exceed the minimum drive-way width on .39 acres of property located at 1294 West Atrium Court in an AE (Agriculture Estates) zone.

Eric Anderson said that Item #6 and Item #7 will be addressed in the regular session.

Item #7. Farmington City – Requesting miscellaneous amendments to the Zoning Ordinance as follows: a) Amending Section 11-7-040(E) & (F), clarifying authority in permitted and conditional uses; b) Amending Section 11-10-040 (H)(I) establishing ADUs in agriculture zones as being subordinate in height and area to the main dwelling; c) Amending Sections 11-13-020 and 11-13-030 moving secondary dwelling units from a conditional use to a permitted use; d) Amending Section 11-18-040(D)(I) requiring that any pedestrian walkway used to define a block face be a legislative and discretionary decision; e) Amending Section 11-28-120(I)(6) removing the requirement that “other temporary use exemptions” receive written approval from the City Council, and replacing it with City Manager approval; f) Amending Section 11-28-200 regulating secondary dwelling units.

REGULAR SESSION

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

Motion:

Connie Deianni made a motion that the agenda item #6 be moved to item #4. **Kent Hinckley** seconded the motion, which was unanimously approved.

Item #1. Minutes

Kent Hinckley made a motion to approve the minutes from the February 22, 2018 Planning Commission meeting. **Connie Deianni** seconded the motion, which was unanimously approved.

Item #2. City Council Report

Eric Anderson said that Heather Barnum was recognized for her years of service on the Planning Commission. The Mountain View PUD Subdivision was approved, with a split vote of 3 to 2 for both the rezone, schematic plan and PUD master plan. The Farmington Greens PUD master plan was also on the agenda and was tabled because there was a lack of clarity on the types of commercial uses for the property. There was also a zone text amendment that was approved for blighted properties.

Item #3. Robert Dale – Requesting final plat approval of the Oakwood Estates Phase IX Subdivision consisting of 1 lot on .41 acres of property located at 485 West Oakwood Circle in an LR-F (Large Residential – Foothill) zone.

Eric Anderson said that the developer received a preliminary plat approval on Oakwood Estates several years ago and they are slowly developing the subdivision. This phase is just a one-lot subdivision. All the improvements are in place.

Robert Dale 1891 N. Compton Rd., said that they are looking at selling one lot at this time.

Alex Leeman opened item up for discussion.

No discussion

Motion:

Connie Deianni made a motion to move that the Planning Commission approve the proposed final plat for the Oakwood Estates Phase IX subject to all applicable Farmington City ordinances and development standards. **Rulon Homer** seconded the motion, which was unanimously approved.

Item #6 (Moved up on the Agenda). Nathan Peterson – Requesting a conditional use approval to exceed the minimum drive-way width on .39 acres of property located at 1294 West Atrium Court in an AE (Agriculture Estates) zone.

Eric Anderson said the applicant has an existing detached garage at the back of their property. They would like to extend their driveway so that they can access the back garage. Because they are widening past 30 feet, the applicant has to apply for a conditional use.

Nathan Peterson 1294 W. Atrium Court, said that in order to access they need more width next to the existing driveway. He said that they have addressed all the drainage.

Kent Hinckley questioned the water meter and its location in the electrical box.

Nathan Peterson explained that the curb cut and how they would position the driveway in order to work around the water meter and the electrical box. He said that essentially he needs 10 feet in order to back a trailer onto the driveway.

PUBLIC HEARING OPENED 7:15 pm

No comments

PUBLIC HEARING CLOSED 7:15 pm

Connie Deianni said that we should put in the findings that will ensure the drainage.

Alex Leeman said that they could add that as a condition to the approval.

Eric Anderson said that as part of the building permit there is a drainage plan requirement that by law the driveway cannot drain onto the adjacent property. Our Storm Water Official, Ken Klinker, checks this for compliance.

Motion:

Connie Deianni made a motion that the Planning Commission approve a conditional use permit allowing an extension of an existing driveway and associated curb cut up to an additional thirteen (13) feet, subject to all applicable Farmington City ordinances and development standards and the following conditions:

- 1) the applicant shall obtain a Farmington City Excavation Permit prior to construction, and
- 2) The proposed drainage plan shall be adequate as determined by the city storm-water inspector.

Findings:

1. The proposed driveway extension is leading to a properly designated parking space, i.e. a detached garage.
2. The proposed driveway extension does not significantly increase safety issues.
3. There are not driveways directly adjacent to the proposed driveway extension and therefore a significant refuge is available for pedestrians between the driveways along this street.
4. Park strips are present in this neighborhood and the proposed extension would not significantly impact the current roadway side treatments.

Rulon Homer seconded the motion, which was unanimously approved.

Item #4. Brock Loomis/Jack Fisher Companies – Requesting a zoning map amendment for 1.1 acres of property located at approximately 56 South 1100 West from an A (Agriculture) to an RMU (Residential Mixed Use) zone.

Eric Anderson said that the applicant is requesting a general plan amendment from RRD (Rural Residential Density) to TMU (Transit Mixed Use). Along with a zoning designation rezone from A (Agriculture) to RMU (Residential Mixed Use). They would like to build seven townhomes similar to the Avenues at the Station. Normally the water and sewer lines would run in the road but because of the gas lines that run on the property. The original owners, Henry Walker Homes had to purchase the property to run the water and sewer lines through, so the gas lines would not have to be crossed. So now they would like to place townhomes on the unused portion.

Brock Loomis 2175 E. Wild Pine Dr., Uintah said that he represents J. Fisher Companies. He said that he feels it is a good use and flows with what has been placed to the north. He feels

that the trail between them and the Farmington Greens Subdivision is a good buffer between the two with the fairgrounds to the East it is a good fit. He said that the property is an awkward shape with the constraints of the size and shape and the easements as well, this was the best use that they could come up with.

Alex Leeman questioned how solid they were on their townhome plans and how would they look comparative to the Avenues at the Station townhomes.

Brock Loomis said that they are ready and firm on their plans and that the development would be very similar to the Avenues at the Station.

PUBLIC HEARING OPENED

Matthew Brown 151 S. 1150 W., said that he likes the open space and the buffer that the agriculture zone provides. He has concerns about the views and the impact that a three-story townhome would bring. He also brought up the 300-foot buffer area that is reserved that would greatly diminish their use.

PUBLIC HEARING CLOSED 7:34 pm

Alex Leeman said that with the constraints on the land he would like the developer to explain more about the buffer.

Brock Loomis questioned the 300-foot buffer because he was not aware of this and asked for some clarification from staff.

Eric Anderson said that in the RMU zone if you have a three-story building, there are is a 300-foot requirement along local/neighborhood roads.

Brock Loomis said that if you look at the original parcel maps the property line has been moved back significantly. He said that they would be happy to comply when the site plans comes up.

Connie Deianni questioned what the intended use for the south corner.

Brock Loomis said that they will provide a landscape plan as a part of their submittal that will match the rest of the project.

Connie Deianni questioned if they had to only do six townhomes instead of seven would that be something the developer would be okay with doing?

Brock Loomis said that they would obviously like to maximize the number of units they can get on the site. They are already less in their number because of the easements. Their plan is to do three-story townhomes however if the unit to the south is within the 300-foot buffer they will adjust accordingly.

Motion:

Kent Hinckley made a motion that the Planning Commission recommend that the City Council approve the zoning map amendment of 1.1 acres of property, as defined by parcel identification number 080740073 located at approximately 56 South and 1100 West, from an AE (Agriculture Estates) zone to

a RMU (Residential Mixed Use) zone, subject to all Farmington City ordinances and development standards.

Condition:

1. The Developer provide City Staff and City Council with a site plan consistent with the proposal to build seven townhouses prior to City Council review and acting on the request.

Findings:

1. The subject property is awkward in shape and has easements encumbering much of the site, the proposed townhome project of 7 units is the highest and best use of the property given its constraints.
2. The subject property abuts the Station Avenues project and would be a continuation of that project at a much lower density (approximately 6.4 units/acres versus 10.4 units/acre).
3. The subject property is adjacent to the Davis County Fairgrounds, which is a very intensive non-residential use, and a single family home would not be a good use for the subject property.
4. The subject property is situated in a way that makes the possibility of the RMU zone spreading south or east extremely low.
5. There is a perpetual buffer of open space in the form of the large Farmington Greens open space parcel and D&RG trail, and the nearest home is approximately 250' from the proposed townhomes.
6. A rezone is a legislative decision and is determined on a case-by-case basis; in this instance, the rezone makes sense for this property given the inherent constraints of the property and its proximity to high-intensity development (both planned and built).
7. The proposed rezone will allow for medium density housing and would add to the City's housing type mixture.

Roger Child seconded the motion, which was unanimously approved.

Item #5. Phil Holland/Wright Development – Requesting approval of the East Park Lane Small Area Master Plan as an element of the General Plan for approximately 85 acres of property located between Park Lane, Highway 89, Main Street, and 1100 North in an A (Agriculture), CMU Commercial Mixed Use), and LS (Large Suburban) zone.

Eric Anderson said that normally when they are talking about a General Plan amendment they are talking about changing the text of the Plan or changing the General Plan map. This is an alternative to adopt elements to the whole General Plan. Similar elements of the General Plan include; Master Transportation Plan, Trails Plan, Active Transportation Plan, Storm Water Plan, Downtown Master Plan, Parks and Recreation Master Plan and such. This acts as another layer to the General Plan. If the General Plan is amended, it does not vest the property owner to do whatever the General Plan says to do. They still have to go through the rezoning of the property. The majority of the property is already designated CMU (Commercial Mixed Use). The main spine road for the project would be an extension of Lagoon Drive connecting Park Lane to US 89. The City's General Plan identifies this road as the Lagoon Drive northern extension that has been anticipated as a minor collector street on the Master Transportation Plan.

Phil Holland/Wright Development Group, said that in 2004 the area was adopted as a CMU (Commercial Mixed Use) designation. He explained that the persons per household in the city of Farmington in 2004 and prior was 4.05 individuals per household. He said that the land is not being created where the growth in population is growing. He said that the development has connections to the major highways and the City leads and has planned for its future with the development, trails and Master Plan are put into place. He said that the homes that front Main Street would remain the same. They have planned for less density in their plan, which differs from what the General Plan will allow, which is much more density.

Connie Deianni questioned what the bigger commercial building that is on the north side would be.

Phil Holland said that it is a typical commercial use but they do not have anything yet for that.

Kent Hinckley said he would like to hear what the developer's interpretation of a patio home is.

Phil Holland said that in his profession a patio home is considered a higher single-family density type. Most of them would be a single level alley loaded type of product.

Roger Child asked about what type of commercial use would be in the development

Phil Holland said that they envision medical uses such as, orthodontists, dentist and surgeons anything along the lines of low commercial use. Most would be a two-story office building with no more than 20,000 square feet.

Roger Child questioned if they had delineated any of the wetlands in the area.

Phil Holland said that they have done a preliminary wetland delineation, and that they would maintain and preserve the wetlands in place.

Rulon Homer said that the west side has been developing very rapidly. How does this plan compare to the development on the west side?

Phil Holland said that he does not feel that this competes with the west side. He pointed out that the west side already has the retail and restaurant uses. He believes that this development will be more of a sleepy type of commercial use.

PUBLIC HEARING OPENED

David Dixon 1047 N. 100 W., said that he strongly disagrees with staff and that he feels that we need to look at the General/Master Plan. What the Planning Commission decides on this plan sets a precedence for the City. He feels there are issues with the plan and the traffic circulation. He presented two different options that he has drawn up. He would like to see the rest of the property be zoned an LR (Large Residential) zone. He would like to see the City and the community look back into the Master Plan to come up with a better plan for this area to be developed. He suggested that a committee be put together that would consist of staff, members of the community and the developer so they can come together and put a plan that all parties would agree to.

Richard Conover 469 Quail Run Dr., said that he has prepared copies of two petitions that have been collected which consist of 405 door to door signatures and 527 online signatures, which he passed

out to the commissioners. He said that most households would like the City to slow down and properly plan before moving forward with more development.

Sara Raines 275 W. 1000 N., said that she has concerns about parking and any visitors that come into the community. She also expressed that the proximity of the Front Runner station is over a mile, which is not convenient. She would also like to see Farmington rock implemented into the standard architecture of the development.

Eric Aston 1033 N. Main St., said that when they moved here it was for the open space and the bigger lots. He is concerned about the green space in the development and the road. He would like Farmington to stay as it is and would like to see some serious consideration on this project. He also said that the development does land lock his lot and would like to see a provision on this.

Rebekah Richards 68 Robert Circle, said that she would like to see everyone in the community be informed and pay close attention to whom this is affecting.

Matthew Hess 572 S. Woodland Hills Dr. Bountiful, said that in 2004 there was a lot of concern in the city about the Highway 89 corridor along with what is now Station Park. There was a committee designated to examine the Highway 89 corridor, which consisted of landowners, homeowners in the area, a planning commissioner, a city council member, the City planner, David Petersen was the chair of the committee. The city hired a professional urban planning consultant to assist in this effort. They came up with the land use map and the language in chapter 11 of the General Plan and they came up with the CMU (Commercial Mixed Use) designation. There were some concerns at that time about the connection to Lagoon Drive; he feels that the Wright Development has addressed this very well. There have been five separate applications that through the years that have come in for the development along Park Lane; four of these applications did not pass. He feels that this is a good plan and he recommends this plan.

Jeremiah Johnson 1029 N. Main St., said that he has concerns about his children walking along Main Street and how the increased traffic will affect pedestrian safety. He believes this plan does not fit in Farmington. He would like to see this application be denied. He feels there is a special heritage about the City that needs to remain the same.

Deborah Johnson 1029 N. Main St., said that they moved here from Saratoga Springs to get away from the busy city. She feels that the high density would cause a claustrophobic feeling. She also expressed concerned over the lighting.

Harv Jeppsen 727 Leonard Ln., said that he is one of the land owners. He feels that the Hess' have the right to sell their property. He is not saying this plan is perfect but he feels this is the best plan he has seen for this property: He would like the Planning Commission to accept this plan.

Alesa Larsen 1109 N. Quail Cir., said that she is concerned about the water mitigation, the schools being overloaded and the increased traffic.

Tauni Hill 381 W. 1150 N., said that she has concerns about the mixed use and the traffic.

Karen Sawyer 953 N. Compton Rd., said she has concerns about Farmington becoming big like other cities such as Draper where it was all wide open at one time and now it is completely congested. She feels that Farmington has something that nobody else has and she would like to see it remain that way.

Theodore Thatcher 218 W. Bayview Dr., said he would like to see the wetlands preserved.

Katelyn Lefevre 961 N. Compton Rd., said that she is concerned about the natural resources and the affect the development would have on it.

Diana 350 E. 200 S., said that they moved here five years ago for the feel of Farmington. She said that she supports property owner rights but this more so about the special unique feel of the City. She hopes that the development planned well with the Farmington heritage taken into consideration.

Doug Wood 823 N. Main St., said that he has seen the growth throughout his life here in Farmington. He said that change is inevitable and that he is okay with the plan. He pointed out that all the traffic congestion eventually leads to all the subdivisions along the route.

Lori Connover 469 W. Quail Run Rd., said that the petition is more so asking for a moratorium on building. She would like to see it zoned as an LR (Large Residential) use.

Max Forbush 73 S. 100 W., said that the low density office and low density commercial is far superior use for this zone. He said that he feels this type of business is right for the area and will be less impact for the area. He does not care for the stubbed road onto Main Street and he expressed his concerns about the lighting as well and feels that one car dealership is enough for the City. He strongly agrees with property owner rights.

PUBLIC HEARING CLOSED 9:25 pm

Alex Leeman questioned the developer about the wetlands and what they have done to address those issues and how they have worked around them.

Phil Holland said that he has not completed a land delineation on the property. They have however completed delineation along Lagoon Drive. There have been geological reports and delineations on the properties that they have control on at this time.

Alex Leeman questioned Eric Anderson about the density levels and the proximity to Station Park.

Eric Anderson said that the zoning and the General Land Use Plan, which guides zoning decisions, determine the density.

Alex Leeman said that there are elements of this plan that follow the city's General Use Plan. He does not have much concern about the traffic bleeding onto Main Street. He feels the traffic flow will be most likely move towards Park Lane, Lagoon Drive and Highway 89. He does have some concerns about the density of the development. He expressed that as much as the majority of the community would like to see big homes on bigger lots at this time they are not affordable for the general population. The patio homes and townhomes make Farmington a more affordable community for people.

Kent Hinckley said that he feels there needs to be close attention paid to the history. He said that he moved to Farmington 30 years ago and they were able to enjoy the land and the open space. He said that if it were not for a farmer selling his land almost everyone would not be here in Farmington today. The Planning Commission has to take the Ordinances and provide an orderly development. He said that the Planning Commission has received many emails and most of them state they want the Planning Commission to follow the General Plan. He explained that in a training the City brought in a

consultant that said that the medium housing price in Farmington is now \$400K up from the \$200K. This now places Farmington out of reach for the children and them being able to purchase a home here in the City. He brought up the General Plan and the section titled the specific analysis and recommendation of the Highway 89 corridor. He said there were two items that came out very strongly to him, which were the following;

1. That we were to provide for the preservation of the residential nature of Main Street.
2. That we were to provide for CMU (Commercial Mixed Use) use north of Park Lane. Which includes medium to high density multi-family residential and community and regional commercial.

These two items are part of the General Plan that everyone would like to follow. If you were to follow the General Plan, you cannot put single family residential in that designation. He feels that the traffic flow is good and he is not a fan of the patio homes that access Main Street.

Connie Deianni said that she feels that the plan could be altered in some way and she is not a fan of the patio homes and the high density of the housing. She said that in the General Plan, there are goals and that part of the General Plan is to maintain the rural atmosphere preserving its historic heritage and the beauty of the surroundings. She said that she questions the necessity and is it in the public interest? She feels that maybe there is a better way to lay this plan out.

Roger Child said that he likes the collaboration of the landowners working together with the potential developer to come up with a large scale Master Plan. He believes that one of the beautiful items about the area is the wetlands. He believes that there will be some amazing natural buffers because of the wetlands. He expressed concern about the residential densities. He is a strong proponent to mixing residential densities and allowing aging in place opportunities within our neighborhoods. He said that our property taxes are much lower because of the commercial uses the City has. He explained that the Mercedes dealership is third highest tax producer in the city of Farmington. He said that this is not the perfect plan but it is the perfect process.

Rulon Homer said that he lives on the west side and has been there for the last 30 years. He appreciates the time that the developer has put into the plan. He does like the plan.

Alex Leeman questioned Phil Holland after hearing the comments this evening does he want the Planning Commission to recommend or table the hearing until he can come back with an adjusted plan?

Phil Holland said that the plan we are looking at tonight is about the 18th rendition they have come up with. His preference is to move forward with the rezone. He would like the Planning Commission to vote on it so they can move forward.

Kent Hinckley said that the General Plan recommends that we move forward with this. He objects to the patio homes that are facing Main Street. He has a concern that moving forward with that is a huge flaw, which goes against the General Plan for Main Street.

Phil Holland said that in order to gain the access to Main Street he would have to go through the UDOT process and get approval. Having said that he feels that there are ways that they can continue the LR (Large Residential) and somehow possibly maintain open space.

Alex Leeman does not feel that the patio homes are in violation to the General Plan. He feels that the General Plan is a recommending document and it is a matter of degree.

Motion:

Kent Hinckley made a motion to move that the Planning Commission recommend that the City Council amend the General Plan adopting the enclosed East Park Lane Small Area Master Plan as an element of the General Plan, subject to all applicable Farmington City ordinances, and do what the City is doing in the mixed uses areas north of Shepard Creek to ensure that as the City receives applications to rezone land in the CMU area that reenter occupied development does not occur, and that owner occupied development (which may occur), does not exceed the densities depicted on the East Park Lane Small Area Master Plan, and that an appropriate mix of residential to non-residential development occurs as set forth in said plan.

Condition:

1. The Developer will alter the plan so that the entrance onto Main Street conforms to the General Plan which requires either low density residential, agriculture or open space.

There was a 4 to 1 vote for approval, with Commissioner **Connie Deianni** being the dissenting vote.

Item #7. Farmington City – Requesting miscellaneous amendments to the Zoning Ordinance as follows: a) Amending Section 11-7-040(E) & (F), clarifying authority in permitted and conditional uses; b) Amending Section 11-10-040(H)(1) establishing ADUs in agriculture zones as being subordinate in height and area to the main dwelling; c) Amending Sections 11-13-020 and 11-13-030 moving secondary dwelling units from a conditional use to a permitted use; d) Amending Section 11-18-040(D)(1) requiring that any pedestrian walkway used to define a block face be a legislative and discretionary decision; c) Amending Section 11-28-120(I)(6) removing the requirement that “other temporary use exemptions” receive written approval from the City Council, and replacing it with City Manager approval; f) Amending Section 11-28-200 regulating secondary dwelling units.

Eric Anderson said that there is a continuing list of zoning text amendments that need some minor revisions. The following are what need to be looked at tonight:

1. Section 11-7-040 SITE DEVELOPMENT PLAN REVIEW PROCESS:
 - C) ~~Site Plan Planning Commission~~ Review: The planning department shall review the site plan for conformance with standards outlined herein; for conformance with the comprehensive plan and this title; for environmental impacts which may be associated with the design; and shall process the site plan and reports as provided in this chapter.
 - E) ~~City Planner Permitted Uses~~: The city planner shall review all applications for **single-family and two family dwellings, and residential permitted uses in all zones agricultural and single family residential zones, including applications for duplexes.** If desired, an applicant may request a review by the planning commission of a permitted use. This provision is intended to resolve conflicts or differences of opinion between the applicant and city staff concerning the requirements or interpretation of this chapter. (Ord. 1991-27, 7-17-1991)
 - F) ~~Planning Commission Conditional Uses~~: The planning commission shall review all conditional uses. The planning commission shall also review all multiple-family residential, commercial, commercial recreation, office, agricultural use or industrial permitted uses which are subject to the requirements of this chapter, unless such review is waived by the commission and is delegated to the planning department. A

notice shall be sent to all adjacent property owner within five hundred feet (500') of the subject property for all site plan reviews considered by the plan commission. After adequate review, an application may be approved, approved with conditions, continued for further study or disapproved for the use and/or site plan. (Ord. 2010-39, 9-21-2010)

2. Section 11-10-040 LOT AND SETBACK STANDARDS:

H) Accessory Buildings and Structures:

5. Accessory buildings which contain or constitute an accessory dwelling unit shall, without exception, be subordinate in height and area to the main building.

3. Section 11-13-020 CONDITIONAL USES:

1. Added Secondary dwelling unit.

4. Section 11-13-030 CONDITIONAL USES:

- ~~1. Secondary dwelling unit.~~

5. Section 11-18-040: REGULATING PLAN:

1. **Maximum Block Size:** The maximum perimeter of any block may not exceed two thousand feet (2,000') in the Open Space and Office Mixed Use Districts. Each block face may not exceed seven hundred feet (700'). Block faces may be defined by any of the street types, including pedestrian walkways, that are dedicated public right-of-way or easements, with the exception of alleys. However, if a pedestrian walkway is used to define a block of the maximum size then the right-of-way for the walkway must be equal to that of the neighborhood (local) road, **and the City shall find that there is an appropriate consideration, in the form of benefit to the City or the public, from the proposed exception and/or other appropriate reasons that justify the determination of the City to allow for pedestrian walkways to be used as a block face, and the applicant must obtain City approval as part of a Development Plan Application set forth in Section 11-18-070.**

6. 11-28-120: TEMPORARY USE OF LAND AND STRUCTURES:

5. **Community Events:** Community events which are sponsored and/or approved By the **City** city:
6. **Other Approved Exemptions:** Other exemptions as specifically approved in writing by the ~~city council~~ City Manager. (Ord. 2009-49, 10-6-2009).

7. 11-28-200: SECONDARY DWELLING UNITS:

- B. **Conditional Use Permit:** Secondary dwellings may be permitted as a conditional or a **permitted** use ~~in any~~ as designated by the underlying zone found in this title. In those zones where a secondary dwelling unit requires conditional use permit approval, Applications for a secondary dwelling shall be submitted and reviewed as a conditional use permit in accordance with chapter 8 of this title.

- C. **Standards:** The following standards and conditions shall apply to all secondary dwellings, in addition to any terms and conditions of approval as imposed by the Planning Commission during the conditional use permit process:

4. ~~Utility Metering: No separate utility metering for the secondary dwelling shall be allowed.~~

PUBLIC HEARING OPENED

PUBLIC HEARING CLOSED 10:34 pm

Motion:

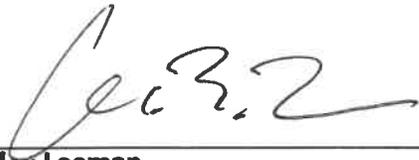
Kent Hinckley made a motion that the planning Commission recommend approval of the proposed amendments to the Zoning Ordinance as set forth in the March 8, 2018 staff report, subject to all standards of the Farmington City ordinance.

Rulon Homer seconded the motion, which was unanimously approved.

ADJOURNMENT

Motion:

At 10:37 p.m., **Connie Deianni** made a motion to adjourn the meeting, **Roger Child** seconded the motion, which was unanimously approved.



Alex Leeman
Chair, Farmington City Planning Commission