

**FARMINGTON CITY
PLANNING COMMISSION MEETING
May 5, 2016**

STUDY SESSION

Present: Chair Rebecca Wayment, Commissioners Heather Barnum, Connie Deianni, Alex Leeman, and Dan Rogers, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Commissioners Bret Gallacher and Kent Hinckley were excused.

Item #3. Pete Smith/Advanced Solutions Group – Requesting Final Plat Approval for the Meadows at City Park Phase II Subdivision

Eric Anderson said this is the final plat for Phase II of this subdivision. The applicant previously received PUD Master Plan approval, part of that approval process, the applicant submitted most of the subdivision's improvement drawings which were reviewed and approved by the DRC. **Eric Anderson** said some of the conditions have changed since preliminary plat, as staff often uses those conditions as markers to ensure their completion prior to the final step of recordation. He said staff is recommending approval of this item.

Item #4. Jerry Preston/Elite Craft Homes – Requesting Preliminary Plat approval for the Rice Farms Phase VII PUD Subdivision

David Petersen explained the applicant is looking to complete the final phase for this subdivision; however, he feels one of the City's top ten most historic buildings is located on the property being considered. **David Petersen** said this area was an old farm compound. Staff feels the primary home that is currently being used as a storage shed should be preserved, but the other buildings do not need to remain. He said he does not feel the developer will lose any building lots if the old home remains. **Eric Anderson** said the Planning Commission can request the Historic Preservation Commission to look at the home to determine if it is indeed historic in nature and worth preserving. **Heather Barnum** asked at what point the commissioners ask the Historic Preservation Commission to get involved. **Eric Anderson** if that's what the commissioners choose to do, the commissioners can send the item to them now and the Historic Preservation Commission can review it at their next meeting and determine if the home should be on the City's Historic Sites or Landmark List, or if the applicant needs to obtain a Certificate of Historic Appropriateness. **Heather Barnum** asked if that should be included as a condition to the motion. **Eric Anderson** said condition #3 and #4, as found in the staff report, already addresses it; however, the Planning Commission may choose to use stronger wording, such as "the Planning Commission shall present this to the Historic Preservation Commission."

David Petersen also explained how the City was trying to create a connection from 200 S. in previous build outs of the subdivision, but was unsuccessful. He said the City would still like to create a trail for a pedestrian access from 140 East to 200 East. He said doing so would create a walkability connection for this development to other areas within the City.

Item #5. Dakota Hawks/Technology Associates – Requesting Conditional Use and Site Plan Approval for a Wireless Communications Tower

Eric Anderson said the proposed location for this cell tower is located adjacent to the Forza building and fields. He said staff feels this is a good location for a communication tower and that the zone is appropriate for the use. There are no close neighbors, and it meets all ordinance requirements. **Dan Rogers** asked why the tower is located on almost 3 acres. **Eric Anderson** said it will not take up 3 acres, but that the almost 3 acres is the lot the proposed tower would be located on. **Connie Deianni** pointed out that although there are no neighbors within the 200' requirement, the tower is still located on the north side of the lot which make it a little closer to the nearest residents. She asked why the site is located in that specific spot, and why it can't be moved more south. **Eric Anderson** said she can ask the applicant why they chose that specific location.

Item #6. Farmington City – Requesting Zone Text Amendment to Section 11-28-220(2)(b) of the Zoning Ordinance

Eric Anderson said this item is a clean up to the previously amended zone text change regarding the architectural standards for Class "A" Self-Storage. The previous text change removed the restriction for steel panels as building materials; however, it was not amended to make the use of it permissible. This item now allows steel panels as a permissible building material for Class "A" Self-Storage.

REGULAR SESSION

Present: Present: Chair Rebecca Wayment, Commissioners Heather Barnum, Connie Deianni, Alex Leeman, and Dan Rogers, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Commissioners Bret Gallacher and Kent Hinckley and Community Development Director David Petersen were excused.

Item #1. Minutes

Heather Barnum made a motion to approve the Minutes from the April 7, 2016 Planning Commission meeting. **Connie Deianni** seconded the motion which was unanimously approved.

Item #2. City Council Report

Eric Anderson gave a report from the April 19, 2016. He said the revised Pheasant Hollow Schematic Plan (which included the private drive) was approved, as well as the Farmington Park Phase III Final Plat and the Meadows at City Park Phase II Final PUD Master Plan. He also added that there were no planning related items at the May 3, 2016 City Council meeting.

SUBDIVISION APPLICATIONS

Item #3. Pete Smith / Advanced Solutions Group – Applicant is requesting final plat approval for the Meadows at City Park Phase II Subdivision consisting of 14 units on 2.37 acres located at approximately 55 South and 200 West in an R-4 zone. (S-12-15)

Eric Anderson showed the aerial view of this property. He explained Phase I consisted of 9 units, as well as showed the original location for the detention basin on the aerial map. The applicant is proposing Phase II which consists of 12 units and moving the detention basin to the southwest corner of the property creating space for two additional lots. **Eric Anderson** said the applicant has been waiting

for approval of Phase II prior to construction of Phase I so all improvements can be made at once. The City will soon be repaving 100 W., so the applicant is trying to quickly move forward as to do improvements in conjunction with the repaving. **Eric Anderson** also said 200 W. is a UDOT road so the applicant must obtain a special letter of approval to do a curb cut; however, the applicant may have already obtained it or is working to obtain it prior to recordation. **Eric Anderson** said this project has been vetted several times. Staff is recommending approval with the included conditions found in the staff report.

Dan Rogers asked if there is any way UDOT would not approve a curb cut at this point. **Eric Anderson** said as part of Phase I, the applicant had to obtain a letter from UDOT; however, it may have expired resulting in the need of a new letter. He said he does not see UDOT not approving it, but the condition to the motion requiring it will ensure the letter is obtained prior to construction.

The applicant was not present to make a comment.

Motion:

Connie Deianni made a motion that the Planning Commission approve the final plat for the Meadows at City Park Phase II PUD subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The Nicholls Nook development agreement shall be amended prior to plat recordation, including but not limited to enlarging the scope of the project to include Phase II;
2. The applicant shall provide a 10' easement in favor of Farmington City for snow storage and removal or make 50 South a private road;
3. The applicant shall provide final improvement drawings for review by the DRC prior to commencement of any construction;
4. The applicant shall provide a letter from UDOT approving the improvements on 200 West, prior to the commencement of any construction;
5. A soils report shall be provided prior to or concurrent with final plat consideration;
6. All comments and redlines from the surveyor shall be addressed and resolved on the plat prior to recordation;
7. Any outstanding comments from the DRC shall be addressed and resolved prior to recordation.

Dan Rogers seconded the motion which was unanimously approved.

Findings:

1. The proposed development is a continuation of the approved Meadows at City Park Phase I and the Nichol's Nook development which is memorialized in a development agreement recorded against the property.
2. The proposed development is at a density of 5.9 units per acre, which is a significantly lower density than what is possible with a conventional subdivision in an R-4 zone.
3. The development is not seeking a waiver of the PUD open space provision and is providing the open space in the development as common area.
4. The overall layout follows the medium density residential objectives of the General Plan.
5. By providing an easement abutting the road for snow removal, the roads can remain public. Additionally, by connecting 100 West and 200 West, 50 South will provide a better layout for infrastructure and improvements.

Item #4. Jerry Preston / Elite Craft Homes (Public Hearing) – Applicant is requesting preliminary plat approval for the Rice Farms Phase VII PUD Subdivision consisting of 5 lots on 2.55 acres located at approximately 140 East and 850 South in an LR (Large Residential) zone. (S-8-16)

Eric Anderson said this is the last and final phase of the Rice Farms PUD Subdivision. He said the applicant originally proposed VI phases as part of the PUD Master Plan, but later added an additional phase as a result of the recession. He said this phase will continue the 140 E. connection, will consist of 4 lots and will leave the existing Rice home as is. **Eric Anderson** said there is a historic home located on the property, as discussed in the Study Session. He said staff does not know when it was built, or the history behind it, but they feel it would be appropriate for the Historic Preservation Commission to review it to determine if it should be on the City's historic registry or if the applicant should obtain a Certificate of Historic Appropriateness. **Eric Anderson** also said it has always been the City's intention to secure a trail connection from 140 E. to 200 E. as a road would be too steep; however, the City was unable to do so during previous phases of the subdivision.

Connie Deianni asked where the historic home is located on the preliminary plat plans. **Alex Leeman** asked the approximate size of the historic home. **Eric Anderson** showed the location of the historic home, which is on the south side of the property. **Eric Anderson** also measured the size of the home, which is approximately 30' by 22'.

Jerry Preston, 173 N. Main St., said the original PUD Master Plan consisted of 6 phases; however, Phase IV was split into 2 phases as a result of the recession. He said Phase V, which ended up being Phase VI, included a trail easement that was mistakenly overlooked so it was not secured by the City. He said he is a big trail component, but he does not understand the City's desire for these inner trails, like what the City is proposing. He explained the steep topography of the property. He feels stairs would have to be built as part of the trail, and he thinks it would become a place where garbage may be trapped. **Jerry Preston** also said he has talked with the Rice family; they do not want to keep the historic home. He corrected staff in that this subdivision actually consists of 5 lots, not 4 as stated in the staff report. He said the lots on the south side are very narrow so keeping the old home will probably result in losing a buildable lot. Additionally, there will be a lot of expense to restore the home. He said he was hoping to have a report from the Historic Preservation Commission at this point. **Jerry Preston** again expressed concern that the family does not want to keep the home, it will take a lot of money to restore it and make it safe, and that a lot may be lost by its preservation.

Alex Leeman asked for clarification on the applicant's comment that stated if the historic home remains, they will lose a buildable lot. **Jerry Preston** said yes, he feels they will be reduced from 3 buildable lots on that side of the phase down to 2 lots.

Rebecca Wayment asked the applicant if they prefer the proposed trail access be on the north or south of the existing home. **Jerry Preston** said he feels it would be appropriate to ask the Rice family which they prefer, and to discuss it with the Trails Committee to determine which location is best.

Rebecca Wayment asked if the applicant must seek access approval from UDOT for the lot located on 200 E. **Jerry Preston** said they have already obtained that approval as there are currently 2 curb cuts access the existing Rice home. He said the home that will be located on Lot 705 will front 200 E., but will abandon their curb cut access and use access from 140 E. for the driveway.

Rebecca Wayment opened the public hearing at 7:23 p.m.

Scott Ogilvie, 615 S. 150 E., representative from the Trails Committee, said a trail connection was supposed to be secured during a previous phase; however, it was neglected to be done. The lots

were already under contract when the mistake was realized. He does not want to miss an opportunity to secure a trail connection at this point. He feels an inner trail, like the proposed one, is convenient for walkability. It allows residents to easily walk to the LDS State Center, as well as provide access to multiple bus routes. He feels the northern side of the Rice home is the preferred access as it is the shortest route. He feels the south side of the home is also an option, but said it will create a longer connection. **Connie Deianni** expressed concern regarding the need for this connection, as well as the concern with it trapping garbage on the stairs. **Eric Anderson** showed an aerial of the development and the length for the residents of this development to get to 200 E. He said this connection will provide a convenience to the residents to access 200 E.

Melissa and Spencer Astin, 855 S. 140 E., expressed concern regarding their fence line. Melissa stated there is a fence on the north side of their property that extends beyond their property, across the street and down the road. She understands that that the portion crossing the road must be taken down in order to build the 140 E. connection, but wondered if the fence adjacent to her property will remain.

Sheryl Hatch, 146 E. Rice Lane, said he was not aware they were going to open 140 E., but based on the conversation tonight, it looks as though that will happen. He said he purchased his home on 140 E. as it was not a full connection, and he often has his children and grandchildren at their home and in their yard playing. He asked if the opening of 140 E. is already a done deal. **Eric Anderson** said completing the 140 E. connection has always been part of the applicant's approved PUD Master Plan. **Mr. Hatch** explained he was previously told the rock home was on the historic registry so he was under the assumption that a thru-street would not be put through that would demolish the home. **Eric Anderson** said they are checking with the Historic Preservation Commission on the historic nature of the home. **Mr. Hatch** asked what the time frame for the construction of the road looks like, and if there is any way the road may remain a dead end street. **Jerry Preston** explained the construction schedules has not yet been put together as it all depends on approvals by the Planning Commission and City Council. He feels at the very best, it may begin in approximately 3 months. As for the dead end of 140 E., **Jerry Preston** said it has always been temporary until the build out of the phases takes place.

Jerry Preston also responded to Melissa and Spencer Astin's question regarding their fence line. He said if there is a fence along their property, it will be maintained, but the fence crossing 140 E. will be removed to allow for the 140 E. connection to open.

Rebecca Wayment closed the public hearing at 7:39 p.m.

Dan Rogers asked if the applicant is comfortable with the north side of the Rice home for the trail, and if the trail will indeed need stairs. **Jerry Preston** said he does not have a preference. As for the stairs, he said it has always been discussed with the City that stairs will be needed. **Dan Rogers** asked the applicant who will front the cost of the stairs. **Jerry Preston** said he cannot answer that, but he has had previous discussions with the City that the City will front the cost for the construction of the stairs. He hopes that is still the case.

Rebecca Wayment said it is bittersweet to watch the old farm compound disappear, but said she feels the subdivision that has been built in its place is very beautiful. She said she is in favor of the trail connection. She said her children have friends that live in this development; it is extremely difficult to access it without having to walk all the way around the development. She feels the trail connection will provide better walkability and safety for many kids in the area, as well as easy access to 200 E. for running trails, bus lines, and the LDS Stake Center. She feels it would be a nice feature to include, even if stairs are included.

then further consider the historic nature of the home at final plat. He feels that would assist in moving the project one step further; however, he would like to ask the applicant if he prefers the motion to move forward or if he would prefer to obtain the Historic Preservation Commission's decision prior to moving to final plat. **Rebecca Wayment** expressed a word of caution on moving an item forward without having all the information. In addition to the Historic Preservation Commission's review of the old home, she would also like to see where the trail will be located on the preliminary plat. **Heather Barnum** also pointed out that the plat may change due to a possible decrease in lots depending on the Historic Preservation Commission's input. **Dan Rogers** feels the same information will be presented from the Historic Preservation Commission at final plat than at preliminary plat, so he is in favor of moving the process forward as much as the commission can. **Rebecca Wayment** said she feels the information could change; allowing the item to remain at preliminary plat gives the applicant the ability to change to meet his needs. **Dan Rogers** said he feels the only changes that the applicant may make is decreasing the south 3 lots down to 2, and adding the location for the trail easement. **Connie Deianni** added that she would also like more information on the old home and the location of the trail easement; she is in favor of tabling the item.

Alex Leeman said he would prefer to ask the applicant his opinion on the commission's decision regarding tabling the item or moving it forward as it could assist him in determining how to vote on the motion. **Heather Barnum** said she felt it was important to call a point of order as the applicant was actively part of the commissioners' discussion. She feels it is appropriate to ask the applicant questions; however, she felt he had become part of the discussion versus simply answering commissioners' questions. **Alex Leeman** said he prefers a free flowing meeting that allows for better communication and meeting all parties' needs, including the applicant. **Rebecca Wayment** said those preferences can be discussed as a commission at a later time.

Alex Leeman and **Dan Rogers** stated they would prefer to seek the opinion of the applicant; however, **Rebecca Wayment** determined the opinion of the applicant was not necessary at this point in the meeting in order to craft and vote on a motion.

Motion:

Heather Barnum made a motion that the Planning Commission table this item for the following reasons:

1. To allow the Historic Preservation Commission the ability to review it to determine if a Certificate of Historic Appropriateness needs to be obtained by the applicant, or to determine whether the home is eligible for the Farmington Historic Sites or Landmark List;
2. To give additional time for the applicant to work with the Farmington Trails Committee to determine which will be the preferable site for the trail connection;
3. To determine if the stairs for the trail needs to be financed by the Trails Committee.

Connie Deianni seconded the motion. **Heather Barnum**, **Connie Deianni**, and **Rebecca Wayment** voted in favor of the motion; **Alex Leeman** and **Dan Rogers** voted against it. The motion passed on a 3-2 vote.

CONDITIONAL USE PERMIT

Item #5. Dakota Hawks/Technology Associates (Public Hearing) – Applicant is requesting conditional use and site plan approval for a wireless communications tower on 2.95 acres located at 1224 South 650 West in an LM&B (Light Manufacturing and Business) zone. (C-9-16)

Eric Anderson said the applicant is proposing an 87' tall wireless communications tower. He said the monopole will be located near the Forza building, and there are possible plans to build another building on the lot. He said the communications tower is more than 200' away from the nearest residences, as per Ordinance requirements. He said based on Chapter 11-28-190 Wireless Telecommunications Facilities Table 1: Summary of Permitted and Conditional Uses, a tower of this size is allowed as a conditional use based on approval by the Planning Commission. **Eric Anderson** said staff feels this is an appropriate use for this type of zone; staff is recommending approval of this item.

Dakota Hawks, 5710 Green St., Murray, said he is seeking the Planning Commission's approval, as per the provided staff report.

Eric Anderson also reminded the commission that the coverage plan is also part of their approval. The applicant provided the plan to the commission to review.

Connie Deianni asked the applicant why the tower is located in the proposed location and not in the middle of the lot where it may be located central to the future buildings. **Dakota Hawks** said its location is a result of the ingress and egress for the tower.

Rebecca Wayment opened the public hearing at 8:11 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 8:11 p.m.

Dan Rogers asked if staff knows what the structure will look like. **Eric Anderson** referred to the staff report as there is an elevation of the tower located in it.

Rebecca Wayment asked if this tower is located near the large power lines. **Dakota Hawks** said the power lines are located further west than where this tower will be located.

Connie Deianni asked what is located west of the tower. **Eric Anderson** said there is farm land that is located west, as well as wetlands that won't likely be going away.

Rebecca Wayment asked what the maximum wind the tower is engineered to withstand. **Dakota Hawks** said all towers are designed to withstand up to 120 mph gusts. **Connie Deianni** pointed out the requirement for signs is 150 mph. **Eric Anderson** said that is correct and they can further review that with the applicant, but that it will also be reviewed by the building official as part of the building permit.

Motion:

Dan Rogers made a motion that the Planning Commission approve a conditional use permit for the placement of a 90' monopole wireless telecommunications tower on property located at approximately 1224 South and 650 West (Parcel ID 085210202) with the following conditions:

1. A coverage plan site specific to the application shall be submitted by the applicant and approved by the Planning Commission prior to issuance of any building permit;
2. Any future poles shall be located in the area shall require a separate conditional use permit;
3. A building permit shall be submitted for the construction of the monopole, initial antenna array and each additional co-location antenna array, associated ground equipment, and any accessory buildings related thereto;

4. The monopole shall be limited to 90' as proposed in the plans, and the monopole shall allow for the possible co-location of other antenna in the future;
5. The monopole shall be fenced with a six (6) foot vinyl coated chain-link fence or other fencing as required or approved by the Planning Commission;
6. There shall be no climbing pegs located on the lower twenty (20) feet of the monopole;
7. All power lines leading to the accessory building and antenna structure shall be underground.

Alex Leeman seconded the motion which was unanimously approved.

Findings:

1. The location of the antenna in the center of the Pack Property removes it from being visually intrusive and will mitigate any potential adverse effects on adjacent neighborhoods.
2. The proposed use of the particular location is necessary to provide a service or facility which will contribute to the general well-being of the community.
3. The propose use complies with the regulations and conditions in the Farmington City ordinance for such use.
4. The proposed use conforms to the goals, policies, and governing principles of the Comprehensive General Plan for Farmington City.
5. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing and proposed development.
6. Adequate utilities, transportation, access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation are available.
7. Such use shall not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of the persons residing or working in the vicinity, or injurious to the property or improvements in the vicinity.

Item #6. Farmington City (Public Hearing) – Applicant is requesting a zone text amendment to Section 11-28-220(2)(b) of the Zoning Ordinance regarding architectural standards related to Class “A” Self-Storage.

Eric Anderson said this item is a clean-up item. Previously, a zone text change amending the use of steel panels for Class “A” Self-Storage came in as part of the large omnibus zone text changes. The amendment removed the restriction of steel panels as allowable building materials, but the amendment did not include steel panels as allowable building materials for the Class “A” Self-Storage. This zone text change now allows the steel panels as allowable building materials.

Rebecca Wayment opened the public hearing at 8:19 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 8:19 p.m.

Rebecca Wayment asked if approving this item will open the doors for other buildings the commission may not want. **Eric Anderson** said no, it will not as the zone text change only for the use of steel panels on Class “A” Self-Storage, which is only allowed in the CMU zone and approved by the Planning Commission.

Motion:

Connie Deianni made a motion that the Planning Commission recommend that the City Council approve the Zone Text Amendment of Section 11-28-220(2)(b) as outlined in the staff report. **Alex Leeman** seconded the motion which was unanimously approved.

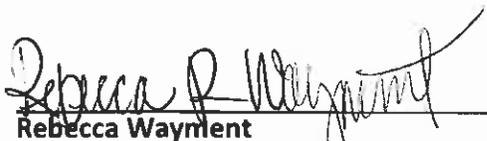
Findings for Approval:

1. The proposed zone text amendment is making the architectural design guidelines requirement of allowable building materials consistent with the intended spirit of the previously approved zone text amendment removing steel panels from the list of prohibited materials.
2. On April 7, 2016, the Planning Commission granted conditional use and site plan approval to Cubes Self Storage on the condition that the City approve this proposed zone text amendments.

ADJOURNMENT

Motion:

At 8:21 p.m., **Heather Barnum** made a motion to adjourn the meeting which was unanimously approved.



Rebecca Wayment
Chair, Farmington City Planning Commission