FARMINGTON CITY
PLANNING COMMISSION MEETING
August 17, 2017

STUDY SESSION

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

Item #3. John Wheatley/Symphony Homes – Requesting final plat approval for the Chestnut Farms Phase IV PUD Subdivision

Eric Anderson reviewed the PUD Master Plan for the Chestnut Farms subdivision. He showed the location of Phase IV and V. He explained Phase IV is on the outside of the subdivision and Phase V is located in the middle near Phase III. He said the reason Phase V is located near the middle is because the developer wanted to create the subdivision's road coming off of 1525 W. first, then work their way toward the middle. He said the middle of the subdivision also has some wetlands that the applicant will be working around in the development. **Eric Anderson** said the applicant had some issues regarding improvements along 1525 W. The applicant has been working with the City to determine what improvements need to take place. **Eric Anderson** said 1525 W. used to be an old county dirt road that has since had asphalt laid on top of it. The applicant and the City discussed the vertical and horizontal improvements of 1525 W., which is why it has taken the applicant longer than normal to submit the final plat.

Eric Anderson said the other concern the City had regarding Phase IV was the off-site storm water. The applicant has had to obtain easements across the Pack Property to take the subdivision's storm water off-site. He said Condition #2 to the motion talks about an easement in favor of Central Davis Sewer District. He said that condition is more of a "memory marker" to ensure the easement is recorded on the final plat, as well as a storm drain easement. **Eric Anderson** said another condition is in regards to UTA. He said UTA obtained excess property near the bird refuge and Glovers Lane some years ago. He said the applicant also had to obtain approval from UTA in order to retain storm water across UTA's property. He said he thinks those easements have already been done, but it helps having it listed as conditions to ensure they are completed prior to recordation.

Connie Deianni asked what it means that the applicant will have to "improve the half-width" of the road, as found in Condition #6. **Eric Anderson** said since 1525 W is a minor collector road, and the applicant is only located on one side of the property, the applicant is required to improve their half of the road with curb, gutter, sidewalk, etc. He said if the property were located on a local road, the developer would have had to improve the full street, as per the Ordinance.

Rebecca Wayment asked if there will be sidewalk along the property where the future regional detention basin will be located. **Eric Anderson** said the City and the applicant had to work through that issue as well before the applicant could return for final plat. Since the detention basin is planned to be a regional detention basin, which will serve more than just this subdivision, it will become Farmington City's basin to maintain. Developers', however, are required to improve the full length of their property, and the applicant is using the detention basin toward their open space in order to increase the project's

density. After negotiations between the City and the applicant, the applicant will be improving their half-width of 1525 W. for the full length of their property. **Rebecca Wayment** asked if the wetlands portion of the property will also have sidewalk. **Eric Anderson** said the wetlands is located in Phase V. **Heather Barnum** asked for clarification that on Condition #6 where it states, the "entire length of the property," that it includes the detention basin. **Eric Anderson** said yes. He did also say that the preferred alignment for the West Davis Corridor shows 1525 W. being a bridge over the freeway, which could potentially cut into the detention basin. He said if that were to happen, part of the regional detention basin would go away; however, it would be up to UDOT to compensate the City to make it whole. **Rebecca Wayment** asked if that means a couple of homes in Phase IV would also be impacted. **Eric Anderson** said it depends on the definition of "impacted." He said the homes will likely not be impacted to the extent that the homes will be condemned; however, the slope of the 1525 W. bridge may come near the homes. He said it will be up to the property owners to do their due diligence so they know what they are buying into. He said the City has been told to move forward with any applications until a record of a decision has been made.

Item #4. Michael King/Hive Volleyball – Requesting approval of a conditional use permit for a recreational use

Bret Gallacher asked if this use will be holding tournaments, as tournaments may bring in higher traffic volume. **Eric Anderson** said the applicant states the facility will be used for training. **Rebecca Wayment** asked if the facility is located in the preferred alignment path for WDC. **Eric Anderson** said it is not in the path; the WDC preferred alignment is located to the north of this facility. He said this application is for a conditional use, and that the Ordinance states "other recreational uses" for the LM&B zone. He said staff feels this qualifies under the other recreational uses, which is also what is applied to Forza's conditional use permit. **Eric Anderson** said this application is straightforward. He said traffic may be brought up; however, there is not much that will mitigate that. **Heather Barnum** said she feels the biggest concern from residents is the traffic for the whole area.

REGULAR SESSION

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

Item #1. Minutes

Alex Leeman made a motion to approve the Minutes from the July 20, 2017 Planning Commission meeting. **Bret Gallacher** seconded the motion, which was unanimously approved.

Item #2. City Council Report

Eric Anderson gave a report from the August 15, 2017 City Council meeting. He said the North Station Development Agreement and Project Master Plan for Chartwell Capital was approved. He said the City Council held a similar discussion to that of the Planning Commission. The City Council agreed that this is the next step for the developer, and that the developer can now have the ability to move forward in terms of vesting.

SUBDIVISION

Item #3. John Wheatley/Symphony Homes – Applicant is requesting final plat approval for the Chestnut Farms Phase IV PUD Subdivision consisting of 21 lots on 13.98 acres of property located at approximately 600 South and 1525 West in an AE (Agriculture Estates) zone. (S-18-15)

Eric Anderson said this application is for Phase IV of Chestnut Farms. Phase IV is located near 1525 W., and Phase V is closer to the middle section of the subdivision. He said the City has been working with the applicant on Phase IV for some time. He said there were some issues to work through regarding the vertical and horizontal improvements on 1525 W., and how far the City should require the applicant to improve. He said 1525 W. used to be an old county road; over the years it had asphalt laid over the dirt road. As part of the improvements, the applicant will have to replace the road base for their half-width of the road. **Eric Anderson** said there have also been some questions regarding the regional detention basin. He said UDOT recently provided the City with an updated EIS. It showed 1525 W. as an overpass that is proposed to go up and over the WDC as part of the preferred alignment. He said the overpass could take out the regional detention basin, and impact the main road in and out of Phase IV. UDOT has said any project that comes in before the record of decision must move forward as is, so the City and the applicant are moving forward with the project as planned. Staff is recommending approval with the conditions listed in the staff report, including easements in favor for the Central Davis Sewer District and Farmington City, and improvements for the half-width of 1525 W. for the entire length of the applicant's property.

John Wheatley, 526 N. 400 W., North Salt Lake, said they have been working with the staff for about a year to address the issues regarding 1525 W. and the drainage. He feels they have all issues appropriately worked out. He said the latest plan from UDOT causes conflict for their project; however, having something approved and in place helps them work with UDOT to mitigate the issues. He said the EIS is not a detailed engineer drawing so he is unsure how it will directly impact their project. He said once the final plat is approved, they can take their engineer drawings to UDOT. He said he does not think this project will begin to move forward for another few months.

Heather Barnum said she feels this project has been thoroughly discussed and reviewed by the governing bodies and staff over time. The commissioners did not have any further discussion.

Motion:

Bret Gallacher made a motion that the Planning Commission approve the final plat for the Chestnut Farms Phase IV PUD Subdivision subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. The applicant shall include a P.U.E along the park and detention basin property;
2. The applicant shall provide a 20' easement as requested by and in favor of Central Davis Sewer District, and the easement shall be approved as to location by CDSD prior to recordation;
3. The applicant shall provide storm drain easements in favor of Farmington City connecting Phases III and the future Phase V as per the City Engineer's requirements;
4. The applicant shall obtain a permit from UTA approving the applicant to drain storm water onto UTA's property on the south side of Glover Lane;
5. The applicant shall provide a letter from the power company approving the improvements as proposed;

6. The applicant shall improve the half-width of 1525 West including approximately 14' of asphalt extension, curb, gutter, and sidewalk the entire length of their property;
7. The applicant shall address any outstanding issues raised by the city DRC prior to recordation.

Rebecca Wayment seconded the motion, which was unanimously approved.

Findings:

1. The proposed final plat is consistent with the previously approved final PUD master plan for the subdivision.
2. The proposed subdivision meets and exceeds all the requirements for approval of a final plat as per the ordinance.
3. The proposed subdivision meets all of the requirements set forth in Chapter 27 of the Zoning Ordinance, related to Planned Unit Developments.
4. The densities proposed are consistent with earlier phases of Chestnut Farms and surrounding developed neighborhoods.
5. Although part of this subdivision may be affected by the West Davis Corridor preferred alignment and the 1525 West on/off ramp, no homes will be affected by the facility.

CONDITIONAL USE PERMIT

Item #4. Michael King/Hive Volleyball (Public Hearing) – Applicant is requesting approval of a conditional use permit for a recreational use on property located at 1224 South 650 West in an LM&B (Light Manufacturing and Business) zone. (C-13-17)

Eric Anderson showed the vicinity map for this location, and pointed out the location of the Forza fields in relation to the applicant's proposed facility. He said the applicant would like to build 4 volleyball courts in one of the existing buildings in the LM&B zone. He referred to the renderings provided by the applicant on the site plan. He said this application is for a conditional use; based on the use table for the LM&B zone, the closest use is for a "golf course or other recreational use." He said at some point staff would like to revisit Chapter 26 and do a text amendment in regards to uses for the LM&B zone; however, that is not affecting the decision for tonight's meeting.

Michael King, 961 N. 1000 E., Bountiful, said he is proposing a volleyball club like Forza Soccer. He said they would focus primarily on youth teams, practices, camps, etc. **Heather Barnum** asked if they have thought about the hours of operation and the number of clients they would potentially be serving. **Michael King** said the club season would be from December to June, and the hours would be after school until about 8 or 9 p.m. He said they hope to have 4 teams of approximately 10 kids per team per practice group, which would be approximately 40-60 occupants on an average day. He said they may hold day camps to increase specific skills, which could potentially bring in higher occupancy of approximately 50-100 children per allotted time. He said there is the potential, down the road, to hold small level tournaments, which may bring in approximately 200 occupants at the most.

Bret Gallacher asked if the facility will have stadium seating. **Michael King** said no, it would not have stadium seating. He said the number of parents that come to watch practice is very low. He said most teams travel out of state, so the facility would be used for mainly practice and learning to develop the children's ability to play. He said he would initially encourage parents to bring their own chair, and that he may add in small bleacher style seating later. He said volleyball does not typically bring in a lot of spectators.

Bret Gallacher asked about the facility's parking capacity, if the maximum number of occupants could be 200 people. **JD Tyrell**, 1176 W. 500 N. Centerville, said he is the contractor for the facility. He said the site has approximately 54 parking stalls for one building, but there are additional buildings with ample more parking surrounding this facility. **Eric Anderson** said he has seen the surrounding parking for the other buildings, and the parking for those buildings is never full. **Heather Barnum** said that her concern is not with the parking, but with the additional traffic the facility may bring.

Heather Barnum asked if the applicant will host adult leagues at the facility. **Michael King** said they do not plan to have adult leagues hosted at the facility. The commissioners felt there could be a potential market for a more competitive adult league within the City.

Heather Barnum opened the public hearing at 7:25 p.m.

No comments were received.

Heather Barnum closed the public hearing at 7:25 p.m.

Connie Deianni expressed concern that there may not be enough bathrooms for the facility. **JD Tyrell** said the site plan provided was a preliminary design, but that what they have proposed meets the code. He said since the majority of participants are primarily women, he is working with the City to potentially remove the men's restroom, provide a few other unisex restrooms that men could use, and make the remaining women's restrooms.

Motion:

Rebecca Wayment made a motion that the Planning Commission approve a conditional use permit for Hive Volleyball to be located at 1224 South 650 West, subject to all applicable Farmington City codes, ordinances, and development standards. **Alex Leeman** seconded the motion, which was unanimously approved.

Findings:

1. The proposed use is low impact in comparison to many light industrial and manufacturing uses.
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 proposed 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 this particular application, 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 #5. Marci Knight (Public Hearing) – Applicant is requesting approval of a conditional use permit for a preschool with between 8-16 pupils related to a home occupation on property located at 761 Foxhunter Drive on .25 acres of property in an AE (Agriculture Estates) zone. (C-14-17)

Eric Anderson said the applicant is requesting a conditional use permit for an in-home preschool with a maximum of 12 students. The ordinance states that home occupations, like preschools, require a conditional use permit for 8-16 students. He said the application is straightforward. The preschool will be open for a few hours every day and there will not be no more than 12 students in the class at a time. **Eric Anderson** said the road the applicant is located on is a local street and there is plenty of room for cars to queue up. He said when he drove by the applicant's home, cars were parked on the street, and there was room for two cars to pass safely.

Eric Anderson said in reviewing similar applications in the past, commissioners have brought up concerns that are addressed with the state's licensing department. He said state licensing for preschools and/or daycares is very stringent. **Heather Barnum** asked if the commissioners are to assume the preschools have a license with the state. **Eric Anderson** said having a state license could be listed as a condition to the motion. **Rebecca Wayment** asked if preschools are required to have a state license like daycares. **Eric Anderson** said yes, both are required to have a state license, and both licenses are stringent. **Rebecca Wayment** expressed concern that we are asking for something that the City has not required in the past. **Connie Deianni** said a condition to the motion could read, "The applicant will be appropriately licensed in the state of Utah." The commissioners liked the proposed condition.

The applicant was not present at this meeting.

Heather Barnum opened the public hearing at 7:32 p.m.

No comments were received.

Heather Barnum closed the public hearing at 7:32 p.m.

Heather Barnum said she feels if residents were concerned about the increase in traffic, they would have come out to express their opinions; however, not seeing anyone for the public hearing helps her to feel comfortable moving forward on this item's approval.

Motion:

Connie Deianni made a motion that the Planning Commission approve the conditional use subject to all applicable Farmington City ordinances and development standards and the following condition, the preschool cannot have more than 16 students at one time in the preschool. **Rebecca Wayment** seconded the motion, which was unanimously approved.

Findings for Approval:

1. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
2. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
3. The location provides or will provide 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.
4. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.
5. The applicant will be appropriately licensed to operate a preschool in the State of Utah.

ADJOURNMENT

Motion:

At 7:34 p.m., **Connie Deianni** made a motion to adjourn the meeting, which was unanimously approved.

Heather Barnum
Chair, Farmington City Planning Commission