

**FARMINGTON CITY
PLANNING COMMISSION**

February 6, 2020

STUDY SESSION

***Present:** Chairman Roger Child, Vice Chairman Alex Leeman, Russ Workman, Rulon Homer, Mike Plaizier, Greg Wall, and Larry Steinhorst. **Staff:** Community Development Director David Petersen, City Planner Meagan Booth, and Recording Secretary Carly Rowe. Planning/GIS Specialist Shannon Hansell and Alternate Commissioner Inger Erickson were excused.*

David Petersen introduced the City's new Planning Commissioners. **Larry Steinhorst** is a 15-year resident and works in the electrical engineering field, he will be serving a four-year term. **Inger Erickson** was not in attendance due to short notice; she will act as the Alternate Planning Commissioner for one-year. Both Commissioner's terms were appointed by the Mayor and ratified by City Council on February 4, 2020.

Hall Johnson on behalf of UTA presented to the Planning Commission the updated plans for the Davis-SLC Community Connector and possible new routes in the City.

REGULAR SESSION

***Present:** Chairman Roger Child, Vice Chairman Alex Leeman, Russ Workman, Rulon Homer, Mike Plaizier, Greg Wall, and Larry Steinhorst. **Staff:** Community Development Director David Petersen, City Planner Meagan Booth, and Recording Secretary Carly Rowe. Planning/GIS Specialist Shannon Hansell and Alternate Commissioner Inger Erickson were excused.*

Roger Child opened the regular session at 7:15 PM.

Item #1 Minutes

Alex Leeman made a motion to approve the minutes from the January 23, 2020 Planning Commission meeting. **Rulon Homer** seconded the motion, which was unanimously approved.

Item #2 City Council Report

David Petersen gave a report on City Council from February 4, 2020. Haight Creek elevation change were approved. **Shannon Hansell** compared site plans, which do show the elevations being 1.5 feet shorter. Eastridge Estates Plat Amendment was also approved.

Roger Child entertained a motion to adjust the order in which items would be presented. **Alex Leeman** made a motion to move Item #4 to the beginning of the meeting. **Russ Workman** seconded the motion, which was unanimously approved. Also regarding Item #4, **Greg Wall** opted to recuse himself due to a relation with the applicant, Symphony Homes.

SPECIAL EXCEPTION

Item #4 Jared Schmidt/Symphony Homes (Public Hearing) – Applicant is requesting a for the reduction of the flag stem from 28 feet to 26 feet for lot 308 of Farmington Eastridge Estates Phase 3 Subdivision located approximately 35 East 1500 South in an LR-F (Large Residential) zone. (M-1-20)

A surveyor made a two-foot error in staking the property corner of Lot 307 of the Farmington Eastridge Estates Phase 3 subdivision. Consequently, the construction showed this lot in the wrong place. The actual east side property line is too close to the home and does not allow room for the planned RV pad. The developer tried to work with the owner of Lot 306; however, that owner also planned an RV pad.

The stem portion of flag lot, Lot 308, abuts the east side of Lot 307. As per section 12-7-030 of the subdivision ordinance, a flag lot stem must be at least 28 feet wide. The applicant is requesting a special exception to this ordinance.

Roger Child opened the public hearing at 7:23 PM.

Chris Cave (5160 S 1500 W) from Reeve and Associates was on hand to answer any questions that the Planning Commission may have had regarding the stem change. The Commissioners had no questions for Mr. Cave.

David Petersen also informed the Planning Commission that the City a few years ago widened the requirement to 28 feet whereas it was previously 20 feet.

Roger Child closed the public hearing at 7:26 PM.

MOTION

Rulon Homer made a motion to move that the Planning Commission grant the special exception to reduce the width of the stem portion of Lot 308 from 28 feet to 26 feet in width, subject to all applicable Farmington City Development Standards and Ordinances.

Alex Leeman seconded the motion, which was unanimously approved.

Findings for Approval:

1. A few years ago, the City increased the required stem width from 20 feet to 28 feet to allow landscaping on both sides of a 20-foot wide driveway. A 20-foot wide driveway is required by the Fire Department. The special exception still allows for sufficient landscaping on either side of the street, with necessary driveway width.
2. Construction will continue to facilitate the development of these lots.
3. The City Council approved a request by the developer on February 4, 2020 to amend the subdivision plat subject to approval of the special exception by the Planning Commission.

ZONE TEXT AMENDMENT

Item #3 Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend Chapter 18 of the Zoning Ordinance removing residential uses as allowed uses in the GMU zone. (ZT-3-20)

Standards for Zoning Ordinance and Map amendments are contained in Chapter 6 of the Zoning Ordinance. Specific Planning Commission review criteria are provided in Section 11-6-020 of this chapter as follows:

Planning Commission Review: All proposed amendments must be first submitted to the planning commission for review and recommendations. Notice and public hearing requirements shall be as provided in Utah Code Annotated sections 10-9a-205, 10-9a-502 and 10-9a-503. The planning commission shall study and examine each application and proposed amendment. The planning commission should consider the following issues when reviewing each proposed amendment: 1) is the proposed amendment reasonably necessary; 2) is the proposed amendment in the public interest; and 3) is the proposed amendment consistent with the city general plan and in harmony with the objectives and purpose of this title. After study and analysis, the planning commission shall prepare written

recommendations regarding the application and proposed amendment and forward the same to the city council for its consideration.

Roger Child opened the public hearing at 8:04 PM.

Mike Benson (1293 W Burke Lane) asked if a park still slated to be go directly west of his property. **Roger Child** noted that it had been approved. Lastly, he stated that he is the most affected by these changes over the last decade, he and his wife are not disgruntled but they want discussions they have had in the past to be considered, knowing long term that they will not be able to line on their at this property, because it will likely be developed with commercial use, and what is best specific for the use of this property.

Roger Child closed the public hearing at 8:12 PM.

MOTION

Greg Wall made a motion to move that the Planning Commission table this agenda item until the next meeting on February 20, 2020.

Alex Leeman seconded the motion, which was unanimously approved.

OTHER BUSINESS

Item #5 Miscellaneous, correspondence, etc.

a. Other

ADJOURNMENT

Larry Steinhorst made a motion to adjourn at 8:21 PM. **Rulon Homer** seconded the motion, which was unanimously approved.



Roger Child, Planning Commission Chair