

**FARMINGTON CITY
PLANNING COMMISSION MEETING
September 22, 2016**

STUDY SESSION

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

Item #3. Jim Steman/Station Park CenterCal – Requesting a Recommendation for Zone Change Approval from an A (Agriculture) to a GMU (General Mixed Use) Zone

Eric Anderson said CenterCal owns two pieces of property they wish to develop; however, it needs to be zoned GMU. The General Plan designation is TMU (Transportation Mixed Use) and the zone map is GMU for the area. He said the proposal for this property is a continuation of what has already been done at Station Park. **Rebecca Wayment** asked what the difference is between the GMU and TMU zones. **Eric Anderson** said buildings can go higher and can be denser in the TMU zone. **Rebecca Wayment** asked why the applicant is wanting to change from TMU. **Eric Anderson** clarified that the TMU is the General Plan designation for the entire mixed use district, and the TMU zone is limited to areas within a certain distance from the train station. The property and surrounding area are planned for the GMU zone.

Item #4. Steven Nelson and Cory Karl – Requesting a Recommendation for Zone Change Approval for Property from an A (Agriculture) to a LR (Large Residential) Zone

Eric Anderson showed the zone map for the Nelson property. He said everything is straightforward as the surrounding area is already zoned LR, except for a piece of property to the north. The General Plan designation is LDR. The property is currently zoned A as that was the automatic zone designation when the property was annexed into the City. The applicants are proposing that their four existing parcels have a boundary adjustment to move lot lines making three large estate lots. **Eric Anderson** said each lot would be around an acre and a half. Currently, the City owns two of the remnant parcels; the applicants are negotiating terms to buy the property from the City. He pointed out that it will be the City Council's decision to sell the two remnant pieces of property, but the applicants' plans do hinge on that approval.

REGULAR SESSION

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

Item #1. Minutes

Alex Leeman made a motion to approve the Minutes from the September 8, 2016 Planning Commission meeting with the amendment to include Bret Gallacher as present in the meeting. **Dan Rogers** seconded the motion, which was unanimously approved.

Item #2. City Council Report

Eric Anderson gave a report from the September 20, 2016 City Council meeting. He said the Park Lane Commons Phase IV Schematic Plan and Plat Amendment was approved. The City Engineer asked that the storm drain lines and other improvements be made prior to the start of Phase IV so a condition to the motion was added and approved by the Council.

CONDITIONAL USE PERMITS

Item #3. Jim Steman/Station Park CenterCal (Public Hearing) – Applicant is requesting a recommendation for zone change approval for 5.84 acres of property from an A (Agriculture) to a GMU (General Mixed Use) Zone located at approximately 1100 West and Park Lane. (Z-3-16)

Eric Anderson said the property being discussed is on the corner of 1100 W. and Park Lane. He said CenterCal owns the property as well as the property across Park Lane. He said the applicant is requesting to rezone the property from A to GMU. The General Plan designation of this property is Transportation Mixed Use and the surrounding properties are already zoned GMU. The applicant is wanting to continue their Station Park development. **Eric Anderson** said the property being discussed has always been intended to be zoned GMU.

Jim Steman, 140 Washington St., El Segundo, California, representative from CenterCal, said they were surprised that this property was still zoned A. He feels the rezone to GMU would be consistent to the surrounding area. He said they plan to build similar quality of shops as what is found within the Station Park development.

Rebecca Wayment opened the public hearing at 7:07 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 7:07 p.m.

There was no further discussion from the commissioners.

Motion:

Dan Rogers made a motion that the Planning Commission recommend that the City Council approve the rezone of 5.84 acres of property located at approximately 1100 West and Park Lane from A to GMU, as identified on the attached maps, subject to all applicable Farmington City ordinances and development standards. **Alex Leeman** seconded the motion, which was unanimously approved.

Findings for Approval:

1. The proposed rezone is consistent with the General Plan.
2. The proposed rezone is consistent with surrounding properties.
3. The proposed rezone is consistent with the overall master plan for the mixed use district.

4. The proposed rezone will allow CenterCal to continue their hitherto successful Station Park development to points west.

Item #4. Steven Nelson and Cory Karl (Public Hearing) – Applicants are requesting a recommendation for zone change approval for 3.84 acres of property from an A (Agriculture) to a LR (Large Residential) Zone located at 1150 South and 35 East. (Z-4-16)

Eric Anderson said the applicant owns the property, and is negotiating to purchase the two remaining remnant pieces that are owned by the City. He said the applicant desires to build three estate lots on the property. Once all four parcels are owned by the applicants, the applicants may request a boundary adjustment to create three estate lots instead of going through the subdivision platting process. Since the property is currently zoned A, the minimum lot size is 2 acres, and each proposed lot is approximately one acre. **Eric Anderson** said the surrounding properties are already zoned LR, and the General Plan for this property is LDR. This zone change request is consistent with the area.

Both applicants were not present at this time as they were out of town.

Rebecca Wayment opened the public hearing at 7:12 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 7:12 p.m.

Rebecca Wayment appreciated the applicant's proposal, as it is not very often large lots are proposed for a piece of property.

Alex Leeman asked if the applicants plan to keep the estate lots within their families. **Eric Anderson** said each applicant may keep a lot, but is not sure what they will do with the other lot.

Dan Rogers asked if future property owners could request to subdivide later. **Eric Anderson** said yes; however, the lot would still be restricted by the LR zone.

Motion:

Kent Hinckley made a motion that the Planning Commission recommend that the City Council approve the zone map amendment of 3.84 acres of property located at approximately 35 East and 1150 South from A to LR, as identified on the attached map, subject to all applicable Farmington City ordinances and development standards. **Bret Gallacher** seconded the motion, which was unanimously approved.

Findings for Approval:

1. The proposed rezone is consistent with the general plan.
2. The proposed rezone is consistent with the surrounding properties and neighborhoods.
3. While the applicant's plans to create three estate lots through a boundary adjustment hinges on the purchase of the two remnant parcels owned by the City, the rezone application under consideration is justified on its own merits.

ADJOURNMENT

Motion:

At 7:15 p.m., **Dan Rogers** made a motion to adjourn the meeting, which was unanimously approved.


Rebecca Wayment
Chair, Farmington City Planning Commission